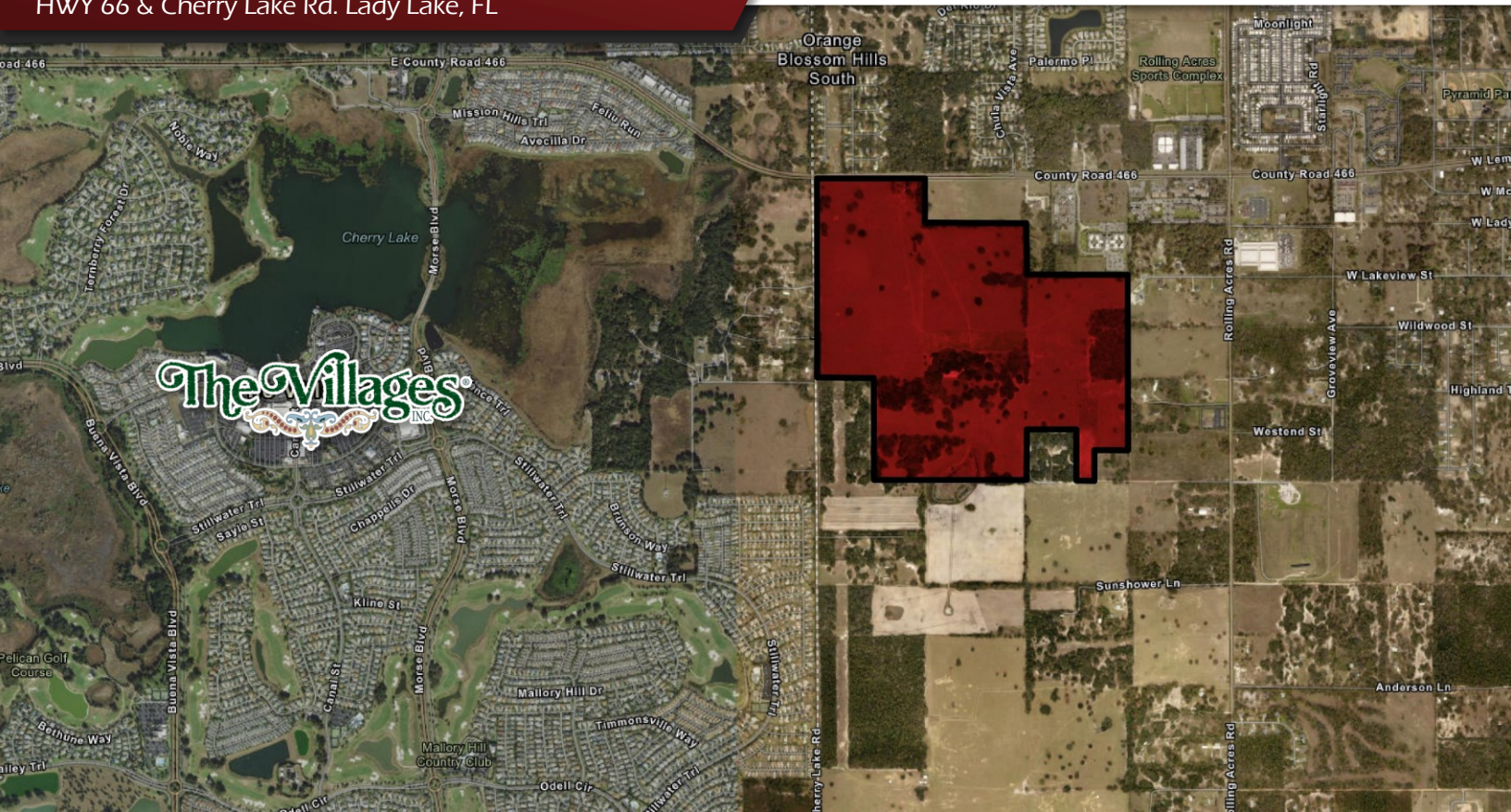


# Hammock Oaks Mixed Use Development

HWY 66 & Cherry Lake Rd. Lady Lake, FL

**Palkiper**  
Commercial Real Estate Services



## LOCATION DETAILS

Located at the future lighted intersection of CR 466 and Cherry Lake Rd. Adjacent to The Villages, the fastest growing city in the US. Only 10 minutes from Lake Sumter Landing Market Square. Near retail, medical, and office districts in Lady Lake and The Villages. This area has a high demand for traditional multifamily.



## PROPERTY DETAILS

- Total of 269 acres
- Parcels available for multifamily, retail, assisted living, and office
- Entitled with utilities with retention included
- Mixed use development is in the early stages

### 2020 DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
Population	3,031	37,104	108,413
Average HH Income	\$76,807	\$75,451	\$80,547
Median HH Income	\$58,183	\$56,016	\$59,479

### CONTACT FOR MORE INFORMATION

**Marie Shorey, CCIM**

(407) 383-8142

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**Bob Cantu**

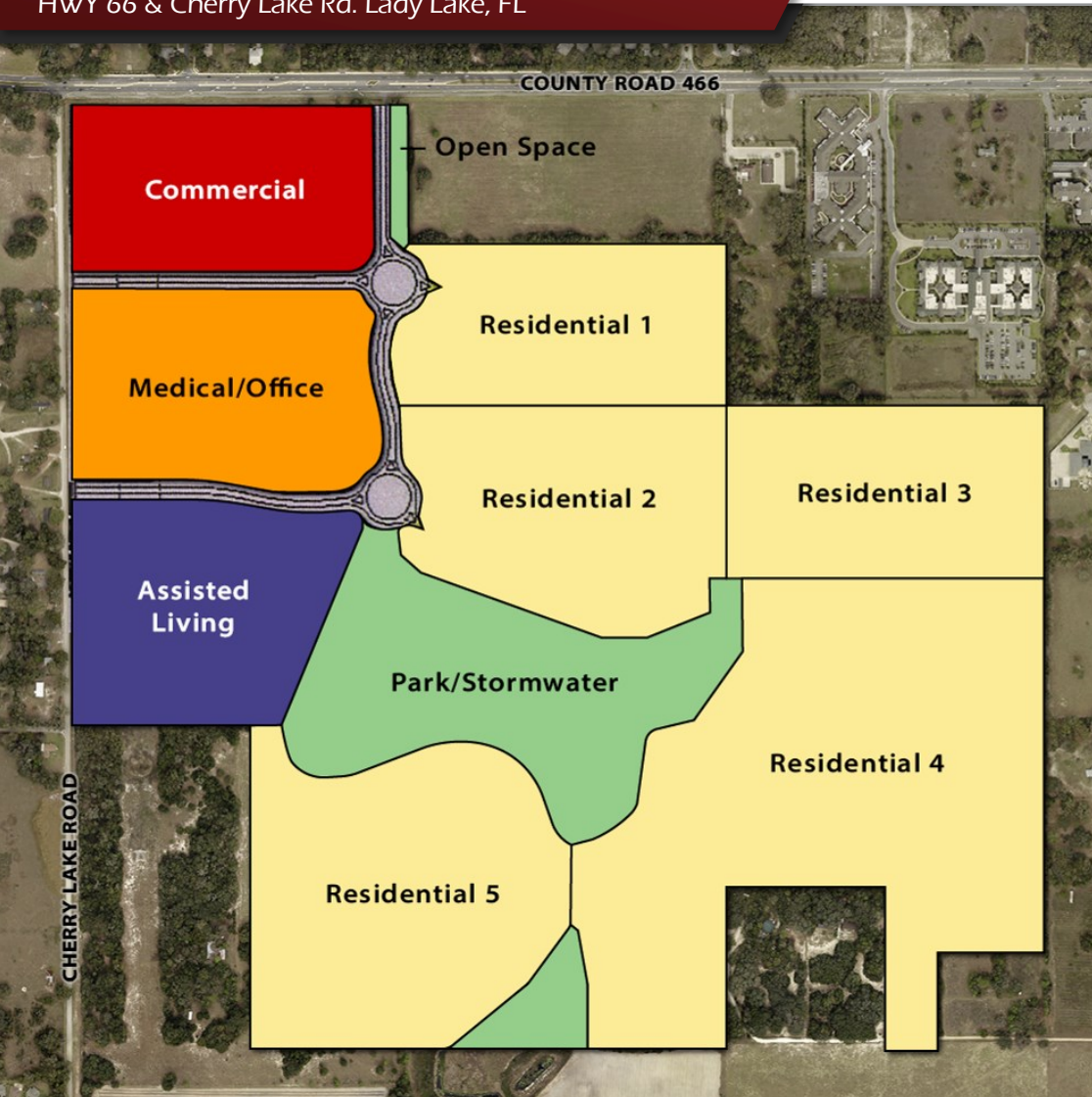
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# Hammock Oaks Mixed Use Development

HWY 66 & Cherry Lake Rd. Lady Lake, FL



DEVELOPMENT SUMMARY	
<b>Total Area</b>	<b>269.15 ac</b>
<b>Commercial</b>	<b>17.6 ac</b>
<b>Medical/Office</b>	<b>14.7 ac</b>
<b>Assisted Living</b>	<b>24.6 ac</b>
<b>Residential</b>	<b>169.6 ac</b>
<i>Residential 1</i>	<i>24.1 ac</i>
<i>Residential 2</i>	<i>21.6 ac</i>
<i>Residential 3</i>	<i>21.6 ac</i>
<i>Residential 4</i>	<i>28.8 ac</i>
<i>Residential 5</i>	<i>32.7 ac</i>
<i>Residential 6</i>	<i>62.4 ac</i>
<b>Park/Stormwater</b>	<b>28.8 ac</b>
<b>Wetlands</b>	<b>3.4 ac</b>
<b>Right of Way</b>	<b>9.7 ac</b>
<b>Open Space Buffer</b>	<b>0.75 ac</b>
<b>Residential Open Space</b>	<b>20.90 ac</b>

***All acreages are estimated and subject to change***

Proposed Land Use	Acreage	Price/Acre
Commercial	± 17.60	NEGOTIABLE
Medical/Office	± 14.70	NEGOTIABLE
Assisted Living	± 24.60	NEGOTIABLE
Residential 1	± 24.10	NEGOTIABLE
Residential 2	± 28.80	NEGOTIABLE
Residential 3	± 21.60	NEGOTIABLE
Residential 4	± 62.40	NEGOTIABLE
Residential 5	± 32.70	NEGOTIABLE

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