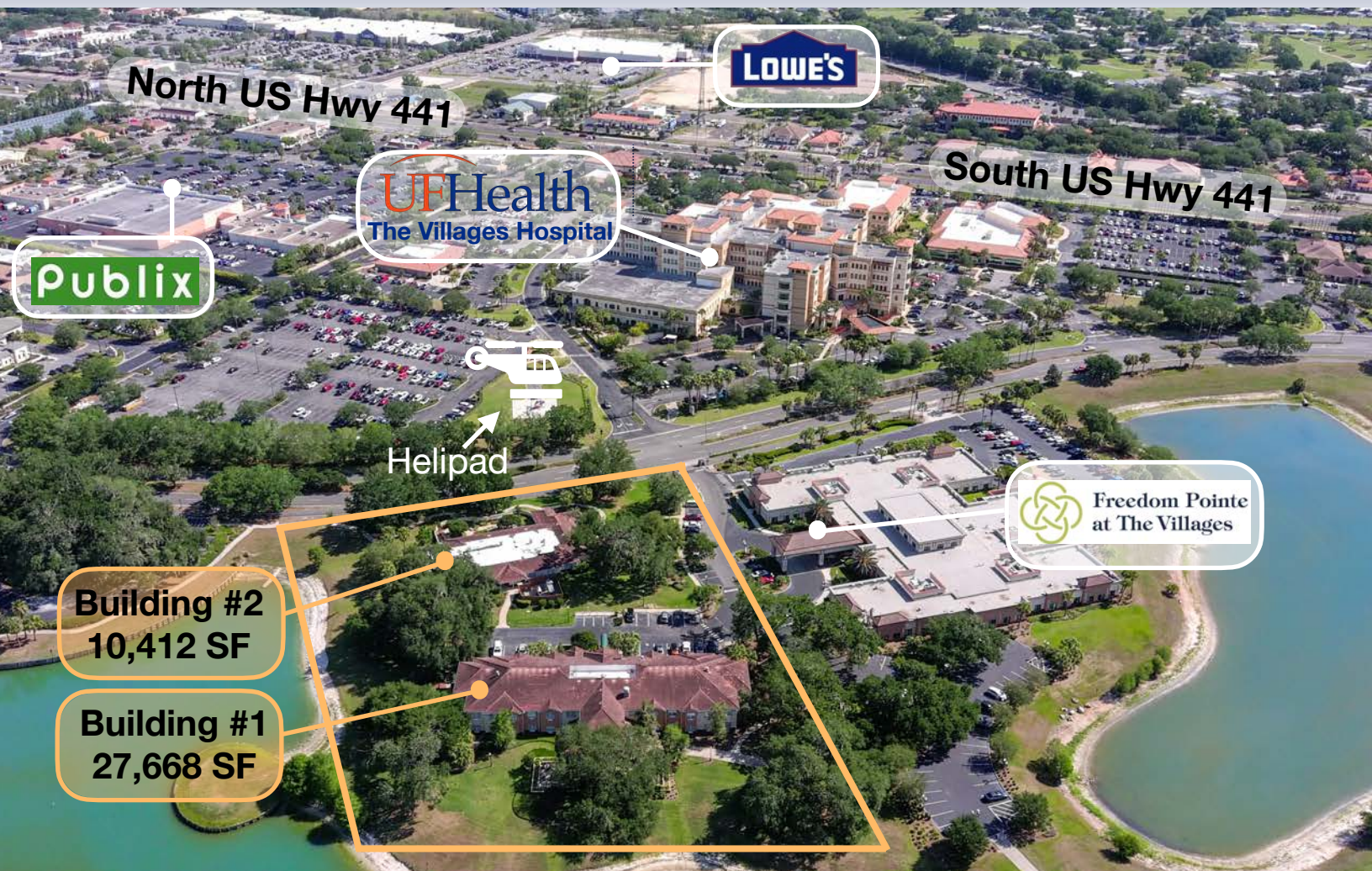


# Medical Office / Professional Office

1475 El Camino Real, The Villages, FL 32159

For Sale: Subject to Offer



*Exclusively Listed By:*

**FRAN DANN-AKIN, SIOR**

16570 Highway 441, Summerfield, FL 34491

fran@franakin.com

Direct: (352) 266-7795



# *Executive Summary - Building 1 & 2*

**LISTING PRICE:** Request for Offer

## **Property Information**

- 3.97 acres
- Waterfront
- Golf car accessible
- 31 parking spaces and 4 golf car spaces
- Sumter County Parcel ID D01-101

## **Building 1 - Former Assisted Living**

- 27,668 SF
- One interior elevator, three interior stairwells
- Fire Suppression

## **Building 2 - Former Memory Care**

- 10,412 SF
- Private Courtyard

Rare opportunity for fee simple ownership acquisition of strategically located Medical Office / Professional Office property inside The Villages adjacent to the UF Health Hospital @ The Villages, a 307 bed facility with helipad. UF Health is the most comprehensive provider of Healthcare services in the region located in the highest concentration of medical in all of The Villages' areas.

The two buildings are situated on 3.97 waterfront acres. Buildings were built in 1998 and meticulously maintained with recent updates.

The Villages has been the fastest-growing metro area in the U.S. for five consecutive years. The Villages is larger than Miami Beach and Boca Raton and recently acquired 15,000 acres for growth expansion.

# Aerials



*Aerials*



# Exterior Photos - Building 1



FRAN DANN-AKIN, SIOR (352) 266-7795



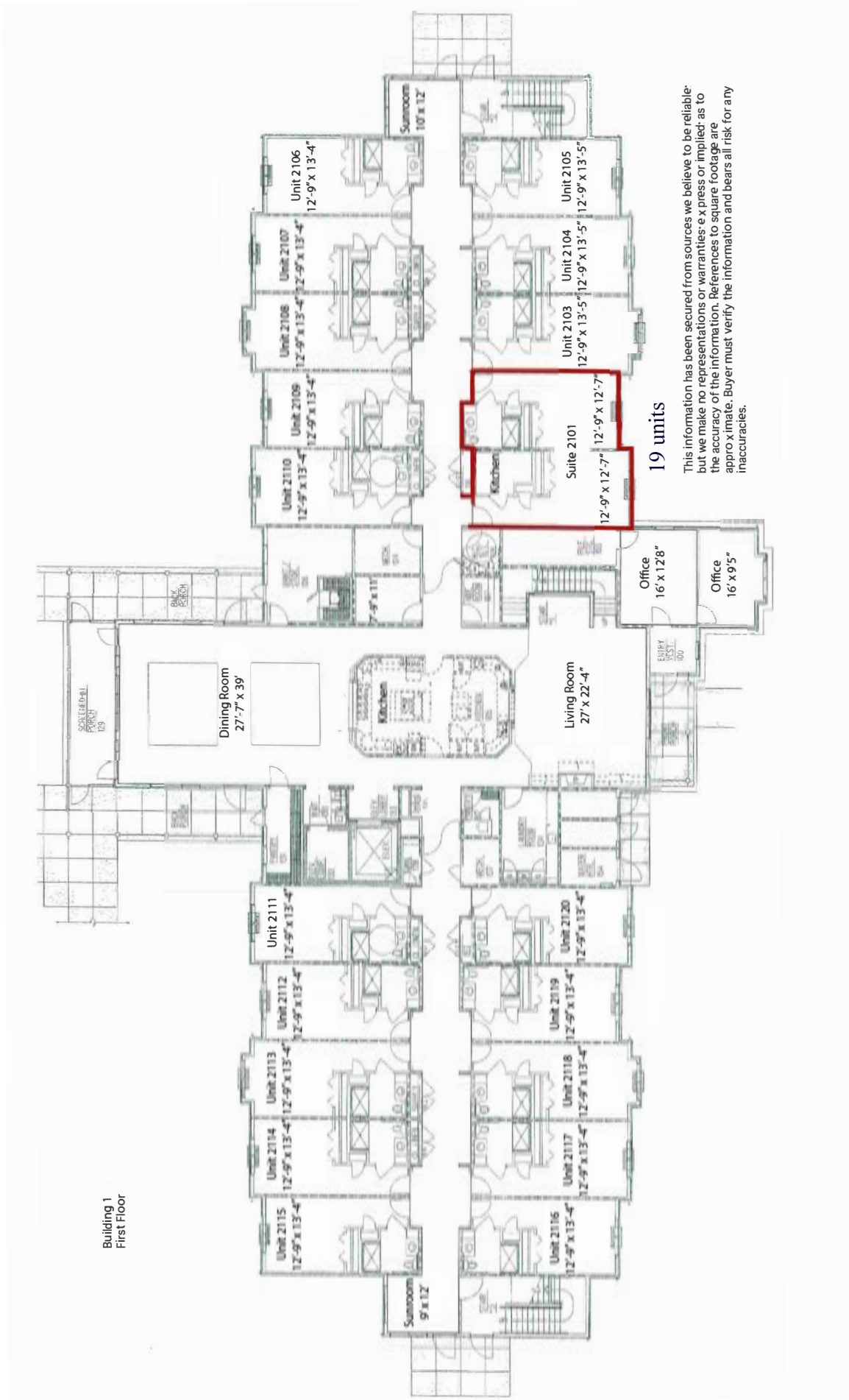
# Interior Photos - Building 1



FRAN DANN-AKIN, SIOR (352) 266-7795

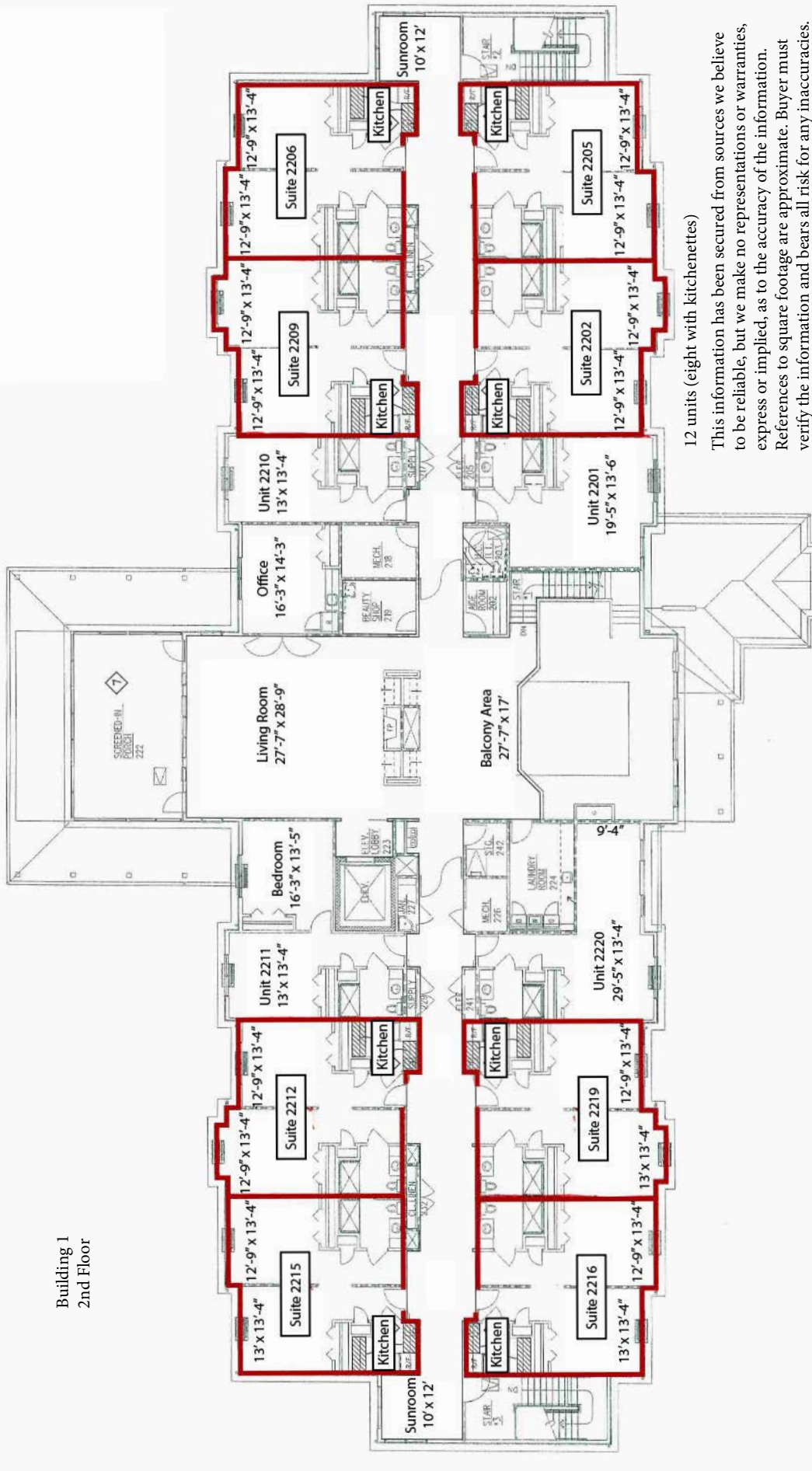


# Floor Diagram - Building 1, First Floor



# Floor Diagram - Building 1, Second Floor

Building 1  
2nd Floor



12 units (eight with kitchenettes)

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.



# *Exterior Photos - Building 2*



FRAN DANN-AKIN, SIOR (352) 266-7795

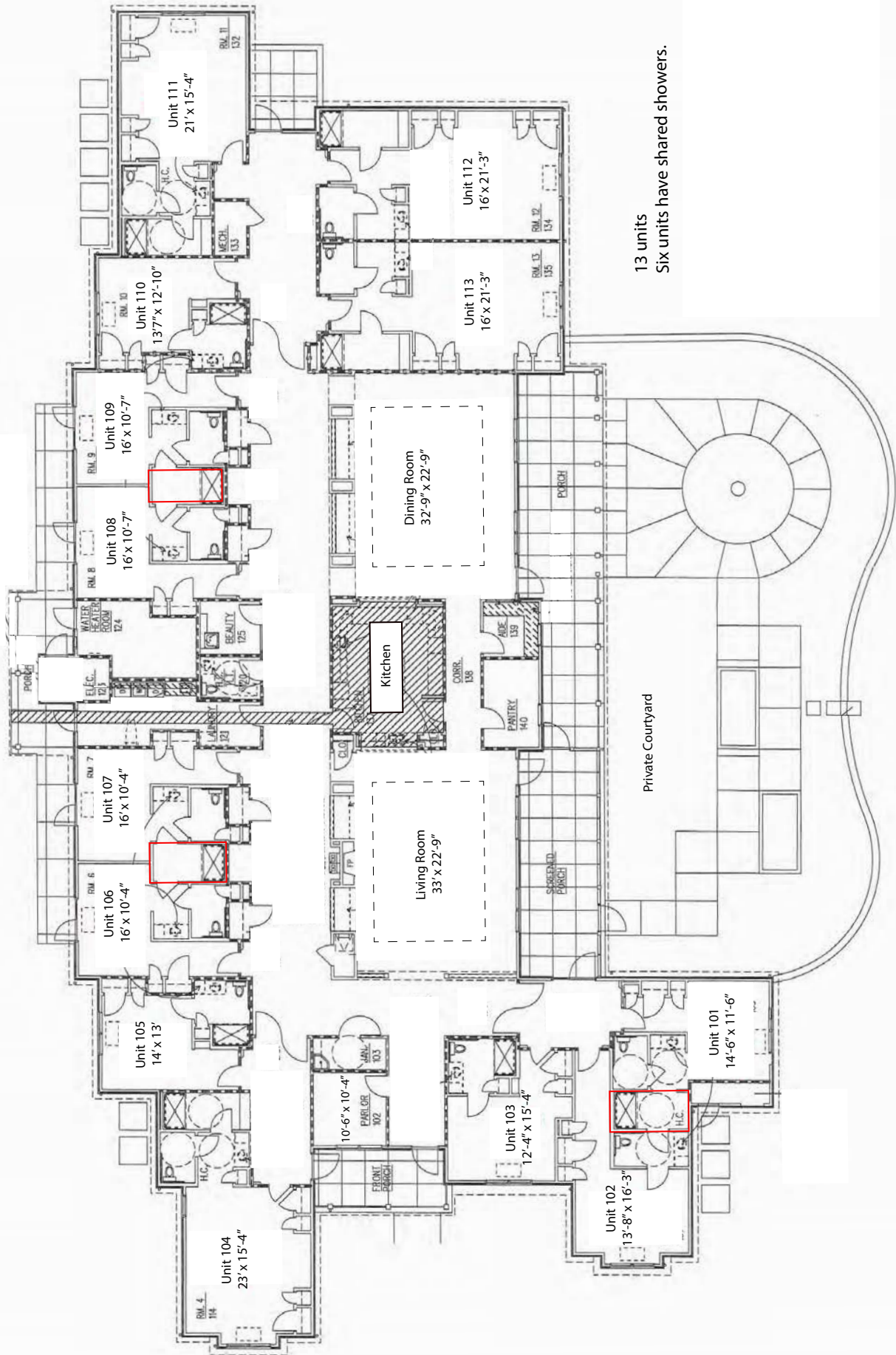


# *Interior Photos - Building 2*



# Floor Diagram - Building 2

Building 2



13 units  
Six units have shared showers.



## Demographic and Income Comparison Profile

1475 El Camino Real, Lady Lake, Florida, 32159  
Rings: 3, 5, 10 mile radii

Prepared by Esri  
Latitude: 28.94833  
Longitude: -81.96030

	3 miles	5 miles	10 miles
<b>Census 2010 Summary</b>			
Population	37,531	79,182	156,599
Households	20,821	41,773	74,941
Families	13,532	28,661	51,616
Average Household Size	1.79	1.89	2.08
Owner Occupied Housing Units	19,204	38,172	64,574
Renter Occupied Housing Units	1,614	3,604	10,367
Median Age	70.6	67.6	62.8
<b>Census 2020 Summary</b>			
Population	39,960	86,347	201,528
Households	22,856	47,041	100,293
Average Household Size	1.73	1.82	2.00
<b>2022 Summary</b>			
Population	40,961	88,529	209,759
Households	23,579	48,365	104,545
Families	14,281	30,461	68,369
Average Household Size	1.72	1.82	1.99
Owner Occupied Housing Units	20,329	41,905	87,938
Renter Occupied Housing Units	3,250	6,459	16,606
Median Age	72.8	70.9	65.3
Median Household Income	\$55,770	\$60,930	\$61,495
Average Household Income	\$75,105	\$83,636	\$85,564
<b>2027 Summary</b>			
Population	43,109	94,043	221,456
Households	24,963	51,668	111,059
Families	15,041	32,392	72,320
Average Household Size	1.71	1.81	1.98
Owner Occupied Housing Units	21,603	45,008	93,878
Renter Occupied Housing Units	3,360	6,660	17,181
Median Age	74.4	73.2	67.3
Median Household Income	\$62,918	\$69,873	\$71,559
Average Household Income	\$87,093	\$97,151	\$99,987
<b>Trends: 2022-2027 Annual Rate</b>			
Population	1.03%	1.22%	1.09%
Households	1.15%	1.33%	1.22%
Families	1.04%	1.24%	1.13%
Owner Households	1.22%	1.44%	1.32%
Median Household Income	2.44%	2.78%	3.08%



## Demographic and Income Comparison Profile

1475 El Camino Real, Lady Lake, Florida, 32159  
Rings: 3, 5, 10 mile radii

Prepared by Esri  
Latitude: 28.94833  
Longitude: -81.96030

2022 Households by Income	3 miles		5 miles		10 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	1,450	6.1%	2,757	5.7%	6,748	6.5%
\$15,000 - \$24,999	1,865	7.9%	3,256	6.7%	8,304	7.9%
\$25,000 - \$34,999	3,171	13.4%	5,140	10.6%	10,003	9.6%
\$35,000 - \$49,999	3,473	14.7%	6,832	14.1%	13,923	13.3%
\$50,000 - \$74,999	5,647	23.9%	11,352	23.5%	23,507	22.5%
\$75,000 - \$99,999	3,280	13.9%	7,423	15.3%	16,538	15.8%
\$100,000 - \$149,999	2,959	12.5%	6,802	14.1%	13,903	13.3%
\$150,000 - \$199,999	1,150	4.9%	3,024	6.3%	6,831	6.5%
\$200,000+	582	2.5%	1,778	3.7%	4,787	4.6%
Median Household Income	\$55,770		\$60,930		\$61,495	
Average Household Income	\$75,105		\$83,636		\$85,564	
Per Capita Income	\$43,232		\$45,610		\$42,744	

2027 Households by Income	3 miles		5 miles		10 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	1,350	5.4%	2,289	4.4%	5,346	4.8%
\$15,000 - \$24,999	1,805	7.2%	2,783	5.4%	6,724	6.1%
\$25,000 - \$34,999	2,194	8.8%	3,722	7.2%	7,374	6.6%
\$35,000 - \$49,999	3,414	13.7%	6,438	12.5%	12,080	10.9%
\$50,000 - \$74,999	5,974	23.9%	12,415	24.0%	26,559	23.9%
\$75,000 - \$99,999	3,847	15.4%	8,606	16.7%	19,603	17.7%
\$100,000 - \$149,999	3,856	15.4%	8,593	16.6%	17,287	15.6%
\$150,000 - \$199,999	1,763	7.1%	4,490	8.7%	9,879	8.9%
\$200,000+	760	3.0%	2,332	4.5%	6,208	5.6%
Median Household Income	\$62,918		\$69,873		\$71,559	
Average Household Income	\$87,093		\$97,151		\$99,987	
Per Capita Income	\$50,440		\$53,273		\$50,246	

**Data Note:** Income is expressed in current dollars.

**Source:** Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



## Demographic and Income Comparison Profile

1475 El Camino Real, Lady Lake, Florida, 32159  
Rings: 3, 5, 10 mile radii

Prepared by Esri  
Latitude: 28.94833  
Longitude: -81.96030

2010 Population by Age	3 miles		5 miles		10 miles	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	318	0.8%	1,171	1.5%	5,174	3.3%
Age 5 - 9	328	0.9%	1,235	1.6%	5,073	3.2%
Age 10 - 14	371	1.0%	1,268	1.6%	5,042	3.2%
Age 15 - 19	354	0.9%	1,204	1.5%	5,241	3.3%
Age 20 - 24	360	1.0%	1,050	1.3%	4,346	2.8%
Age 25 - 34	726	1.9%	2,364	3.0%	9,094	5.8%
Age 35 - 44	986	2.6%	2,919	3.7%	10,046	6.4%
Age 45 - 54	1,751	4.7%	4,594	5.8%	13,997	8.9%
Age 55 - 64	5,893	15.7%	15,672	19.8%	28,287	18.1%
Age 65 - 74	14,230	37.9%	29,494	37.2%	43,513	27.8%
Age 75 - 84	10,004	26.7%	15,020	19.0%	21,761	13.9%
Age 85+	2,211	5.9%	3,192	4.0%	5,024	3.2%

2022 Population by Age	3 miles		5 miles		10 miles	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	337	0.8%	1,138	1.3%	6,694	3.2%
Age 5 - 9	356	0.9%	1,191	1.3%	6,905	3.3%
Age 10 - 14	369	0.9%	1,237	1.4%	6,844	3.3%
Age 15 - 19	367	0.9%	1,176	1.3%	6,297	3.0%
Age 20 - 24	356	0.9%	1,133	1.3%	6,099	2.9%
Age 25 - 34	820	2.0%	2,568	2.9%	14,545	6.9%
Age 35 - 44	913	2.2%	2,729	3.1%	13,627	6.5%
Age 45 - 54	1,380	3.4%	3,487	3.9%	14,650	7.0%
Age 55 - 64	4,643	11.3%	10,972	12.4%	27,353	13.0%
Age 65 - 74	14,601	35.6%	34,388	38.8%	58,602	27.9%
Age 75 - 84	12,749	31.1%	22,734	25.7%	37,804	18.0%
Age 85+	4,070	9.9%	5,775	6.5%	10,340	4.9%

2027 Population by Age	3 miles		5 miles		10 miles	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	308	0.7%	1,126	1.2%	6,853	3.1%
Age 5 - 9	303	0.7%	1,150	1.2%	6,992	3.2%
Age 10 - 14	331	0.8%	1,211	1.3%	7,186	3.2%
Age 15 - 19	316	0.7%	1,136	1.2%	6,635	3.0%
Age 20 - 24	308	0.7%	1,035	1.1%	5,861	2.6%
Age 25 - 34	723	1.7%	2,464	2.6%	13,791	6.2%
Age 35 - 44	885	2.1%	2,741	2.9%	14,659	6.6%
Age 45 - 54	1,234	2.9%	3,268	3.5%	14,362	6.5%
Age 55 - 64	4,292	10.0%	8,601	9.1%	23,901	10.8%
Age 65 - 74	13,782	32.0%	31,026	33.0%	55,173	24.9%
Age 75 - 84	15,566	36.1%	32,628	34.7%	52,874	23.9%
Age 85+	5,061	11.7%	7,659	8.1%	13,168	5.9%



## Demographic and Income Comparison Profile

1475 El Camino Real, Lady Lake, Florida, 32159  
Rings: 3, 5, 10 mile radii

Prepared by Esri  
Latitude: 28.94833  
Longitude: -81.96030

2010 Race and Ethnicity	3 miles		5 miles		10 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	36,229	96.5%	75,614	95.5%	140,612	89.8%
Black Alone	627	1.7%	1,674	2.1%	10,088	6.4%
American Indian Alone	60	0.2%	139	0.2%	430	0.3%
Asian Alone	266	0.7%	708	0.9%	1,396	0.9%
Pacific Islander Alone	3	0.0%	27	0.0%	82	0.1%
Some Other Race Alone	136	0.4%	472	0.6%	2,103	1.3%
Two or More Races	209	0.6%	547	0.7%	1,888	1.2%
Hispanic Origin (Any Race)	779	2.1%	2,203	2.8%	8,011	5.1%

2020 Race and Ethnicity	3 miles		5 miles		10 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	37,009	92.6%	78,370	90.8%	171,356	85.0%
Black Alone	700	1.8%	1,888	2.2%	10,948	5.4%
American Indian Alone	65	0.2%	145	0.2%	484	0.2%
Asian Alone	389	1.0%	1,112	1.3%	2,350	1.2%
Pacific Islander Alone	13	0.0%	33	0.0%	169	0.1%
Some Other Race Alone	419	1.0%	1,230	1.4%	4,739	2.4%
Two or More Races	1,364	3.4%	3,569	4.1%	11,481	5.7%
Hispanic Origin (Any Race)	1,425	3.6%	3,960	4.6%	14,669	7.3%

2022 Race and Ethnicity	3 miles		5 miles		10 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	37,944	92.6%	80,245	90.6%	177,997	84.9%
Black Alone	695	1.7%	1,902	2.1%	11,317	5.4%
American Indian Alone	65	0.2%	146	0.2%	500	0.2%
Asian Alone	386	0.9%	1,120	1.3%	2,420	1.2%
Pacific Islander Alone	13	0.0%	35	0.0%	188	0.1%
Some Other Race Alone	433	1.1%	1,309	1.5%	5,095	2.4%
Two or More Races	1,425	3.5%	3,772	4.3%	12,243	5.8%
Hispanic Origin (Any Race)	1,462	3.6%	4,121	4.7%	15,546	7.4%

2027 Race and Ethnicity	3 miles		5 miles		10 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	39,840	92.4%	84,921	90.3%	187,000	84.4%
Black Alone	729	1.7%	2,002	2.1%	11,802	5.3%
American Indian Alone	69	0.2%	163	0.2%	543	0.2%
Asian Alone	403	0.9%	1,206	1.3%	2,554	1.2%
Pacific Islander Alone	15	0.0%	38	0.0%	204	0.1%
Some Other Race Alone	487	1.1%	1,507	1.6%	5,760	2.6%
Two or More Races	1,566	3.6%	4,205	4.5%	13,592	6.1%
Hispanic Origin (Any Race)	1,549	3.6%	4,454	4.7%	16,653	7.5%

# Medical Expenditures



## Medical Expenditures

1475 El Camino Real, Lady Lake, Florida, 32159  
Ring: 3 mile radius

Prepared by Esri  
Latitude: 28.94833  
Longitude: -81.96030

Demographic Summary		2022	2027
Population		40,961	43,109
Households		23,579	24,963
Families		14,281	15,041
Median Household Income		\$55,770	\$62,918
Males per 100 Females		85.8	84.2
<b>Population by Age</b>			
Population <5 Years		0.8%	0.7%
Population 65+ Years		76.7%	79.8%
Median Age		72.8	74.4
	<b>Spending Potential Index</b>	<b>Average Amount Spent</b>	<b>Total</b>
<b>Health Care</b>	87	\$6,136.64	\$144,695,746
<b>Medical Care</b>	91	\$2,170.41	\$51,176,156
Physician Services	75	\$214.92	\$5,067,571
Dental Services	101	\$461.95	\$10,892,224
Eyecare Services	85	\$66.58	\$1,569,944
Lab Tests, X-rays	70	\$54.45	\$1,283,906
Hospital Room and Hospital Services	70	\$158.50	\$3,737,181
Convalescent or Nursing Home Care	174	\$66.38	\$1,565,147
Other Medical Services (1)	75	\$131.77	\$3,106,899
Nonprescription Drugs	80	\$139.96	\$3,300,078
Prescription Drugs	89	\$339.50	\$8,005,061
Nonprescription Vitamins	117	\$130.40	\$3,074,710
Medicare Prescription Drug Premium	128	\$173.60	\$4,093,302
Eyeglasses and Contact Lenses	73	\$80.75	\$1,904,104
Hearing Aids	143	\$66.37	\$1,564,955
Medical Equipment for General Use	95	\$6.71	\$158,145
Other Medical Supplies/Equipment (2)	92	\$78.58	\$1,852,929
<b>Health Insurance</b>	84	\$3,966.22	\$93,519,590
Blue Cross/Blue Shield	63	\$774.72	\$18,267,125
Fee for Service Health Plan	65	\$615.99	\$14,524,443
HMO	62	\$520.43	\$12,271,104
Medicare Payments	127	\$1,202.94	\$28,364,056
Long Term Care Insurance	121	\$68.37	\$1,612,086
Dental Care Insurance	70	\$122.64	\$2,891,759
Vision Care Insurance	61	\$24.12	\$568,731
Prescription Drug Insurance	94	\$8.16	\$192,320
Other Single Service Insurance (3)	88	\$18.88	\$445,148
Medicaid Premiums	51	\$5.89	\$138,948
Tricare/Military Premiums	79	\$6.92	\$163,200
Children's Health Ins Program Premiums	54	\$1.60	\$37,624

**Data Note:** The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100. Detail may not sum to totals due to rounding.

**(1) Other Medical Services** includes Services by Medical Professionals other than Physicians, Outpatient Hospital Care, Blood Donation, and Ambulance, Dialysis, Emergency Room, Oxygen or Rescue Services.

**(2) Other Medical Supplies/Equipment** includes Topicals, Dressings, Supportive and Convalescent Medical Equipment, Rental of Medical Equipment for General Use, and Rental of Supportive and Convalescent Medical Equipment.

**(3) Other Single Service Insurance** Other Single Service Insurance includes health insurance coverage that provides for only one type of service, other than dental care, vision care, prescriptions, and long-term care

**Source:** Esri forecasts for 2022 and 2027; Consumer Spending data are derived from the 2018 and 2019 Consumer Expenditure Surveys, Bureau of Labor Statistics.



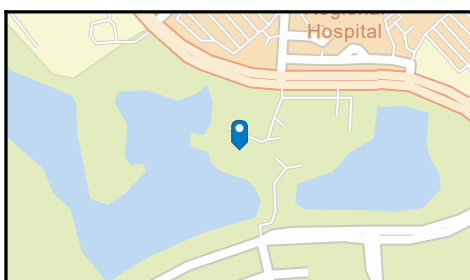
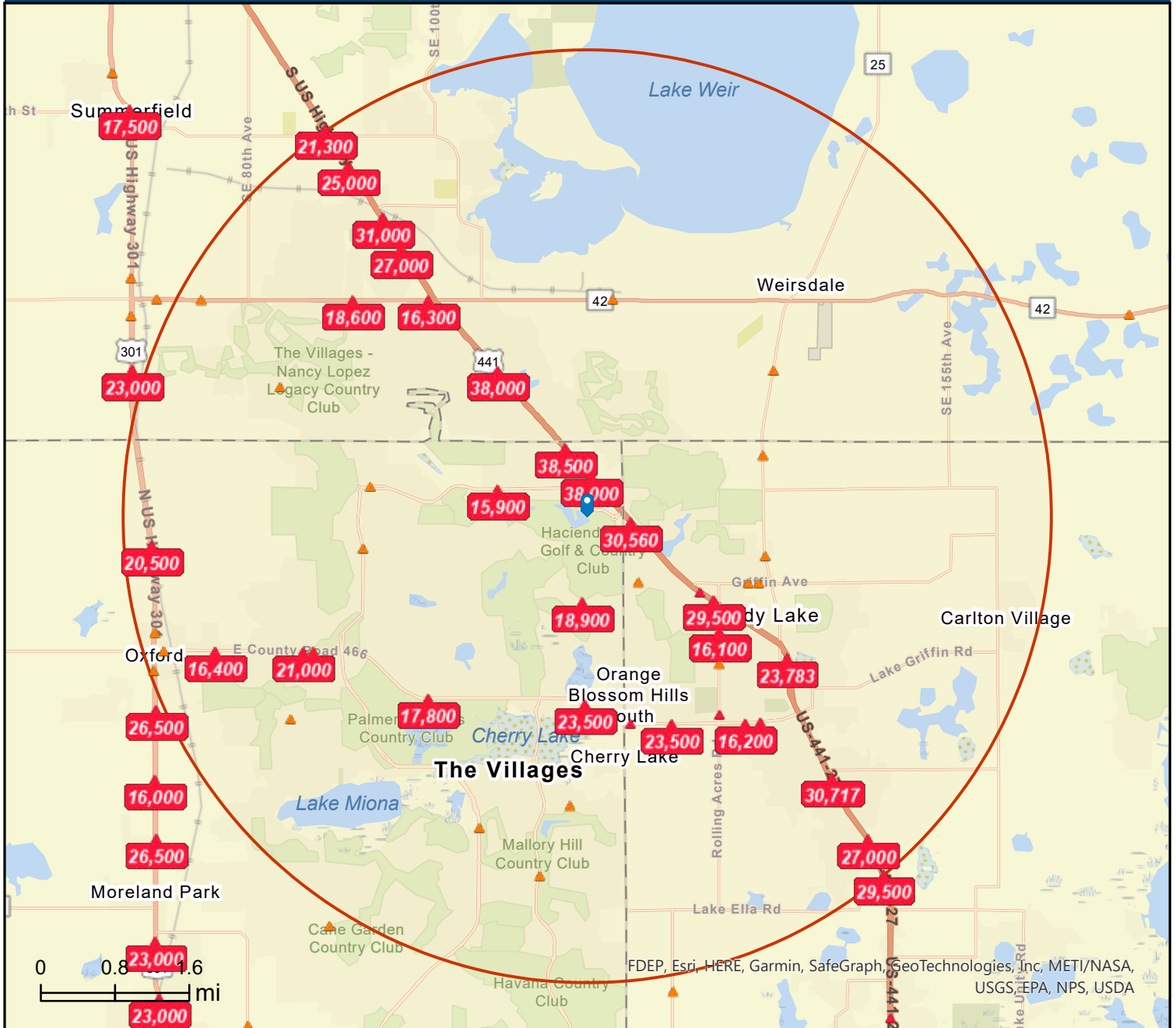
# Traffic Count Map



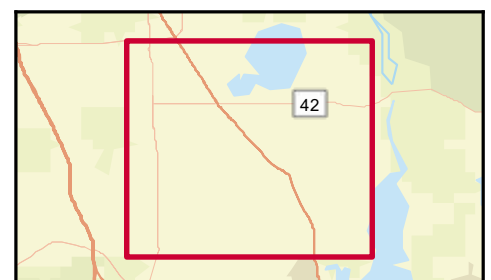
## Traffic Count Map

1475 El Camino Real, Lady Lake, Florida, 32159 2  
 1475 El Camino Real, Lady Lake, Florida, 32159  
 Rings: 5 mile radii

Prepared by Esri  
 Latitude: 28.94833  
 Longitude: -81.96030



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2022 Kalibrate Technologies (Q3 2022).

# *Disclaimer*

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