

For Ground Lease

SEC Hwy 466 & Cherry Lake Rd | Lady Lake, FL



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For Ground Lease

Hwy 466 & Cherry Lake Rd
Lady Lake, FL

* Last remaining outparcels at new Walmart Neighborhood Market serving The Villages!

Property Specifications

PARCEL 2

1.01 AC

PARCEL 6

2.44 AC



About the Property

- **Two premium pad sites available** at new Walmart Neighborhood Market in Lady Lake, FL
- **Signalized hard corner with dual frontage** at the SEC of Hwy 466 & Cherry Lake Road, delivering exceptional visibility and access from both corridors
- **Direct access to The Villages** — one of the fastest-growing communities in the U.S., now exceeding **~89,000 residents** with continued annual growth
- Positioned within the **primary retail corridor serving The Villages / Lady Lake trade area**
- Located at the **entrance to a major new residential community Hammock Oaks & The Reserve** with **~2,200 planned homes**

Traffic Counts

CR 466	24,500 VPD
US 441	30,500 VPD

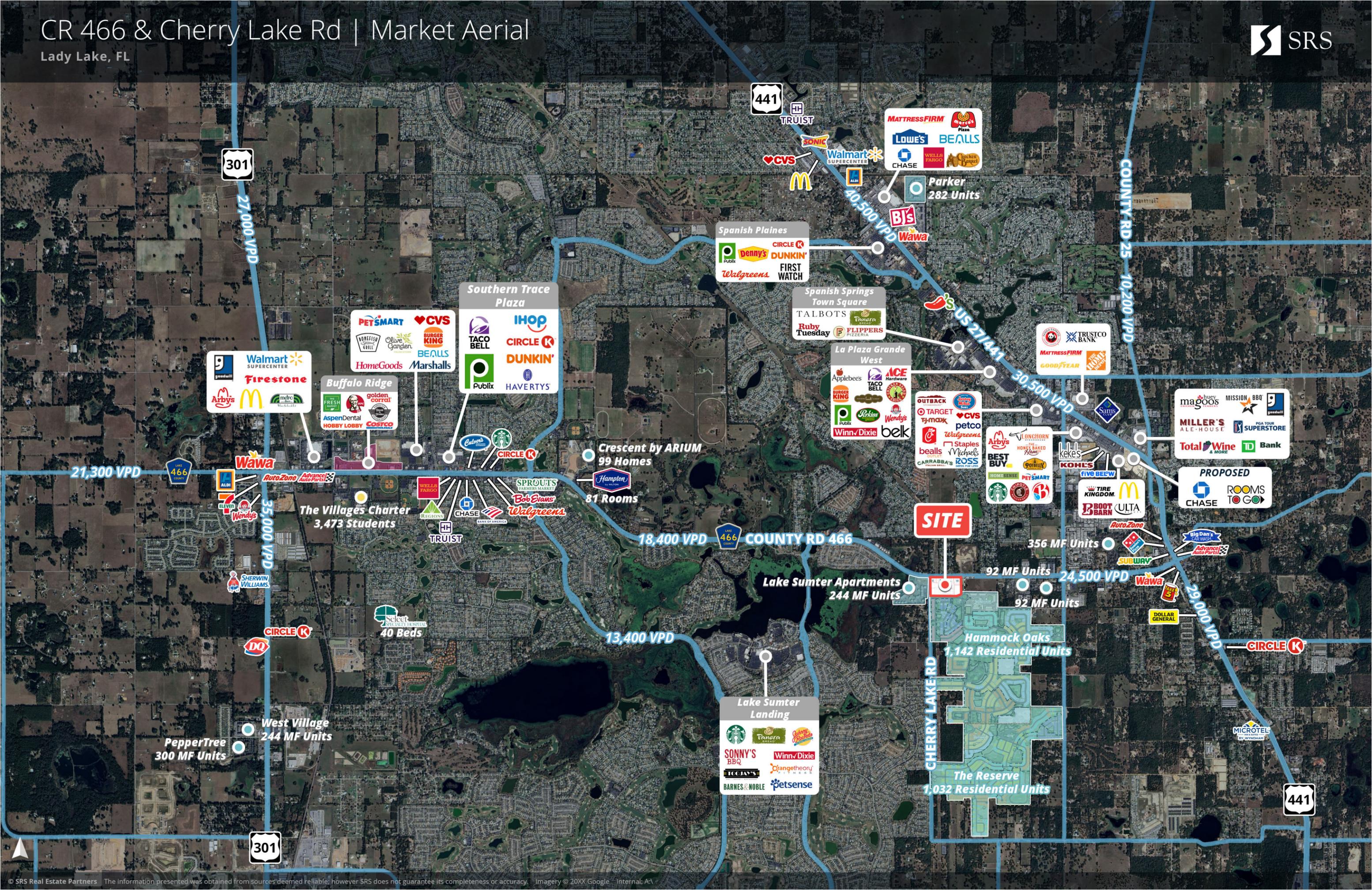
Year: 2025 | Source: FDOT

Nearby Retailers



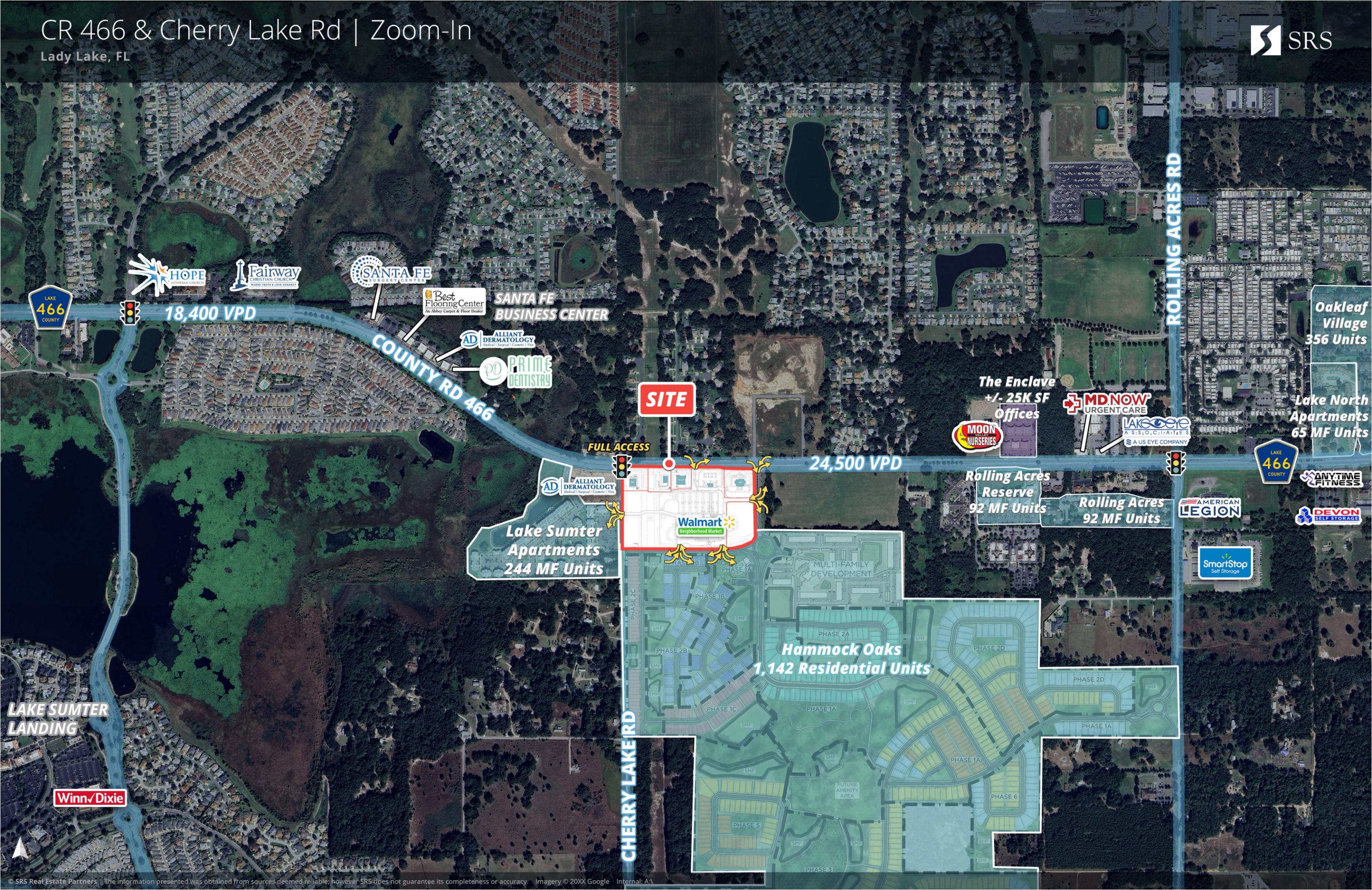
CR 466 & Cherry Lake Rd | Market Aerial

Lady Lake, FL



CR 466 & Cherry Lake Rd | Zoom-In

Lady Lake, FL



SANTA FE BUSINESS CENTER



SITE

FULL ACCESS



**Lake Sumter Apartments
244 MF Units**

24,500 VPD

**The Enclave
+/- 25K SF
Offices**



**Oakleaf Village
356 Units**

**Lake North Apartments
65 MF Units**



**Rolling Acres Reserve
92 MF Units**

**Rolling Acres
92 MF Units**



**Hammock Oaks
1,142 Residential Units**

CHERRY LAKE RD

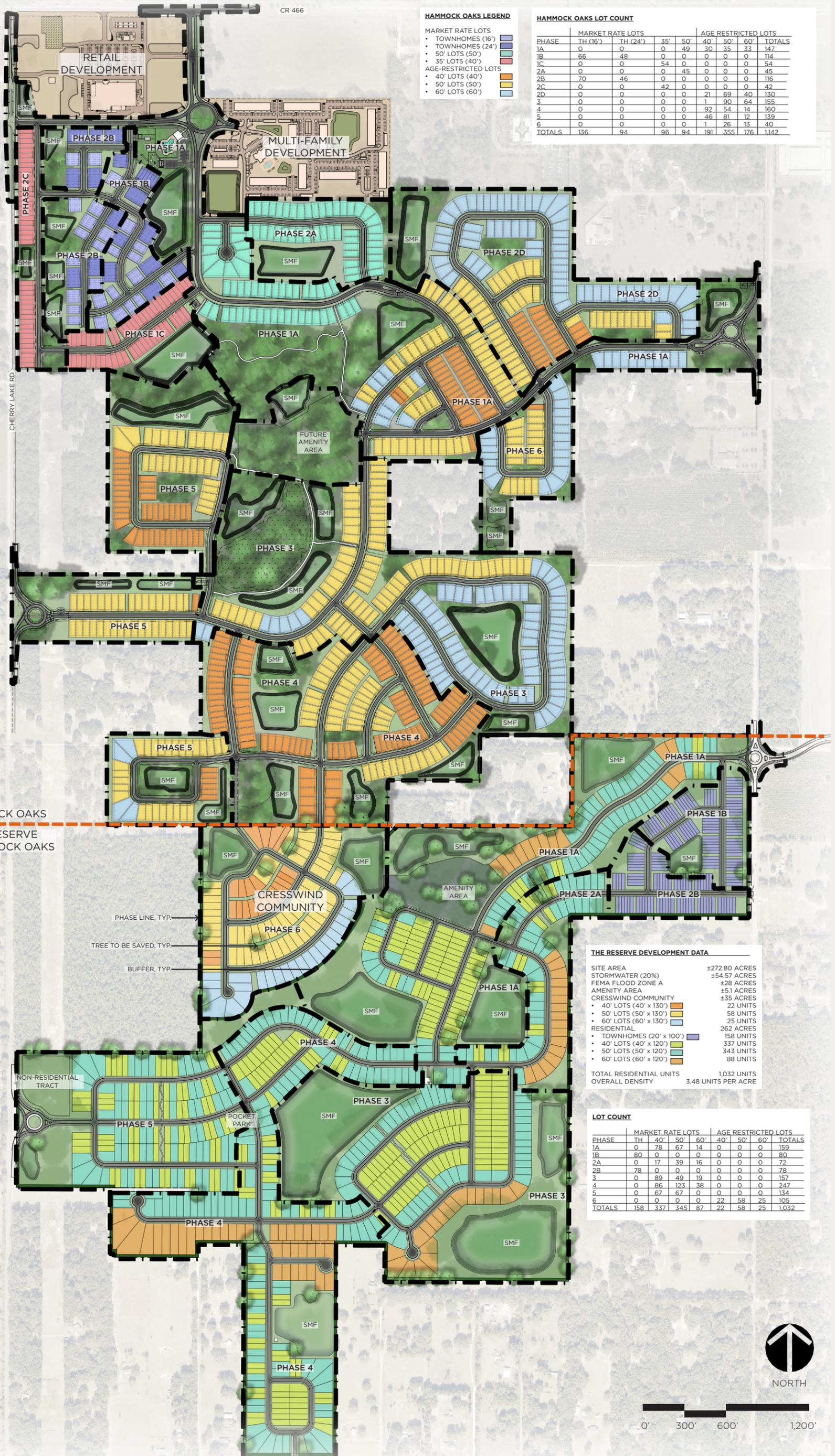
ROLLING ACRES RD

LAKE SUMTER LANDING



Hammock Oaks & The Reserve

Overall Site Plan



HAMMOCK OAKS LEGEND

MARKET RATE LOTS

- TOWNHOMES (16')
- TOWNHOMES (24')
- 50' LOTS (50')
- 35' LOTS (40')

AGE-RESTRICTED LOTS

- 40' LOTS (40')
- 50' LOTS (50')
- 60' LOTS (60')

HAMMOCK OAKS LOT COUNT

PHASE	MARKET RATE LOTS				AGE RESTRICTED LOTS				TOTALS
	TH (16')	TH (24')	35'	50'	40'	50'	60'		
1A	0	0	0	49	30	35	33	147	
1B	66	48	0	0	0	0	0	114	
1C	0	0	54	0	0	0	0	54	
2A	0	0	0	45	0	0	0	45	
2B	70	46	0	0	0	0	0	116	
2C	0	0	0	42	0	0	0	42	
2D	0	0	0	0	21	69	40	130	
3	0	0	0	0	1	90	64	155	
4	0	0	0	0	92	54	14	160	
5	0	0	0	0	46	81	12	139	
6	0	0	0	0	1	26	13	40	
TOTALS	136	94	96	94	191	355	176	1,142	

HAMMOCK OAKS
THE RESERVE
AT HAMMOCK OAKS

PHASE LINE, TYP.
TREE TO BE SAVED, TYP.
BUFFER, TYP.

THE RESERVE DEVELOPMENT DATA

SITE AREA	±272.80 ACRES
STORMWATER (20%)	±54.57 ACRES
FEMA FLOOD ZONE A	±28 ACRES
AMENITY AREA	±5.1 ACRES
CRESSWIND COMMUNITY	±35 ACRES
• 40' LOTS (40' x 130')	22 UNITS
• 50' LOTS (50' x 130')	58 UNITS
• 60' LOTS (60' x 130')	25 UNITS
RESIDENTIAL	262 ACRES
• TOWNHOMES (20' x 100')	158 UNITS
• 40' LOTS (40' x 120')	337 UNITS
• 50' LOTS (50' x 120')	343 UNITS
• 60' LOTS (60' x 120')	88 UNITS
TOTAL RESIDENTIAL UNITS	1,032 UNITS
OVERALL DENSITY	3.48 UNITS PER ACRE

LOT COUNT

PHASE	MARKET RATE LOTS				AGE RESTRICTED LOTS				TOTALS
	TH	40'	50'	60'	40'	50'	60'		
1A	0	78	67	14	0	0	0	159	
1B	80	0	0	0	0	0	0	80	
2A	0	17	39	16	0	0	0	72	
2B	78	0	0	0	0	0	0	78	
3	0	89	49	19	0	0	0	157	
4	0	86	123	38	0	0	0	247	
5	0	67	67	0	0	0	0	134	
6	0	0	0	0	22	58	25	105	
TOTALS	158	337	345	87	22	58	25	1,032	





SITE



SUMMER COUNTY ROAD 466E

HEARTLAND

MAVIS TIRES, BRAKES

Pylon Sign

Available Parcel 2
1.01 AC

Gas

Pylon Sign

Florida Credit Union

Available Parcel 6
2.44 AC
Divisible

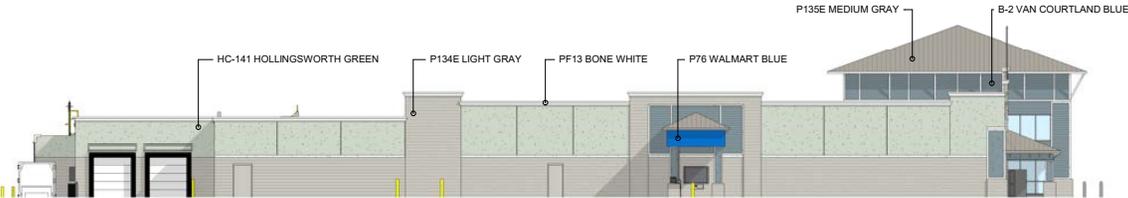
CHERRY LAKE ROAD

HAMMOCK OAKS BOULEVARD

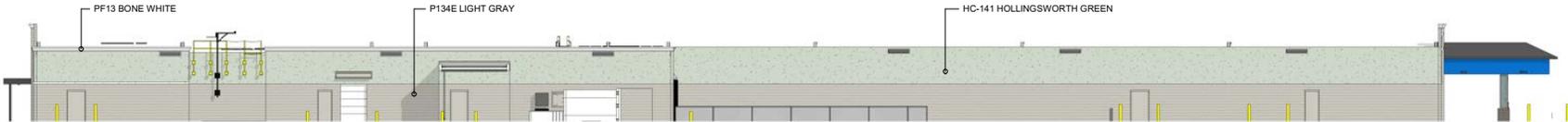
COPACABANA ROAD

Walmart
Neighborhood Market





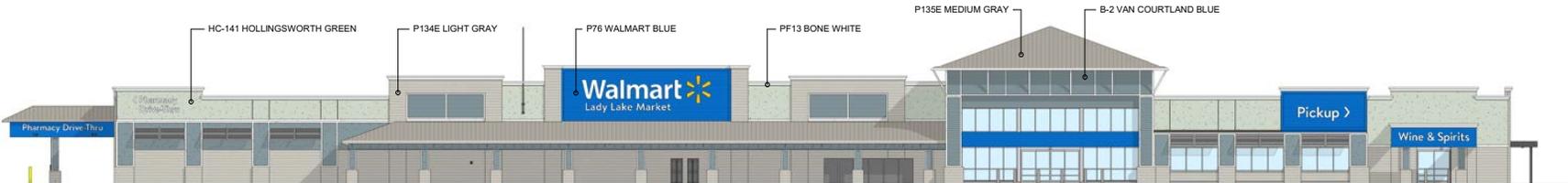
4 SIDE ELEVATION BOD
1/16" = 1'-0"



3 REAR ELEVATION BOD
1/16" = 1'-0"



2 SIDE ELEVATION BOD
1/16" = 1'-0"

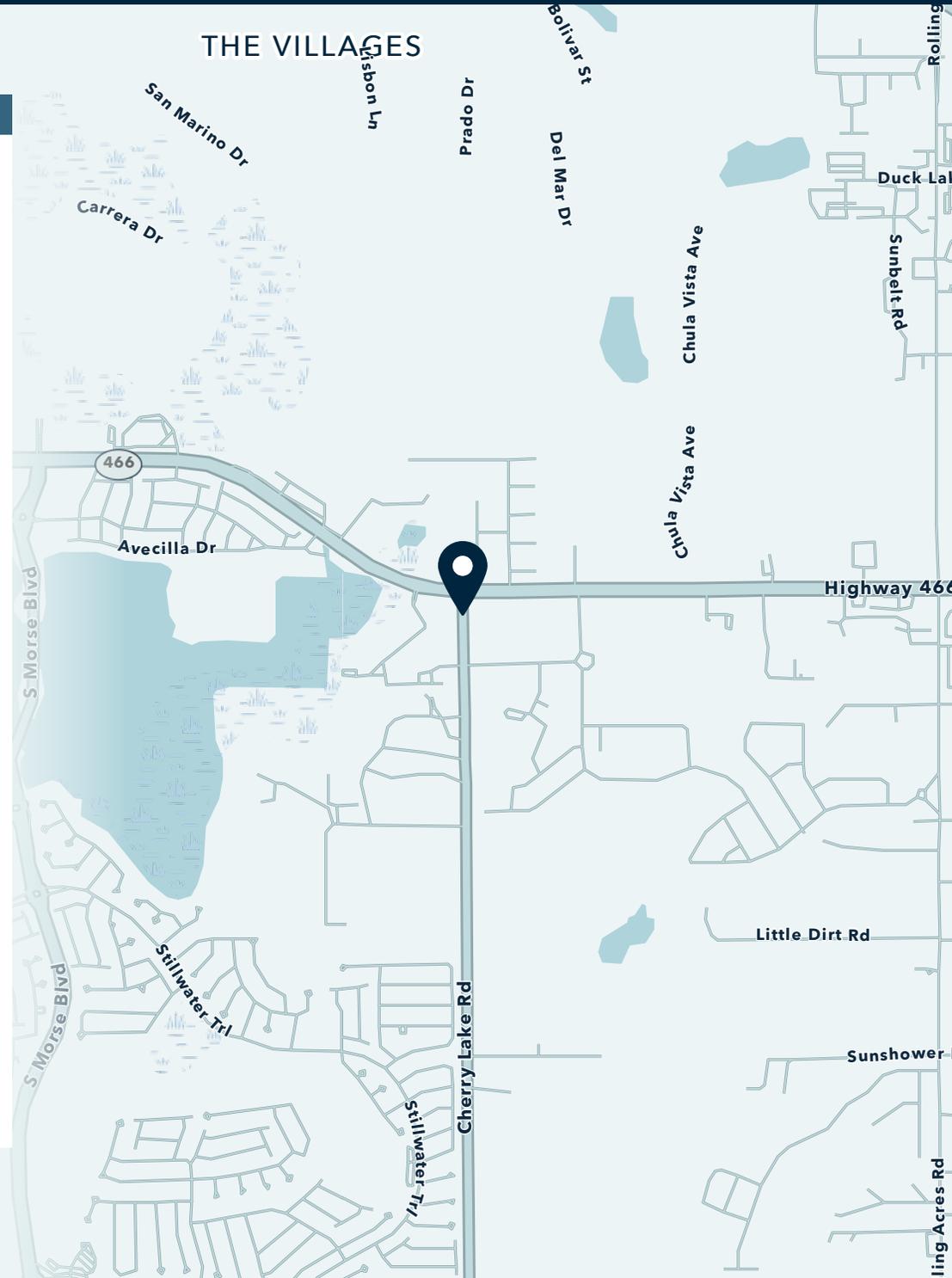


1 FRONT ELEVATION BOD
1/16" = 1'-0"



Area Snapshot

	1 MILE	3 MILES	5 MILES
Population			
2025 Estimated Population	5,683	42,417	111,212
2030 Projected Population	6,537	48,301	126,786
Proj. Annual Growth 2025 to 2030	2.84%	2.63%	2.66%
Daytime Population			
2025 Daytime Population	6,085	54,287	124,345
Workers	1,327	19,905	34,643
Residents	4,758	34,382	89,702
Income			
2025 Est. Average Household Income	\$96,808	\$89,436	\$94,582
2025 Est. Median Household Income	\$73,296	\$71,106	\$76,012
Households & Growth			
2025 Estimated Households	3,266	24,279	61,441
2030 Estimated Households	3,787	27,864	70,538
Proj. Annual Growth 2025 to 2030	3.00%	2.79%	2.80%
Race & Ethnicity			
2025 Est. White	89%	91%	90%
2025 Est. Black or African American	4%	3%	3%
2025 Est. Asian or Pacific Islander	2%	1%	2%
2025 Est. American Indian or Native Alaskan	0%	0%	0%
2025 Est. Other Races	5%	5%	5%
2025 Est. Hispanic (Any Race)	4%	5%	5%

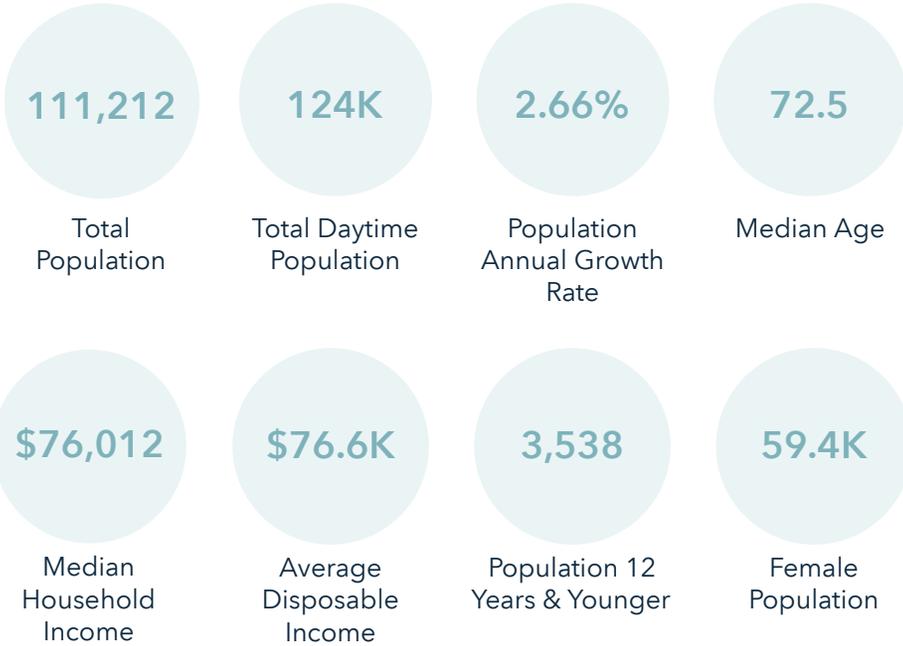


Want more? Contact us for a complete demographic, foot-traffic, and mobile data insights report.



Ring of 5 Miles

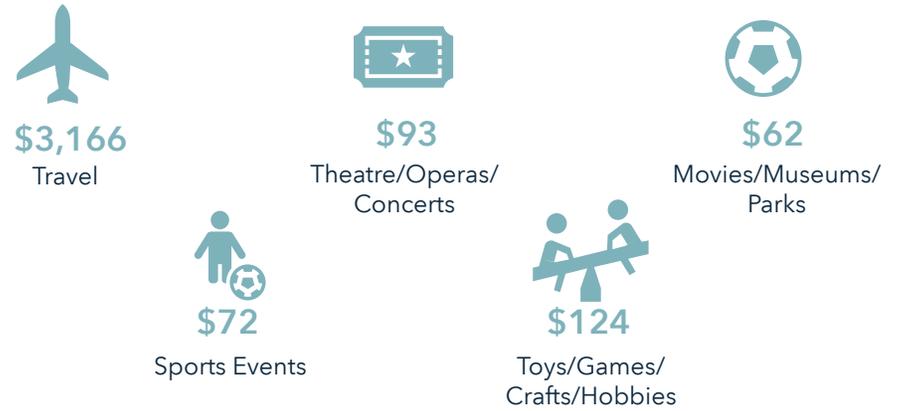
Key Facts



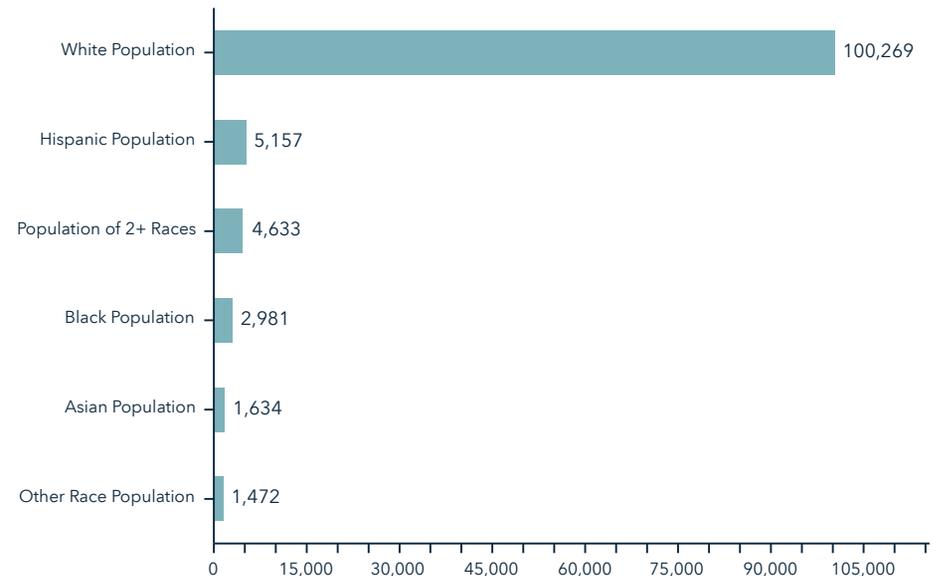
Annual Household Spending



Annual Lifestyle Spending



Race





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