

AKIN Realty
Company

Summit Medical Park

741 CR 466, Lady Lake, FL 32159

For Lease: \$20/sf/yr + NNN

THE PEAK OF
HEALTHCARE
BEGINS HERE

SUMMIT MEDICAL PARK



Exclusively Listed By:

FRAN DANN-AKIN, SIOR

8550 NE 138th Lane, Suite 2000-B

The Villages, FL 32159

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Direct: (352) 266-7795



SIOR

Executive Summary

Lease Price: \$22 / SF / YR
Lease Type: NNN Lease
Year Built: 2009
Available Space: 1,998 SF
Parcel Alt Key: 3874892
Zoned: CP (Planned Commercial)

Nicely finished medical office conveniently located between the area's largest retail concentration, UF Health Hospital and The Villages. 1,998 SF features, 5 exam rooms, doctors office with back door next to it and three restrooms. Large, shared waiting area and break room.

Physician owned Medical Condominiums offering outstanding existing Medical Synergy.



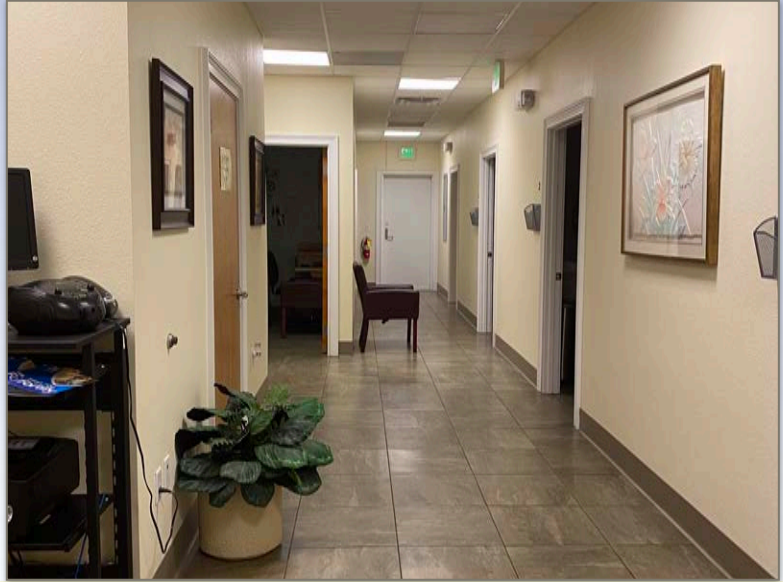
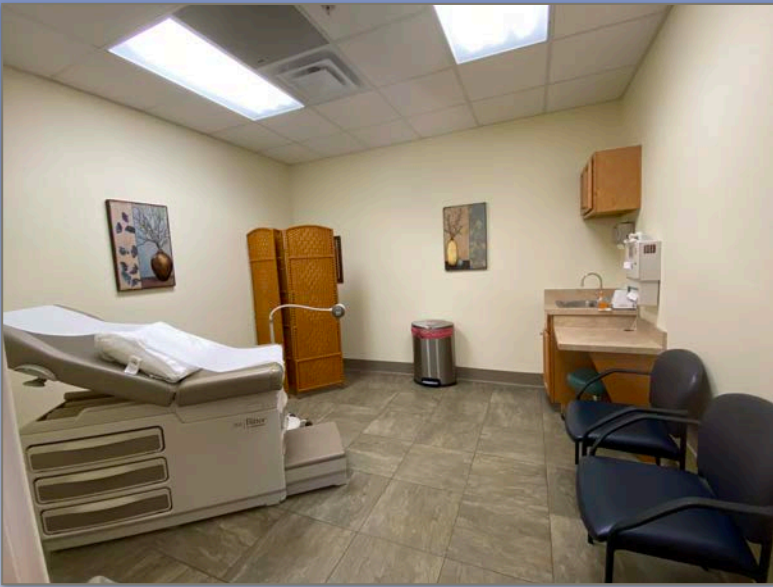
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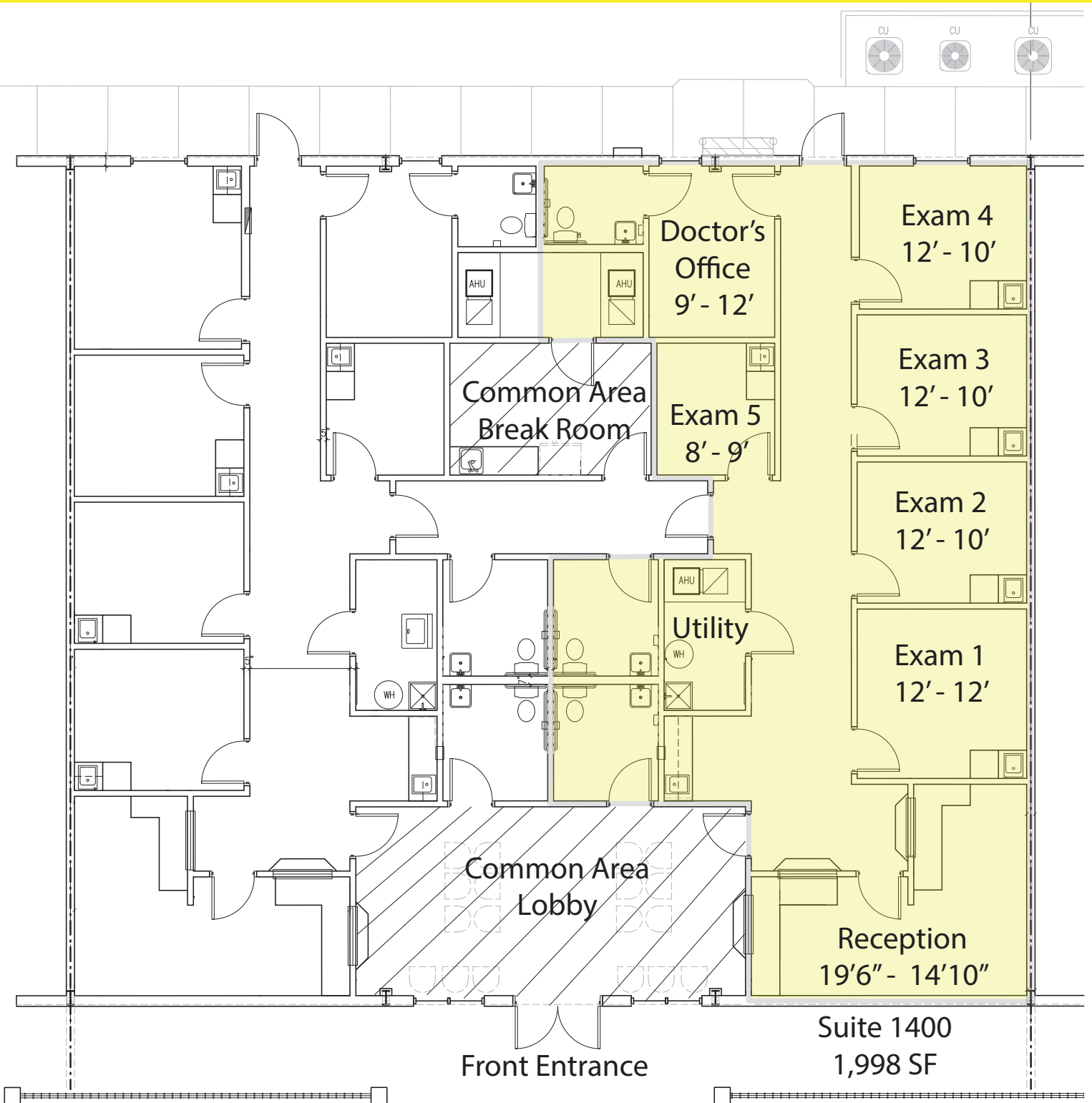


The Summit is located between the heart of the areas largest hospitality center, The Villages and The Villages Hospital.

Interior Photos



Floor Diagram





Demographic and Income Profile

741 County Road 466, Lady Lake, Florida, 32159
 Ring Band: 0 - 10 mile radius

Prepared by Esri
 Latitude: 28.91693
 Longitude: -81.93812

Summary	Census 2010	Census 2020	2022	2027
Population	155,298	204,265	215,187	227,896
Households	75,346	102,639	108,417	115,568
Families	51,159	-	69,997	74,312
Average Household Size	2.05	1.97	1.97	1.96
Owner Occupied Housing Units	64,178	-	90,945	97,457
Renter Occupied Housing Units	11,168	-	17,473	18,111
Median Age	63.4	-	65.5	67.4

Trends: 2022-2027 Annual Rate	Area	State	National
Population	1.15%	0.61%	0.25%
Households	1.29%	0.62%	0.31%
Families	1.20%	0.59%	0.28%
Owner HHS	1.39%	0.83%	0.53%
Median Household Income	3.04%	3.75%	3.12%

Households by Income	2022		2027	
	Number	Percent	Number	Percent
<\$15,000	7,203	6.6%	5,717	4.9%
\$15,000 - \$24,999	8,165	7.5%	6,428	5.6%
\$25,000 - \$34,999	10,989	10.1%	8,176	7.1%
\$35,000 - \$49,999	14,167	13.1%	12,595	10.9%
\$50,000 - \$74,999	24,495	22.6%	27,808	24.1%
\$75,000 - \$99,999	16,782	15.5%	19,811	17.1%
\$100,000 - \$149,999	14,273	13.2%	17,847	15.4%
\$150,000 - \$199,999	7,214	6.7%	10,445	9.0%
\$200,000+	5,129	4.7%	6,740	5.8%

Median Household Income	\$61,311	\$71,226
Average Household Income	\$85,911	\$100,660
Per Capita Income	\$43,361	\$51,126

Population by Age	Census 2010		2022		2027	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	5,002	3.2%	6,873	3.2%	7,074	3.1%
5 - 9	4,790	3.1%	7,018	3.3%	7,120	3.1%
10 - 14	4,742	3.1%	6,936	3.2%	7,313	3.2%
15 - 19	4,918	3.2%	6,321	2.9%	6,724	3.0%
20 - 24	4,189	2.7%	6,278	2.9%	6,050	2.7%
25 - 34	8,717	5.6%	14,711	6.8%	14,146	6.2%
35 - 44	9,602	6.2%	13,823	6.4%	14,857	6.5%
45 - 54	13,249	8.5%	14,799	6.9%	14,652	6.4%
55 - 64	28,284	18.2%	27,826	12.9%	24,470	10.7%
65 - 74	43,821	28.2%	59,945	27.9%	56,548	24.8%
75 - 84	22,367	14.4%	39,274	18.3%	54,643	24.0%
85+	5,616	3.6%	11,381	5.3%	14,298	6.3%

Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	138,108	88.9%	172,277	84.3%	181,506	84.3%	191,839	84.2%
Black Alone	11,612	7.5%	13,474	6.6%	13,927	6.5%	14,358	6.3%
American Indian Alone	386	0.2%	449	0.2%	472	0.2%	514	0.2%
Asian Alone	1,518	1.0%	2,589	1.3%	2,681	1.2%	2,814	1.2%
Pacific Islander Alone	94	0.1%	182	0.1%	205	0.1%	225	0.1%
Some Other Race Alone	1,812	1.2%	4,331	2.1%	4,721	2.2%	5,383	2.4%
Two or More Races	1,769	1.1%	10,963	5.4%	11,675	5.4%	12,764	5.6%
Hispanic Origin (Any Race)	6,769	4.4%	13,599	6.7%	14,502	6.7%	15,405	6.8%

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.



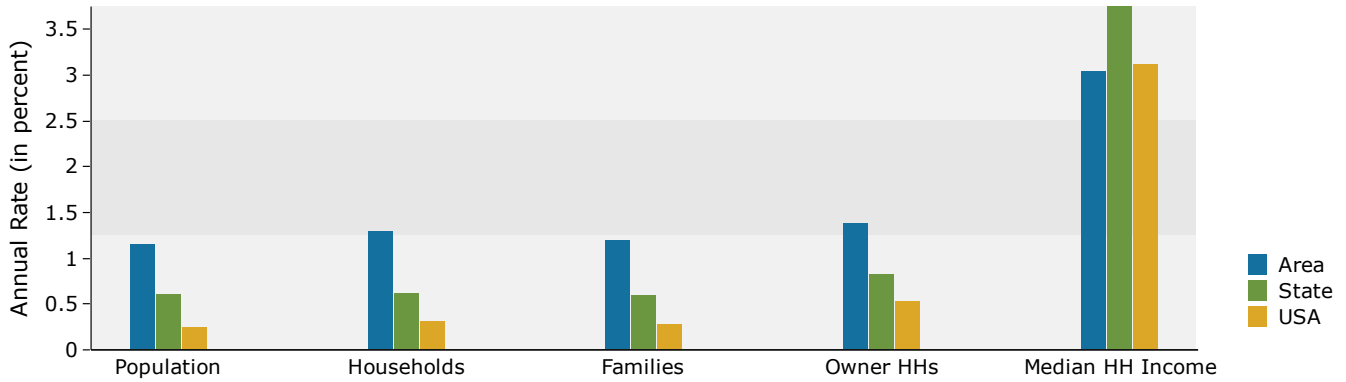


Demographic and Income Profile

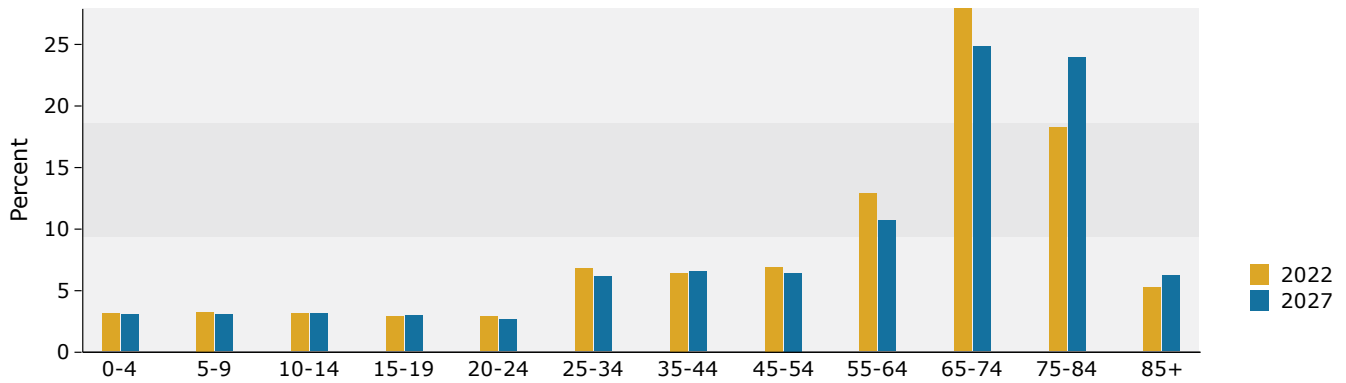
741 County Road 466, Lady Lake, Florida, 32159
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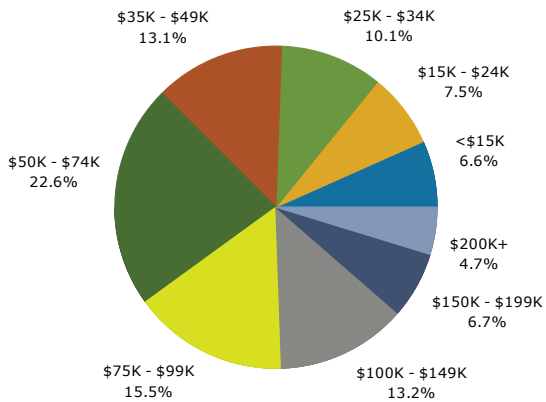
Trends 2022-2027



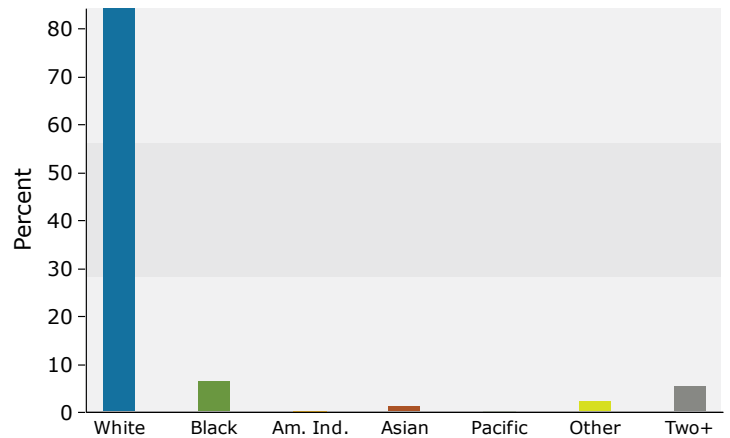
Population by Age



2022 Household Income



2022 Population by Race



2022 Percent Hispanic Origin: 6.7%

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





Medical Expenditures

741 County Road 466, Lady Lake, Florida, 32159
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 Latitude: 28.91693
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	2022	2027	
Demographic Summary			
Population	215,187	227,896	
Households	108,417	115,568	
Families	69,997	74,312	
Median Household Income	\$61,311	\$71,226	
Males per 100 Females	90.2	89.1	
Population by Age			
Population <5 Years	3.2%	3.1%	
Population 65+ Years	51.4%	55.1%	
Median Age	65.5	67.4	
	Spending Potential Index	Average Amount Spent	Total
Health Care	96	\$6,785.21	\$735,632,389
Medical Care	99	\$2,370.88	\$257,043,287
Physician Services	86	\$247.79	\$26,864,259
Dental Services	105	\$479.40	\$51,974,728
Eyecare Services	95	\$73.99	\$8,021,281
Lab Tests, X-rays	86	\$67.05	\$7,269,131
Hospital Room and Hospital Services	85	\$192.94	\$20,917,586
Convalescent or Nursing Home Care	156	\$59.48	\$6,449,068
Other Medical Services (1)	85	\$148.85	\$16,137,787
Nonprescription Drugs	93	\$162.83	\$17,653,804
Prescription Drugs	101	\$383.05	\$41,528,666
Nonprescription Vitamins	116	\$129.72	\$14,063,541
Medicare Prescription Drug Premium	131	\$176.46	\$19,131,756
Eyeglasses and Contact Lenses	86	\$94.42	\$10,237,118
Hearing Aids	134	\$62.21	\$6,744,510
Medical Equipment for General Use	99	\$6.94	\$751,889
Other Medical Supplies/Equipment (2)	101	\$85.76	\$9,298,164
Health Insurance	94	\$4,414.34	\$478,589,102
Blue Cross/Blue Shield	78	\$960.22	\$104,104,172
Fee for Service Health Plan	79	\$752.56	\$81,590,432
HMO	74	\$619.79	\$67,196,212
Medicare Payments	129	\$1,214.14	\$131,633,690
Long Term Care Insurance	119	\$67.14	\$7,278,946
Dental Care Insurance	82	\$143.45	\$15,551,990
Vision Care Insurance	77	\$30.52	\$3,308,418
Prescription Drug Insurance	99	\$8.67	\$940,292
Other Single Service Insurance (3)	99	\$21.33	\$2,312,847
Medicaid Premiums	76	\$8.69	\$941,615
Tricare/Military Premiums	94	\$8.18	\$886,658
Children's Health Ins Program Premiums	69	\$2.03	\$220,447

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.

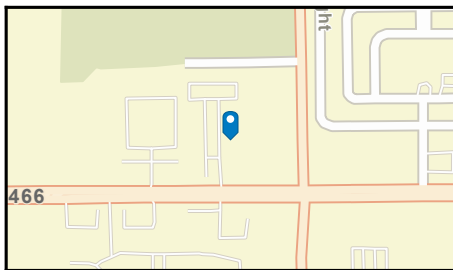
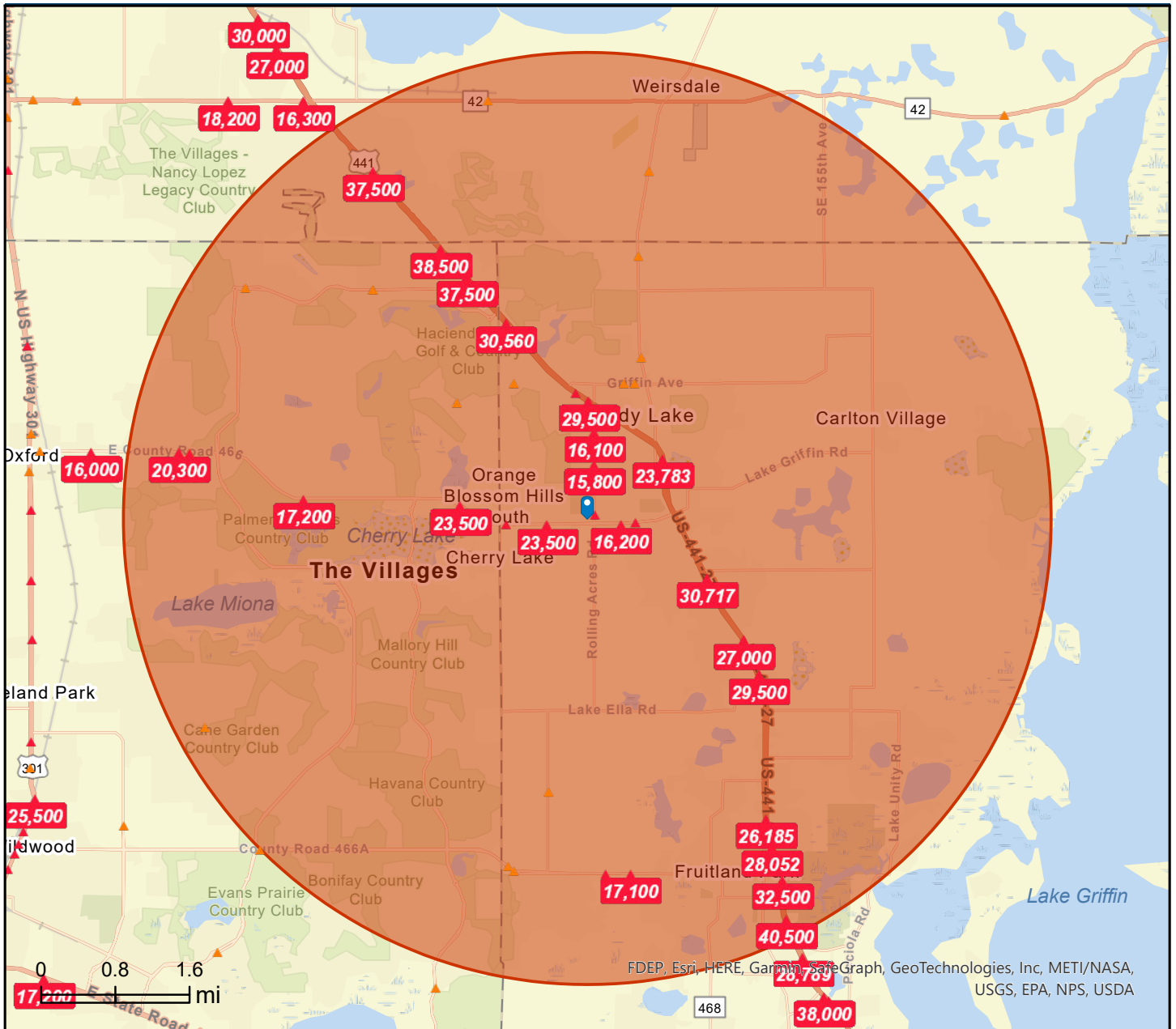




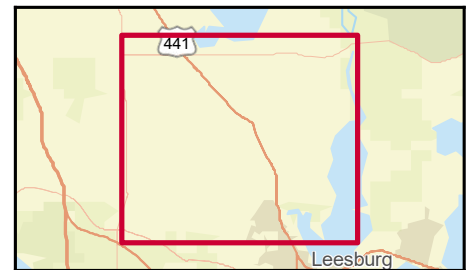
Traffic Count Map

741 County Road 466, Lady Lake, Florida, 32159
 Ring Bands: 0-5 mile radii

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- 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 (Q1 2022).



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