LAKE PAN INVESTMENT OPPORTUNITY

FOR SALE · MIXED-USE INVESTMENT

Small-Town Asset, Big-Time Potential

A ±4,800 SF laundromat and two residences on 0.33 AC, sold with the adjacent 0.26-acre lot near The Villages, at $400,000.







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LAKE PAN INVESTMENT OPPORTUNITY

THE OPPORTUNITY

Three income streams. Plus land to grow on.

A fully leased block building on CR 437 in Lake Panasoffkee: a coin laundromat out front and two residences behind it, with the vacant lot next door included in the sale.

The ±4,800 SF building pays from day one – a ±2,100 SF laundromat and two homes of ±1,600 and ±1,100 SF. CL zoning and a flexible layout suit an investor who wants income now or an owner-user who wants to run the business and keep the rents.

The adjacent 0.26-acre parcel at 1413 CR 437 is the value-add: room for outdoor or boat and RV storage, expansion or future development, subject to zoning. Both parcels sit just off CR 470, minutes from I-75 and on the western edge of The Villages' growth.

HIGHLIGHTS

- Fully leased – laundromat plus two residences
- Adjacent 0.26 AC vacant lot included
- Room to add a storage component[1]
- CL zoning · building signage
- Just off CR 470, minutes to I-75
- Next door to The Villages' expansion – 170,000 residents and growing[2]
- ±$83 per building SF, land included

DETAILS AT A GLANCE

SALE PRICE	$400,000
ADDRESS	1481 & 1413 CR 437 Lake Panasoffkee, FL 33538
BUILDING	±4,800 SF mixed-use
TENANCY	3 tenants · 100% leased
LAND	±0.59 AC total (0.33 + 0.26 AC)
PARCEL IDS	F32K032, F32K035
ZONING	CL
SIGNAGE	Building
COUNTY	Sumter

1. Any storage, expansion or redevelopment use is subject to zoning and county approval. 2. About 170,000 residents on 57,000 acres, per Insurance Journal, Oct. 19, 2026. Price per SF = $400,000 ÷ ±4,800 SF building, land included. Income and lease details available to qualified buyers.

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SITE & PARCELS

Two parcels, one sale. Building plus land.

The leased building at 1481 CR 437 and the vacant lot at 1413 CR 437 sit side by side, a short block south of CR 470.

LAKE PAN INVESTMENT OPPORTUNITY



COMPONENT	SIZE	DESCRIPTION	STATUS
Laundromat (1481)	±2,100 SF	Coin laundry · storage · 2 restrooms	Leased
Back residence (1481)	±1,600 SF	2 BR · 1 BA · living, dining, kitchen, sunroom	Leased
Front residence (1481)	±1,100 SF	Residential unit	Leased
1413 CR 437	±0.26 AC	Vacant lot adjacent to the building	Included

Parcel outlines are approximate and for illustration only; confirm boundaries with the survey and Sumter County Property Appraiser records. Unit sizes approximate, per the floor plan.

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PROPERTY DIMENSIONS

Frontage on CR 437. Depth to build on.

1481 CR 437 runs ±100' on CR 437 by ±150' deep; the 1413 lot adds ±125' by ±90' behind and beside it.

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±0.59 AC
total land across two parcels

±100'
frontage on CR 437 at the building

±4,800 SF
single-story block building

CL
zoning on the building parcel

Why the lot matters

The 1413 parcel is open, grassed ground shaded by mature oaks. Put it to work as outdoor, boat or RV storage, add parking, or hold it for the next phase as CR 470 develops.[1]

Dimensions approximate, from the prior marketing package; verify by survey. 1. Subject to zoning and county approval.

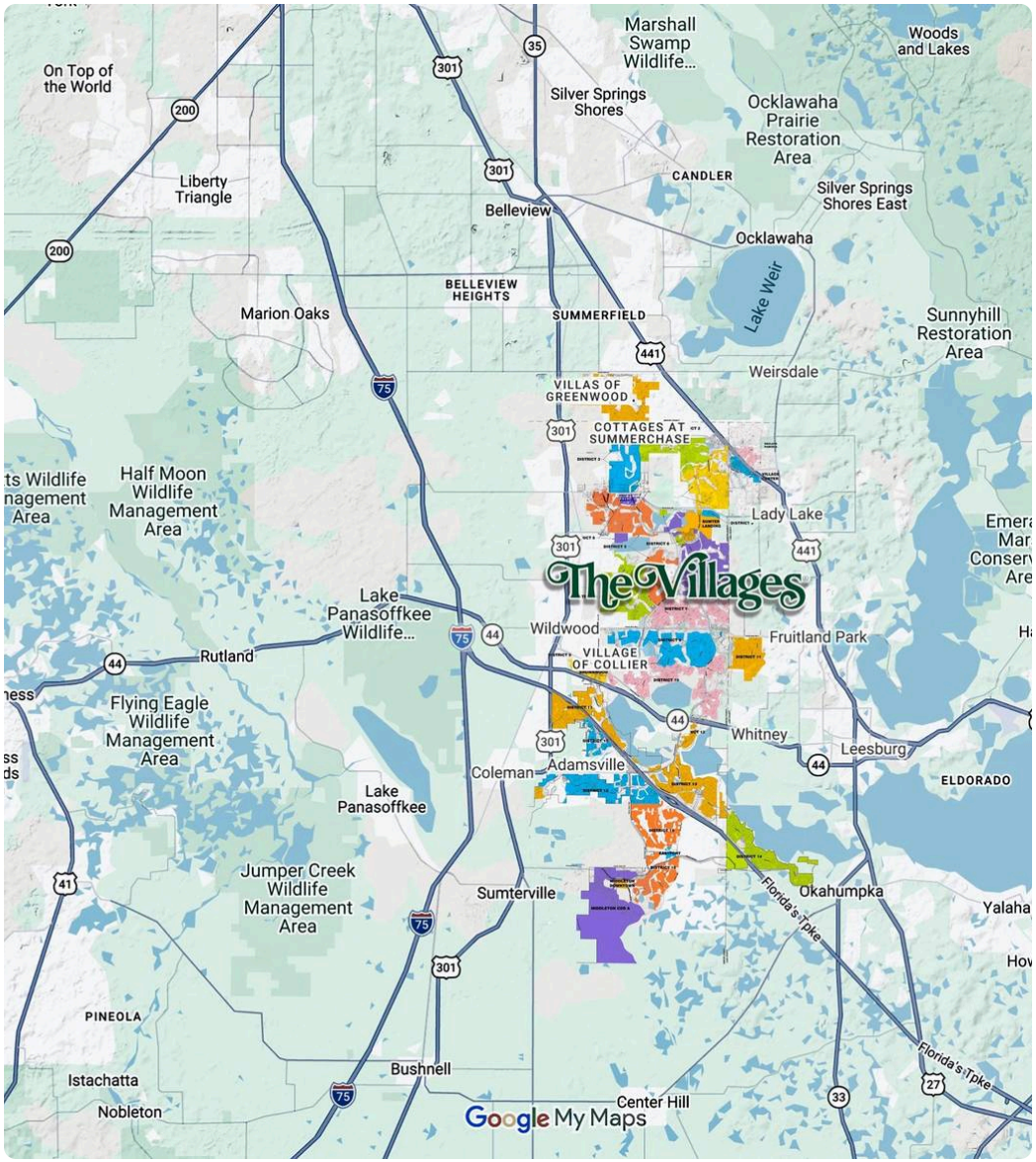
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LOCATION

In the path of Florida's growth engine.

Lake Panasoffkee sits on the western side of The Villages, the world's largest retirement community and still expanding south and west through Sumter County.



170,000

residents of The Villages today, on 57,000 acres[1]

260,000+

residents targeted over the next two decades, in 130,000+ homes[1]

2,100+

Villages homes sold in 2026 to date, averaging just under $500,000[1]

#1

fastest-growing U.S. metro, The Villages, July 2022 – July 2023 (+4.7%)[2]

157,772

Sumter County residents (2025 est.)[3]

+22%

Sumter County growth since the 2020 Census (129,752)[3]

Why it matters here. Every new Villages home brings demand the community itself doesn't supply – workforce housing, everyday services and storage. Lake Panasoffkee, between I-75 and the lake, is where much of that spills over.

The property's tenants already serve that demand: a laundromat for the local and seasonal population, and two homes in a market where rentals stay full.

1. Insurance Journal, "The Villages taps debt market," Oct. 19, 2026 (citing Bloomberg and the issuer's investor presentation). 2. U.S. Census Bureau Vintage 2023 metro estimates, via Florida Trend, Mar. 14, 2024. 3. U.S. Census Bureau population estimates via FRED (FLSUMT9POP); 2020 Decennial Census.

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LOCATION AERIAL

Lake town. Interstate access.

A block off CR 470, the town's commercial spine, with Lake Panasoffkee to the north and I-75 a few minutes east.

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APPROXIMATE DISTANCES[1]

CR 470 corridor	**At the corner**
I-75 (Exit 321, CR 470)	**±2 mi**
Lake Panasoffkee boat ramps	**±1 mi**
Wildwood / Florida's Turnpike	**±10 mi**
The Villages – Brownwood	**±15 mi**
Ocala	**±35 mi**
Orlando	**±65 mi**
Tampa	**±70 mi**

Between two metros

I-75 puts Ocala, Tampa and Gainesville within an easy drive, and the Turnpike at Wildwood is the direct run to Orlando.

1. Approximate road distances from the property; verify with your preferred mapping service.

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REGIONAL REACH

The center of Central Florida's I-75 corridor.

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RINGS AT 10-MILE INCREMENTS FROM THE PROPERTY

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HIGHEST & BEST USE

Buy the income. Build on the land.

Four ways to own it — each starts with a fully leased building and an extra quarter acre most small-town assets don't offer.

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Hold for income

Three tenants in place — a laundromat and two homes — so the property pays from closing while Sumter County keeps growing around it.

BEST FIT: INVESTOR OR 1031 BUYER

Owner-operator

Run the laundromat yourself, keep the residential rents, and use the storage rooms and the lot for the business.

BEST FIT: LOCAL OPERATOR OR FAMILY BUSINESS

Add a storage component

Lake Panasoffkee is a fishing and boating town. The 0.26-acre lot could carry boat, RV or outdoor storage alongside the existing income.[1]

BEST FIT: VALUE-ADD INVESTOR

Assemble and reposition

±0.59 acres under one owner, a block from CR 470, gives a future buyer room to expand or redevelop as the corridor matures.[1]

BEST FIT: LONG-TERM HOLDER

BY THE NUMBERS

$400,000
asking price, both parcels

±$83
per building SF, land included

3
tenants · 100% leased

±0.59
acres across two parcels

Income, lease terms and expenses are available to qualified buyers on request. Contact Jacob Flaherty or Trey Dyer for the rent roll.

WHAT $400,000 BUYS

	TYPICAL SMALL-TOWN LISTING	1481 & 1413 CR 437
Income	One tenant, or vacant	**Three leases — commercial and residential**
Land	Building pad only	**Building parcel plus a separate 0.26 AC lot**
Upside	Rent increases only	**Rents, storage or expansion on the lot**
Exit	Sell the building	**Sell together, or sell the lot on its own[2]**



1. Illustrative uses only — subject to zoning, county approval and the buyer's own due diligence. 2. Separate parcel IDs (F32K032, F32K035); any separate sale subject to applicable land-use rules.

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FLOOR PLAN

Retail + residences. ±4,800 SF total.

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KEY

Laundromat
±2,100 SF · leased

Back residence
±1,600 SF · leased

Front residence
±1,100 SF · leased

How it lays out

The laundromat fronts CR 437 with two laundry rooms, maintenance access, storage and two restrooms. The back residence has two bedrooms, a living and dining room, kitchen and a sunroom. The front residence is occupied and was not measured.

Plans from the Matterport scan; sizes approximate and for illustration only – verify before relying on them.



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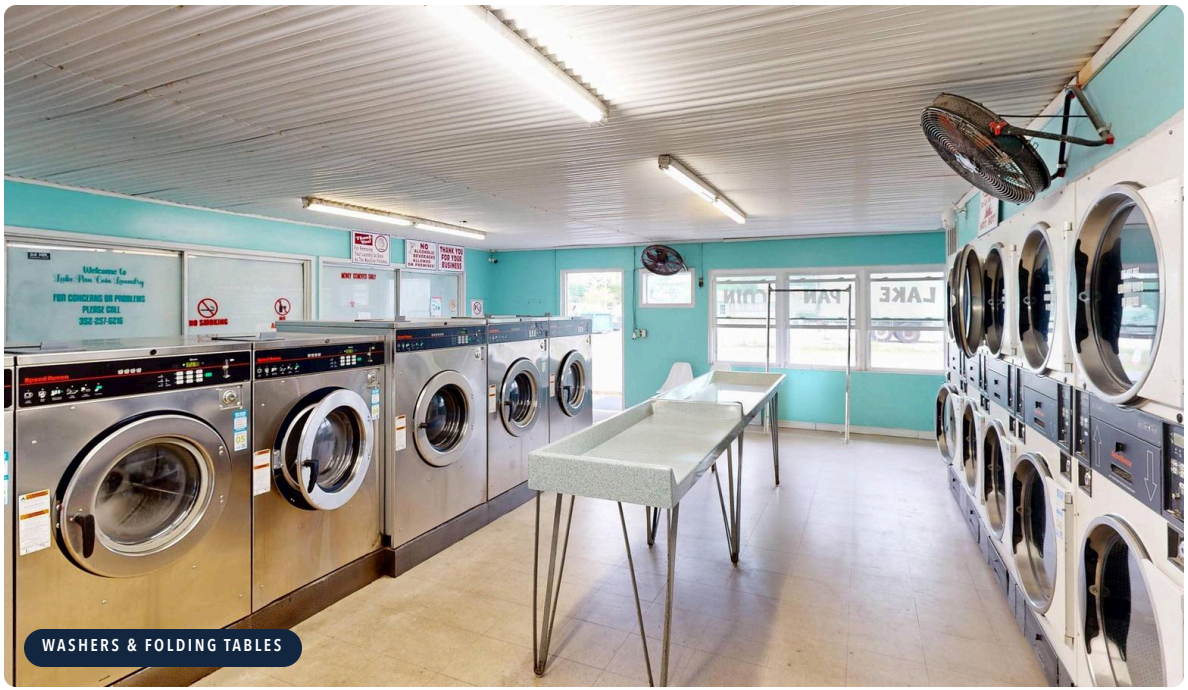
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RETAIL · COIN LAUNDRY

The Laundromat

SIZE	FRONTAGE	STATUS
±2,100 SF	CR 437	Leased

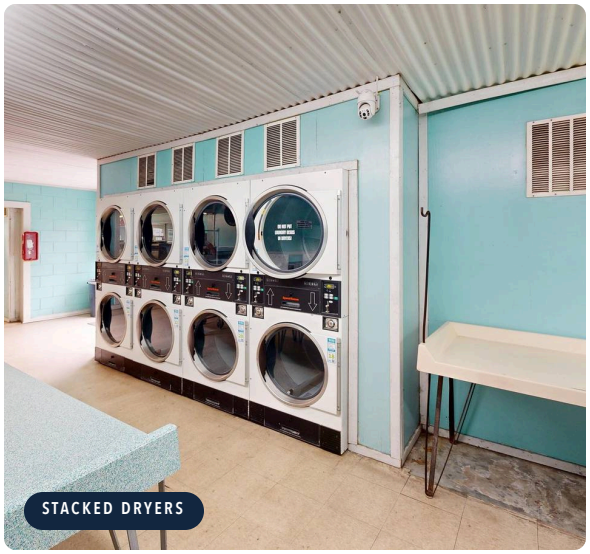
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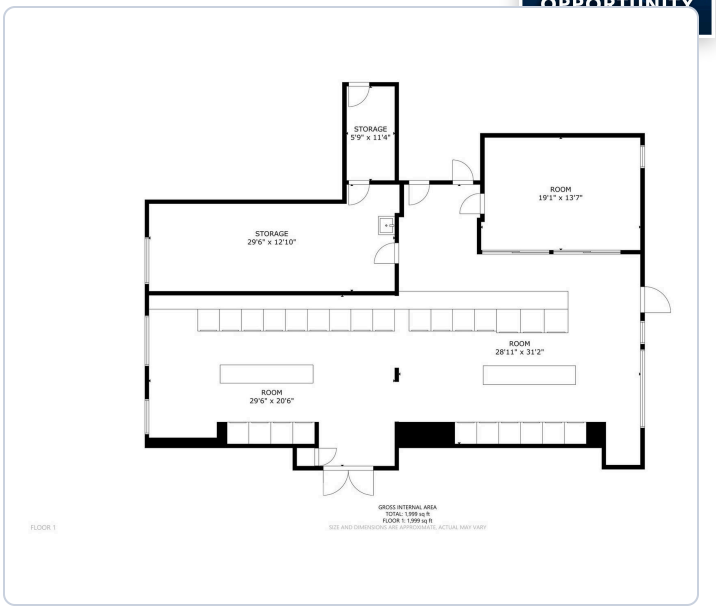
WASHERS & FOLDING TABLES



SECOND LAUNDRY ROOM



STACKED DRYERS



Two coin-laundry rooms of ±29' × 21' and ±29' × 31', banks of washers and stacked dryers, rear storage and two restrooms, with the entry and window lettering facing the CR 437 parking.

WALK THE SPACE NOW

Open the Matterport 3D tour on any device and move through the laundromat room by room.

TAKE THE 3D VIRTUAL TOUR

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RESIDENTIAL · 2 BEDROOMS

The Back Residence

SIZE	LAYOUT	STATUS
±1,600 SF	2 BR · 1 BA	Leased

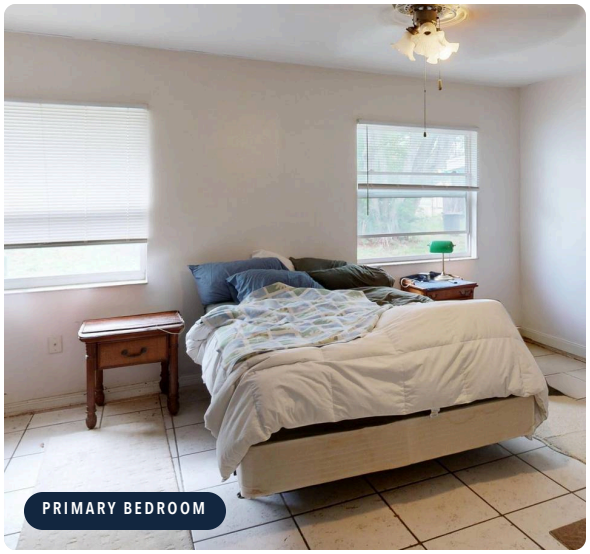
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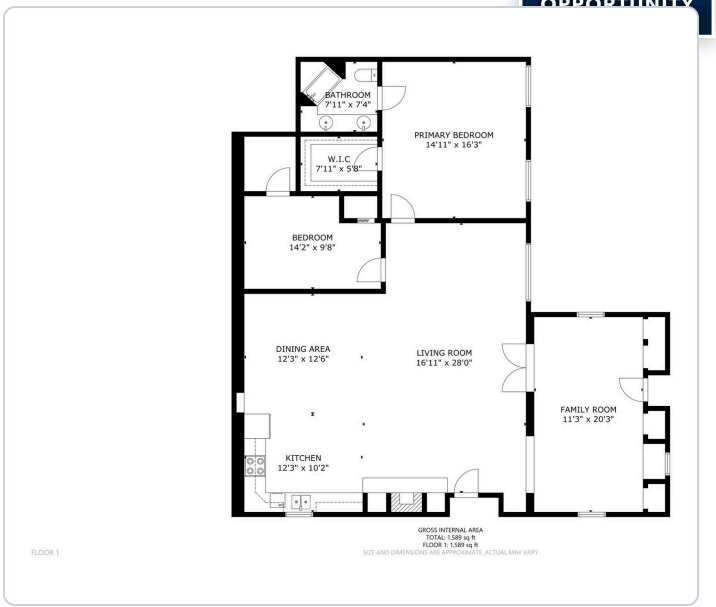
LIVING ROOM & STONE FIREPLACE



KITCHEN



PRIMARY BEDROOM



A ±17' × 28' living room with a stone fireplace, dining area and kitchen, two bedrooms with a walk-in closet, a full bath and an ±11' × 20' sunroom opening to the back yard.

WALK THE SPACE NOW

Open the Matterport 3D tour on any device and walk the home room by room.

TAKE THE 3D VIRTUAL TOUR

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EXTERIORS & THE 1413 LOT

Block construction, room out back.

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CR 437 FRONTAGE & PARKING


LAUNDROMAT ENTRY


REAR OF THE BUILDING


STORAGE BUILDING


1413 CR 437 · 0.26 AC


1413 CR 437 · 0.26 AC

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Small-town asset.
Big-time potential.

A fully leased mixed-use building plus 0.26 AC, for $400,000.

Call today for the rent roll and a tour.

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