

ROLLING ACRES

660 N US Hwy 441, Lady Lake, FL 32159

EXECUTIVE SUMMARY



LOCATION OVERVIEW

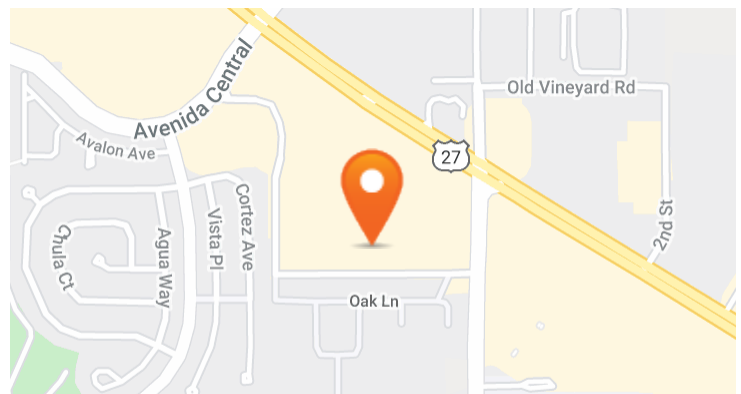
US Hwy 441 & Rolling Acres Rd

PROPERTY HIGHLIGHTS

- GLA: 319,147
- Up to 4,800 SF available
- Rolling Acres services The Villages, America's premier active adult retirement community
- Excellent visibility and access from US Hwy 441
- Signalized access
- Co-tenants include Target, TJ Maxx, Ross, Michaels and Petco
- Traffic Counts (AADT): US Hwy 441 - 28,500 and Rolling Acres Rd - 17,349

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	35,672	83,426	136,452
Daytime Population	43,197	90,825	135,632
Households	20,155	45,072	70,144
Average HH Income (\$)	59,557	67,817	70,706



EXCLUSIVE AGENT(S)

GAVIN WALSH • gavin.walsh@tscg.com • 407.788.0543

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SITE PLAN



SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE
A402	Available	4,800 SF	A508	Edwin Watts Golf Shops	3,600 SF	H100	Ross Dress for Less	30,187 SF
E100	Available	2,800 SF	A514	CenturyLink	2,400 SF	I100	T.J. Maxx	31,815 SF
A410	Chi Fusion	2,400 SF	C100	Michael's	20,653 SF	J100	Petco	15,000 SF
A414	Beltone	1,200 SF	D100	Staples	14,600 SF	OP1	Chick Fil A	4,288 SF
A416	Cal Yogurt	1,200 SF	E200	Salon Jaylee	3,400 SF	OP2	Carrabba's Italian Grill	6,400 SF
A502	Moe's Southwest Grill	2,400 SF	F100	Pier 1 Imports	9,548 SF	OP3	Outback Steakhouse	6,140 SF
A506	Jersey Mike's	1,200 SF	G100	Beall's Outlet / Home Centric	25,099 SF			

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