

The Villages®

SHOPPING, DINING &
ENTERTAINMENT OPPORTUNITIES

CENTRAL FLORIDA

Welcome to The Villages®



#1

FASTEST GROWING
METRO FOR 5
CONSECUTIVE YEARS

#1

US CITY PEOPLE
WANT TO MOVE
TO IN 2024

#1

INCOME GROWTH
OF ALL FLORIDA
METROS

Spanning over 3 counties and nearly 90 square miles (4 times the size of Manhattan), The Villages is a master-planned community in the heart of Central Florida, that blends vibrant living with unparalleled opportunity.





TAP INTO FLORIDA'S *most powerful* CONSUMER BASE

The Villages is America's fastest-growing metro, growing a whopping 18.7% in just five years! With over 166,000 residents and an average household income of \$169,000, it's more than a place to live – it's a place to thrive.

15

SHOPPING PLAZAS

6

LIFESTYLE CENTERS

900+

TOTAL BUSINESSES

7.5M

SQUARE FEET OF COMMERCIAL PROPERTY

\$1.5B

ANNUAL SALES

\$10.6B

IN ANNUAL BUYING POWER

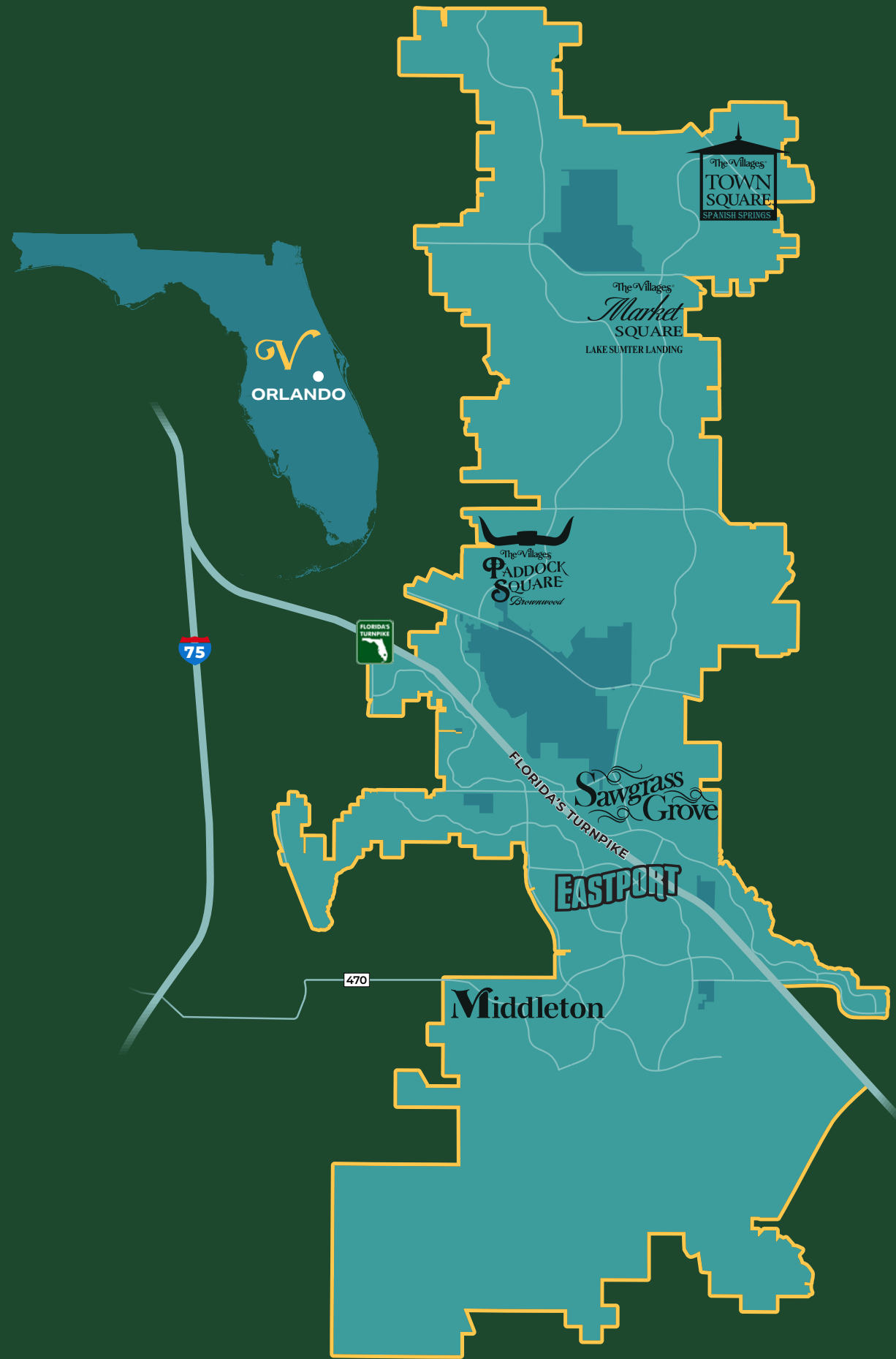
THE COMMUNITY THAT *never* *slows down*



“The Villagers have a pioneering spirit as if they’re back in Freshman year college; they relocate here to create a new identity for themselves, finding new friends and enjoying the daily activities we have to offer.

They’re not hanging up their cleats, they’re buying new ones and wearing them out.

— IV Chandler, EVP of Development



The Villages is home to a highly engaged, affluent population that loves to shop, dine, and explore local experiences. This vibrant, ever-expanding community offers something special: a high-energy customer base with strong buying power, steady foot traffic, and a constant stream of new faces ready to discover what you offer.

166K

RESIDENTS

12K

NEW RESIDENTS
EACH YEAR

7K

HOMES SOLD
EACH YEAR

1.1M

PRIMARY TRADE AREA
POPULATION

120K

DAILY VEHICLES ON
I-75 AND FLORIDA TURNPIKE

\$169K

AVERAGE HOUSEHOLD
INCOME

AFFLUENT, ACTIVE,

+ always nearby

LIFESTYLE CENTERS AT *The Villages*®

1.8M

SQUARE FEET
TOTAL GLA

19.5M

ANNUAL
VISITS

365

DAYS A YEAR OF
PROGRAMMED ACTIVITIES

The Villages features several Lifestyle Centers, each with its own theme, vibe amenities and nightly entertainment. These town centers showcase a mix of national brands and local boutiques, each offering a unique shopping experience.



Middleton



Welcome to



The Villages® newest *lifestyle center.*

RETAIL.
RESTAURANTS.
RECREATION.
Redefined

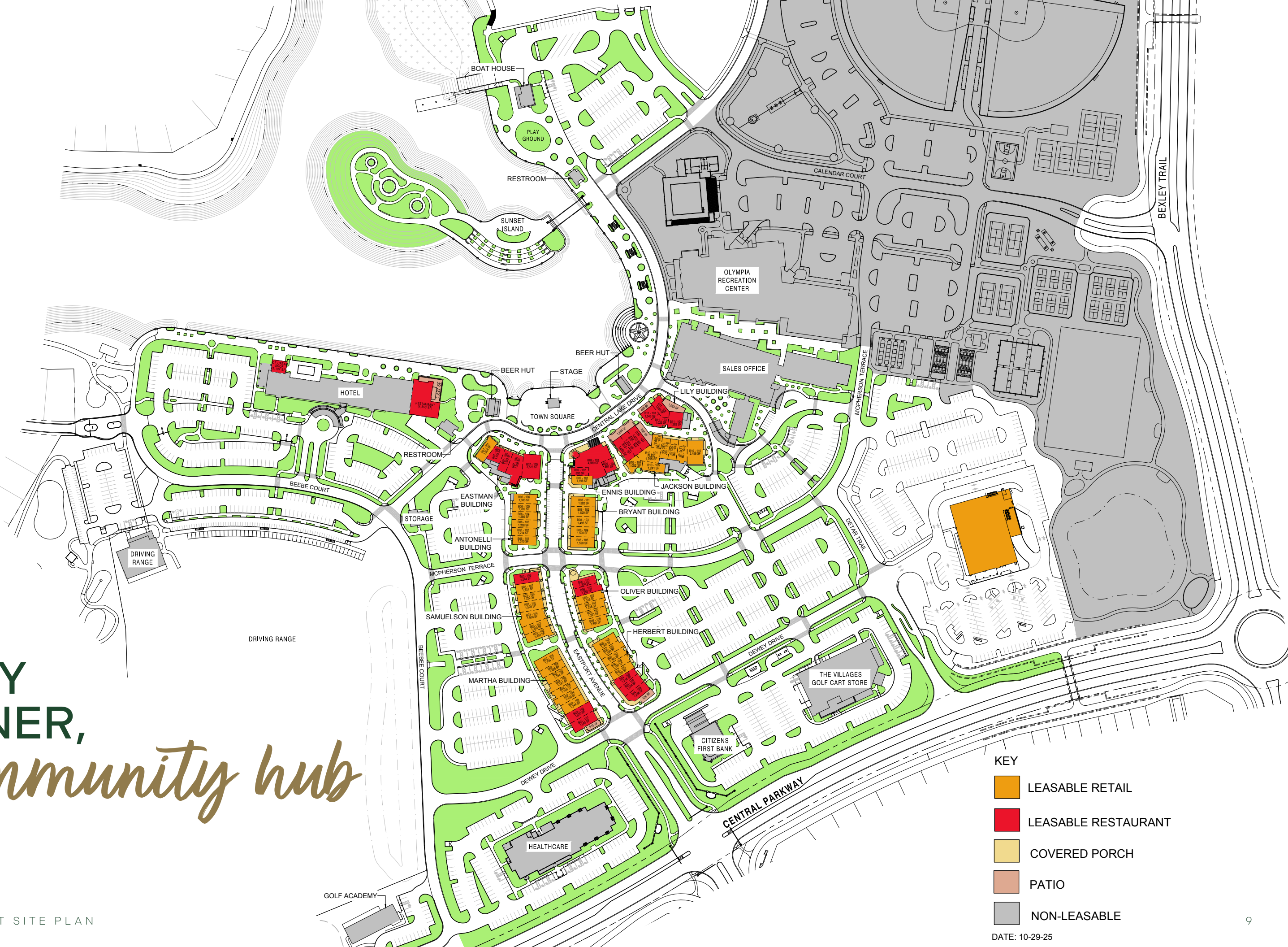


Welcome to Eastport – The Villages latest and greatest lifestyle offering.

A vibrant waterfront hub of new experiences including a shopping, dining, and entertainment center, boutique hotel, golf, and a 40+ acre recreation center, all in the heart of The Villages latest development.



EVERY CORNER, *a community hub*



- KEY**
- LEASABLE RETAIL
 - LEASABLE RESTAURANT
 - COVERED PORCH
 - PATIO
 - NON-LEASABLE

DATE: 10-29-25

The Villages®

FOR RETAIL LEASING

Mitch Friedel

mitch@modernfrontier.com

914-330-5533