



**CROSBY &
ASSOCIATES, INC.**

MAKE OFFER
\$2,300,000
~~\$2,800,000~~

16± Commercial Acres
in Lady Lake, Florida



Two parcels zoned Heavy Commercial with over 1,000 feet of frontage on 4 lane divided US Hwy 27 in Lady Lake, FL. City sewer lift station and city water is adjacent to site.

Within 4 miles of The Villages, **2013 TRAFFIC COUNT**
35,000 Cars per Day

“the fastest growing residential community in the USA”

www.crosbydirt.com

TAVARES OFFICE
255 WEST MAIN STREET
TAVARES, FL 32778
352.343.1464

CORPORATE OFFICE
505 AVENUE A NW, STE. 306
WINTER HAVEN, FL 33881
863.293.5600

GEORGIA OFFICE
52 COMMERCE STREET
HAWKINSVILLE, GA 31036
800.320.3477





On US Hwy 27 adjacent to Sherwin Williams paint store and Oakwood Grill in Lady Lake, Florida.



Rick Gonzalez, CCIM
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2013 Demographics	3 Miles	5 Miles	10 Miles
Population	19,680	61,047	171,277
Median Age	50.5	64.4	64.2
Median Income	\$41,357	\$40,353	\$40,022
Average Income	\$52,550	\$53,202	\$53,442