

AKIN Realty
Company

Summit Medical Park

781 CR 466, Lady Lake, FL 32159

Offered at: \$650,000

**THE PEAK OF
HEALTHCARE
BEGINS HERE**

SUMMIT MEDICAL PARK



Exclusively Listed By:

FRAN DANN-AKIN, SIOR

8550 NE 138th Lane, Bldg. 600

The Villages, FL 32159

fran@franakin.com

Direct: (352) 266-7795



SIOR

Executive Summary

- Offered at \$650,000
- Available Space: 1,920 SF
- Year Built: 2009
- Lake County Alt Key: 3874885
- Zoned CP (Planned Commercial)

We are excited to present an exceptional opportunity in the highly sought-after Summit Medical Park. This remarkable property offers a spacious and well-equipped medical office ready to accommodate your practice's needs.

The medical office is 1,920 SF, providing ample space for your practice to flourish. The interior features four spacious exam rooms, doctors office, break-room, reception, lobby and two restrooms. Whether you are a physician, specialist, or healthcare provider, this layout offers versatility and the opportunity to tailor the space to suit your specific needs.

Situated in the prestigious Summit Medical Park, this office space enjoys a prime location in Lady Lake, FL. The area is known for its vibrant medical community and proximity to The Villages, a premier active adult retirement community. With a growing population and high demand for medical services, this location offers excellent accessibility for your practice.

Video Link of The Summit: <https://youtu.be/OuPCx4uvQEQ>



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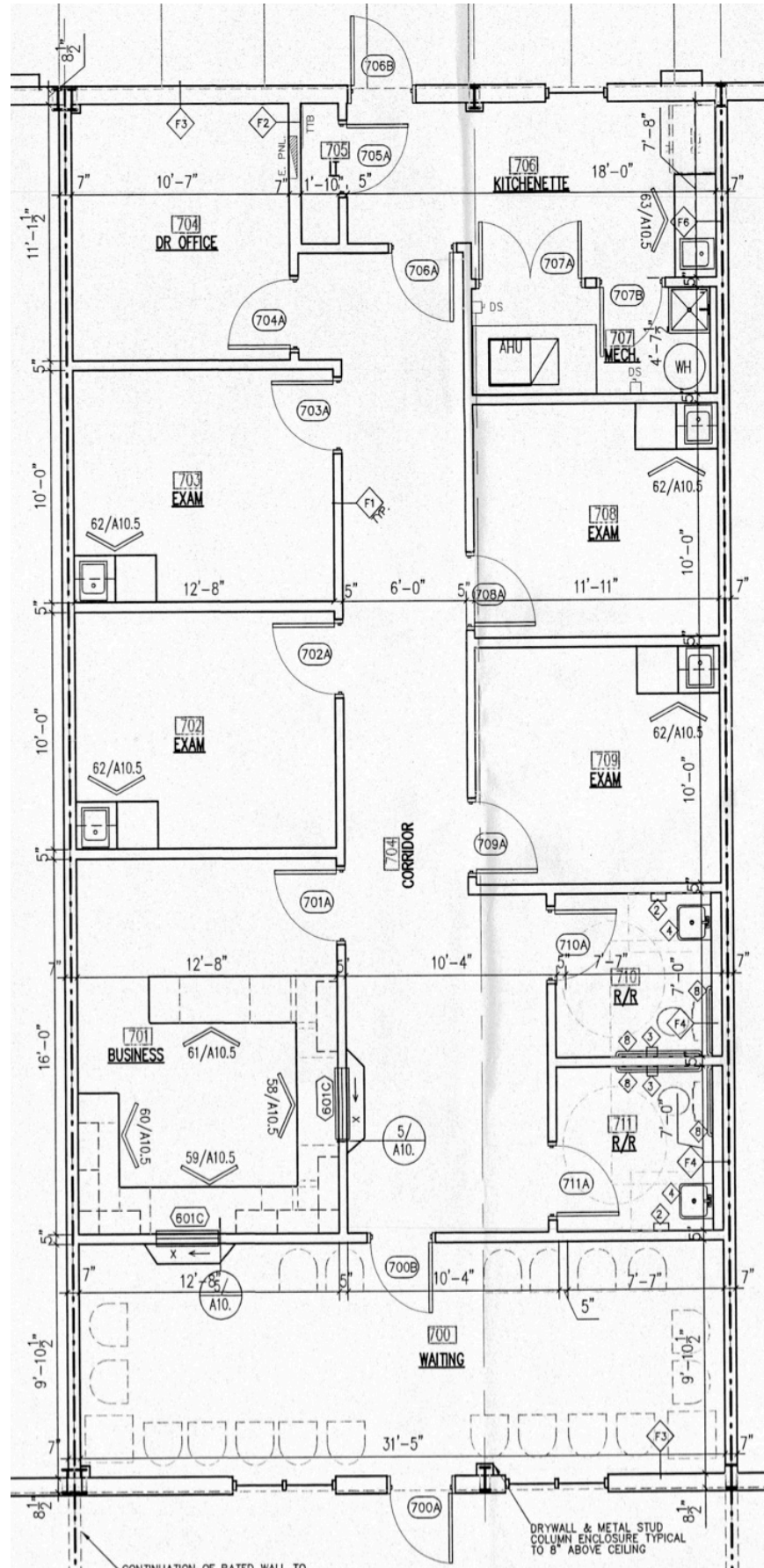
Aerials



Interior Photos



Floor Diagram





Demographic and Income Profile

737 County Road 466, Lady Lake, Florida, 32159
Ring: 10 mile radius

Prepared by Esri
Latitude: 28.91679
Longitude: -81.93812

Summary	Census 2010	Census 2020	2022	2027
Population	155,059	204,025	214,950	227,671
Households	75,246	102,531	108,311	115,466
Families	51,083	-	69,916	74,236
Average Household Size	2.05	1.97	1.97	1.96
Owner Occupied Housing Units	64,089	-	90,851	97,368
Renter Occupied Housing Units	11,157	-	17,460	18,099
Median Age	63.4	-	65.6	67.5

Trends: 2022-2027 Annual Rate	Area	State	National
Population	1.16%	0.61%	0.25%
Households	1.29%	0.62%	0.31%
Families	1.21%	0.59%	0.28%
Owner HHs	1.40%	0.83%	0.53%
Median Household Income	3.04%	3.75%	3.12%

Households by Income	2022		2027	
	Number	Percent	Number	Percent
<\$15,000	7,192	6.6%	5,711	4.9%
\$15,000 - \$24,999	8,162	7.5%	6,426	5.6%
\$25,000 - \$34,999	10,990	10.1%	8,177	7.1%
\$35,000 - \$49,999	14,159	13.1%	12,591	10.9%
\$50,000 - \$74,999	24,461	22.6%	27,778	24.1%
\$75,000 - \$99,999	16,764	15.5%	19,792	17.1%
\$100,000 - \$149,999	14,251	13.2%	17,821	15.4%
\$150,000 - \$199,999	7,207	6.7%	10,434	9.0%
\$200,000+	5,125	4.7%	6,736	5.8%

Median Household Income	\$61,298	\$71,210
Average Household Income	\$85,904	\$100,653
Per Capita Income	\$43,369	\$51,133

Population by Age	Census 2010		2022		2027	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	4,989	3.2%	6,862	3.2%	7,063	3.1%
5 - 9	4,778	3.1%	7,006	3.3%	7,109	3.1%
10 - 14	4,726	3.0%	6,922	3.2%	7,301	3.2%
15 - 19	4,901	3.2%	6,310	2.9%	6,713	2.9%
20 - 24	4,175	2.7%	6,268	2.9%	6,044	2.7%
25 - 34	8,698	5.6%	14,679	6.8%	14,124	6.2%
35 - 44	9,573	6.2%	13,800	6.4%	14,826	6.5%
45 - 54	13,200	8.5%	14,771	6.9%	14,627	6.4%
55 - 64	28,250	18.2%	27,780	12.9%	24,434	10.7%
65 - 74	43,802	28.2%	59,915	27.9%	56,513	24.8%
75 - 84	22,354	14.4%	39,261	18.3%	54,626	24.0%
85+	5,613	3.6%	11,377	5.3%	14,294	6.3%

Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	137,889	88.9%	172,075	84.3%	181,309	84.3%	191,655	84.2%
Black Alone	11,603	7.5%	13,470	6.6%	13,923	6.5%	14,354	6.3%
American Indian Alone	386	0.2%	449	0.2%	472	0.2%	514	0.2%
Asian Alone	1,516	1.0%	2,590	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	1,809	1.2%	4,319	2.1%	4,708	2.2%	5,370	2.4%
Two or More Races	1,763	1.1%	10,940	5.4%	11,652	5.4%	12,738	5.6%
Hispanic Origin (Any Race)	6,737	4.3%	13,560	6.6%	14,461	6.7%	15,366	6.7%

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.

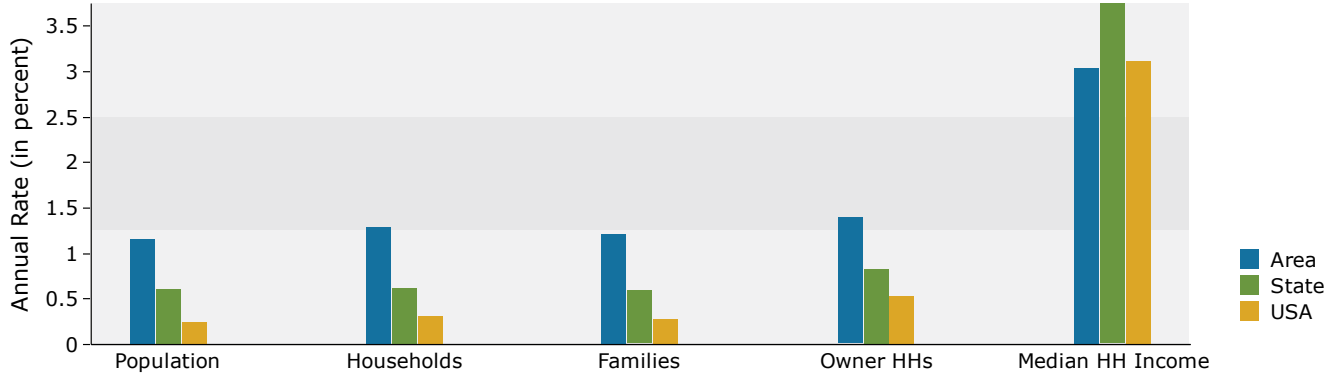


Demographic and Income Profile

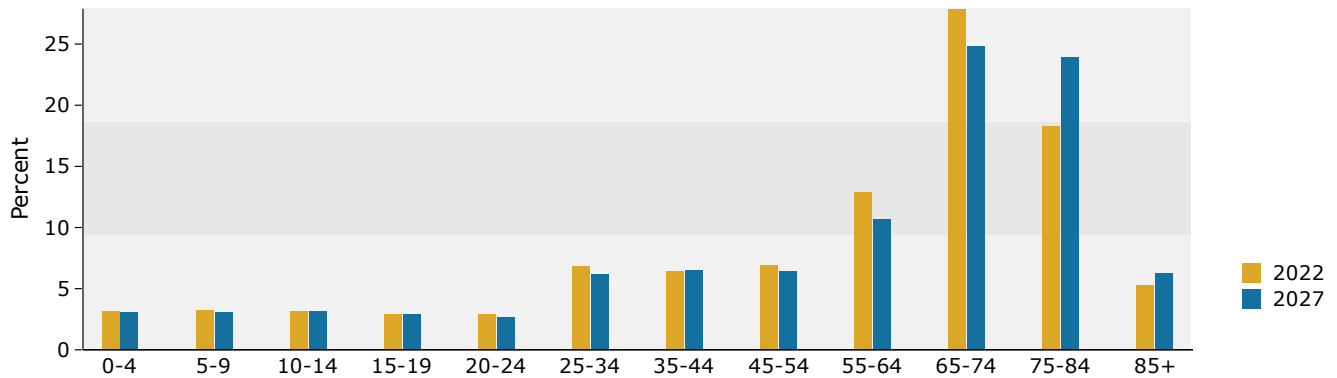
737 County Road 466, Lady Lake, Florida, 32159
Ring: 10 mile radius

Prepared by Esri
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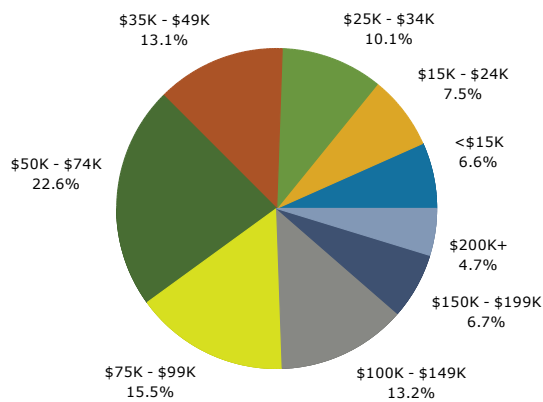
Trends 2022-2027



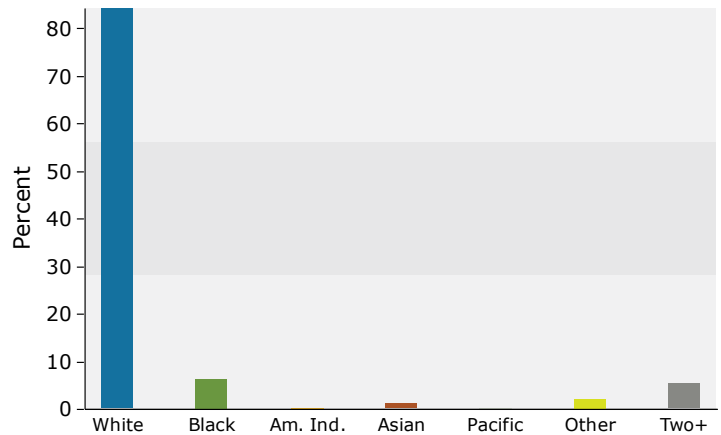
Population by Age



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

737 County Road 466, Lady Lake, Florida, 32159
Ring: 10 mile radius

Prepared by Esri
Latitude: 28.91679
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Demographic Summary		2022	2027
Population		214,950	227,671
Households		108,311	115,466
Families		69,916	74,236
Median Household Income		\$61,298	\$71,210
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		65.6	67.5
	Spending Potential Index	Average Amount Spent	Total
Health Care	96	\$6,785.56	\$734,950,867
Medical Care	99	\$2,371.06	\$256,811,923
Physician Services	86	\$247.79	\$26,838,812
Dental Services	105	\$479.42	\$51,926,131
Eyecare Services	95	\$73.99	\$8,014,421
Lab Tests, X-rays	86	\$67.05	\$7,261,916
Hospital Room and Hospital Services	85	\$192.94	\$20,897,007
Convalescent or Nursing Home Care	156	\$59.51	\$6,445,132
Other Medical Services (1)	85	\$148.84	\$16,120,656
Nonprescription Drugs	93	\$162.84	\$17,637,447
Prescription Drugs	101	\$383.09	\$41,493,323
Nonprescription Vitamins	116	\$129.73	\$14,051,415
Medicare Prescription Drug Premium	131	\$176.51	\$19,118,082
Eyeglasses and Contact Lenses	86	\$94.42	\$10,227,007
Hearing Aids	134	\$62.23	\$6,739,996
Medical Equipment for General Use	99	\$6.94	\$751,182
Other Medical Supplies/Equipment (2)	101	\$85.77	\$9,289,396
Health Insurance	94	\$4,414.50	\$478,138,944
Blue Cross/Blue Shield	78	\$960.11	\$103,990,209
Fee for Service Health Plan	79	\$752.52	\$81,506,411
HMO	74	\$619.67	\$67,117,180
Medicare Payments	129	\$1,214.43	\$131,536,614
Long Term Care Insurance	119	\$67.15	\$7,272,576
Dental Care Insurance	82	\$143.44	\$15,535,721
Vision Care Insurance	77	\$30.51	\$3,304,890
Prescription Drug Insurance	99	\$8.67	\$939,411
Other Single Service Insurance (3)	99	\$21.34	\$2,310,835
Medicaid Premiums	76	\$8.68	\$940,480
Tricare/Military Premiums	94	\$8.18	\$886,002
Children's Health Ins Program Premiums	69	\$2.03	\$220,245

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.

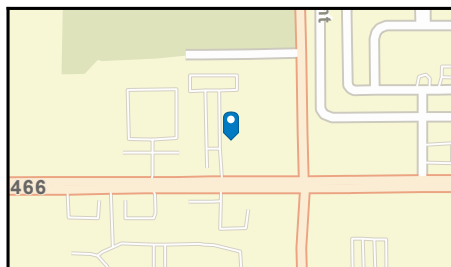
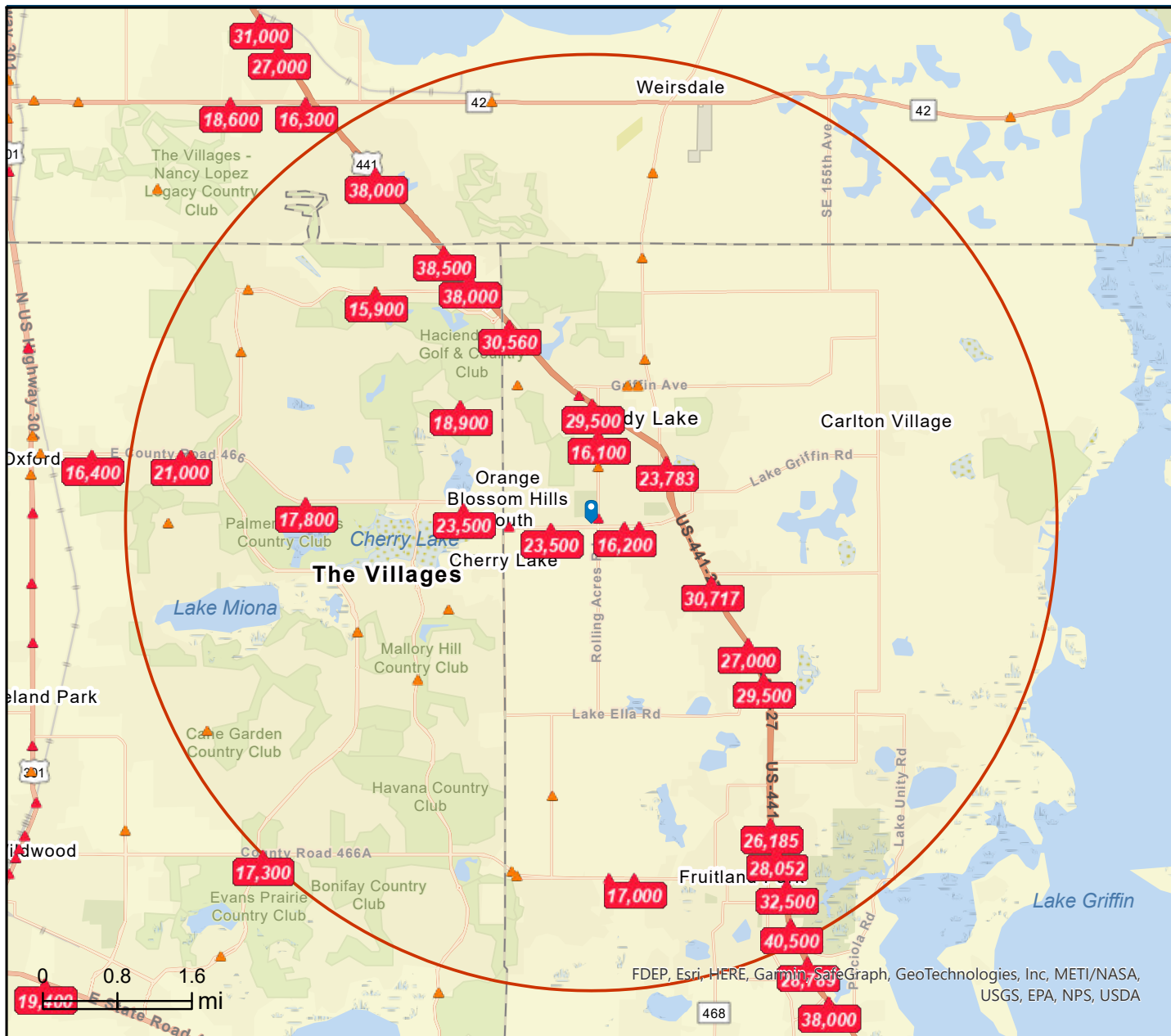
Traffic Count



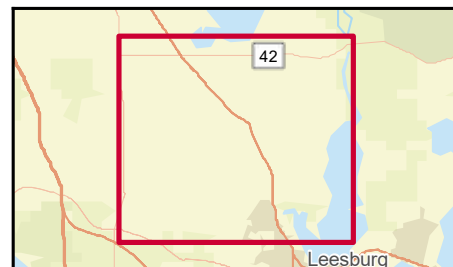
Traffic Count Map

737 County Road 466, Lady Lake, Florida, 32159
Rings: 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 (Q3 2022).

May 10, 2023

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