





AKIN Realty Company

Exclusively Listed By:

FRAN DANN-AKIN, SIOR

8550 NE 138th Lane, Suite 2000-B The Villages, FL 32159 fran@franakin.com Direct: (352) 266-7795



Offering Prime Professional Office Buildings at "The Enclave". Located on busy CR 466 with a traffic count of 23,500 cars per day. Convenient to UF Health Villages Hospital, and largest shopping area of The Villages area.

Unit 901:

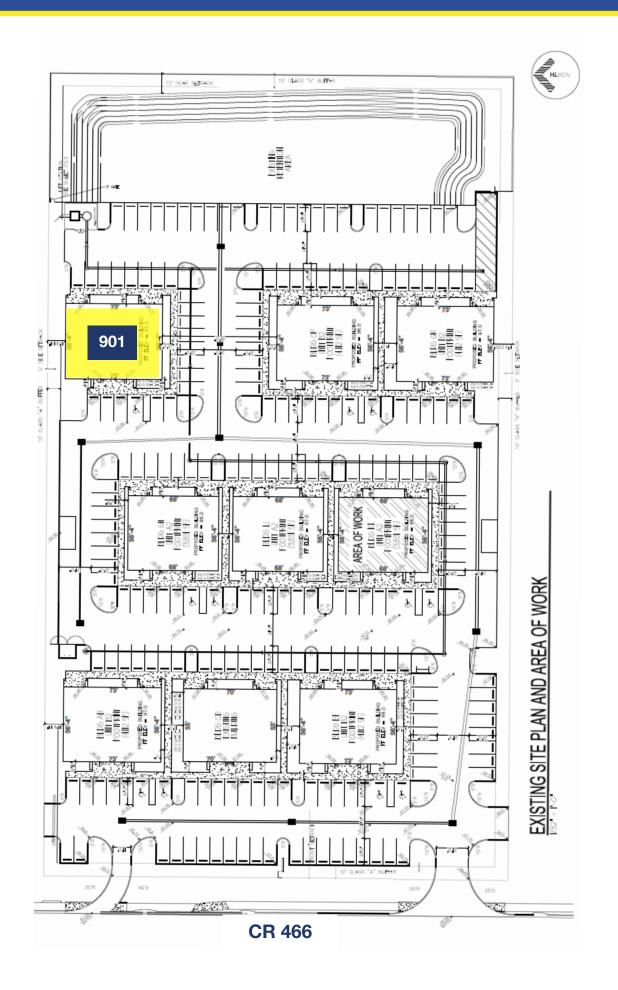
- 3,825 SF (divisible) cold grey shell ready for design and build to suit.
- Create a workspace that reflects your brand and maximizes efficiency.

Outstanding demographics in area dominated by Medical. Build-to-Suit and tailor your office space to your needs.





Site Plan





Demographic and Income Profile

871 Highway 466, Lady Lake, Florida, 32159 Ring: 5 mile radius Prepared by Esri

Latitude: 28.91622 Longitude: -81.93835

Summary		Census 201		Census 202		2023		
Population		79,76		98,4		99,870		10
Households		41,52		53,1	41	54,319		
Families		28,53	30		-	34,170		
Average Household Size		1.9	91	1.	84	1.83		
Owner Occupied Housing Units		37,72	28		-	47,285		!
Renter Occupied Housing Units		3,79	92		-	7,034		
Median Age		66	.7		-	69.4		
Trends: 2023-2028 Annual Rate			Area			State		Na
Population			0.83%			0.63%		
Households			1.12%			0.77%		
Families			0.84%			0.74%		
Owner HHs			1.22%			0.93%		
Median Household Income			2.69%			3.34%		
						2023		
Households by Income				Nu	mber	Percent	Number	F
<\$15,000					3,665	6.7%	3,220	
\$15,000 - \$24,999					3,867	7.1%	3,195	
\$25,000 - \$34,999					4,693	8.6%	4,129	
\$25,000 - \$49,999					+,095 7,251	13.3%	6,753	
\$50,000 - \$74,999					1,757	21.6%	12,104	
\$75,000 - \$99,999					9,253	17.0%	12,104	
., .,					9,253 7,751	17.0%	9,517	
\$100,000 - \$149,999					•		•	
\$150,000 - \$199,999					3,814	7.0%	5,364	
\$200,000+				4	2,268	4.2%	2,845	
Median Household Income				\$63	3,906		\$72,975	
Average Household Income					5,890		\$99,370	
Per Capita Income					7,149		\$54,707	
		Cen	sus 2010	4	,	2023	+= .,. =:	
Population by Age		Number	Percent	Nu	mber	Percent	Number	F
0 - 4		1,451	1.8%		1,867	1.9%	1,836	
5 - 9		1,420	1.8%		, 1,974	2.0%	1,863	
10 - 14		1,469	1.8%		2,028	2.0%	1,988	
15 - 19		1,455	1.8%		1,869	1.9%	1,834	
20 - 24		1,255	1.6%		1,752	1.8%	1,642	
25 - 34		2,701	3.4%		4,127	4.1%	3,765	
35 - 44		3,298	4.1%		1,279	4.3%	4,280	
45 - 54		5,119	6.4%		4,845	4.9%	4,555	
55 - 64		16,543	20.7%		2,686	12.7%	9,807	
65 - 74		27,956	35.0%			35.9%		
		•			5,880		32,291	
75 - 84		14,020	17.6%	-	2,776	22.8%	32,333	
85+	C	3,081 nsus 2010	3.9%		5,787	5.8% 2023	7,892	
Race and Ethnicity	Number		Number	n sus 2020 Percent	Number		Number	F
White Alone	75,585	94.8%	89,296	90.7%	90,397		94,011	•
Black Alone	2,217	2.8%	2,703	2.7%	2,800	2.8%	2,924	
American Indian Alone	152	0.2%	157	0.2%	164		168	
Asian Alone	697	0.9%	1,086	1.1%	1,048	1.0%	1,048	
Pacific Islander Alone	36	0.0%	53	0.1%	55		60	
Some Other Race Alone	486	0.6%	1,280	1.3%	1,363	1.4%	1,480	
Two or More Races	595	0.7%	3,835	3.9%	4,044	4.0%	4,397	
Hispopia Origin (Arts Dars)	2 24 2	2.60/	4 245	4 20/	4 570	4 60/		
Hispanic Origin (Any Race)	2,213	2.8%	4,245	4.3%	4,579	4.6%	5,057	

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



Realty Company

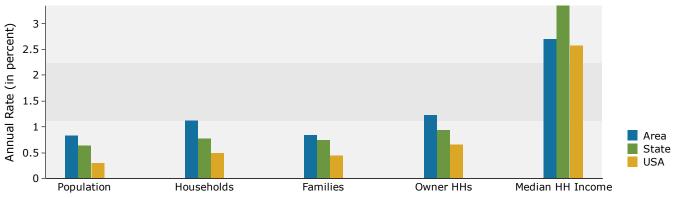


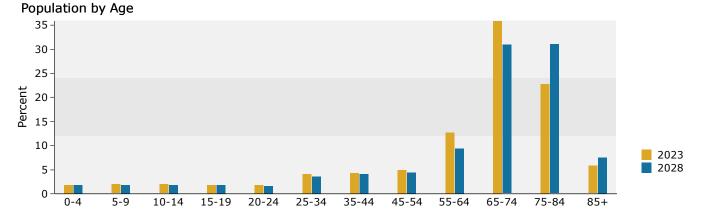
Demographic and Income Profile

871 Highway 466, Lady Lake, Florida, 32159 Ring: 5 mile radius Prepared by Esri Latitude: 28.91622

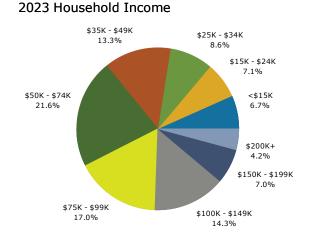
Longitude: -81.93835

Trends 2023-2028





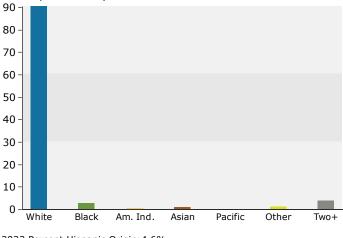
Percent



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(352) 266-7795

2023 Population by Race



2023 Percent Hispanic Origin: 4.6%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.





Medical Expenditures

871 Highway 466, Lady Lake, Florida, 32159 Ring: 5 mile radius Prepared by Esri

Latitude: 28.91622 Longitude: -81.93835

Population 99,870 1040. Households 54,319 57,4 Formilies 34,170 33,5 Median Household Income \$83,906 \$72,9 Males per 100 Females \$89,6 68 Population by Age \$89,6 68 Population 5 Years 19,% 1 Population 65 + Years 64,5% 69.4 Median Age 69,4 77 Median Age 69,4 77 Health Care 94 \$6,953.28 \$377,6950 Medical Care 96 \$2,314,74 \$12,573,45 Physician Services 97 \$439,78 \$23,885,5 Evecare Services 97 \$439,78 </th <th></th> <th></th> <th></th> <th></th>				
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Spending Potential Index Average Amount Spent To Health Care 94 \$6,953.28 \$5377,695,0 Medical Care 96 \$2,2,314.74 \$125,734,5 Physician Services 86 \$238.79 \$12,970,9 Dental Services 97 \$433.78 \$22,888,5 Eyecare Services 99 \$86.64 \$44,706,0 Lab Tests, X-rays 83 \$64-29 \$3,492,0 Hospital Room and Hospital Services 79 \$198.37 \$10,775,1 Convalescent or Nursing Home Care 148 \$47.93 \$2,603,4 Other Medical Services (1) 81 \$143.20 \$7,775,5 Nonprescription Drugs 95 \$162.36 \$8,819,4 Prescription Drugs 95 \$162.36 \$8,819,4 Prescription Drugs 104 \$144.18 \$7,831,7 Medicare Prescription Drugs 95 \$162.36 \$\$2,925 Nonprescription Drug fremium 134 \$180.35 \$\$9,796,2 Eyeglasses and Contact Lenses 83 \$\$92,59	Population 65+ Years		64.5%	69.7
Index Spent To Health Care 96 \$\$2,314.74 \$\$125,734,55 Physician Services 96 \$\$2,314.74 \$\$125,734,55 Physician Services 96 \$\$2,314.74 \$\$125,734,55 Dental Services 97 \$\$439,78 \$\$2,388,55 Eyecare Services 99 \$\$86.64 \$\$4,706,00 Lab Tests, X-rays 83 \$\$64.29 \$\$3,492,00 Hoogital Room and Hospital Services 79 \$\$198,37 \$\$10,775,1 Convalescent or Nursing Home Care 148 \$\$47,93 \$\$2,603,4 Other Medical Services (1) 81 \$\$143,200 \$\$7,778,5 Nonprescription Drugs \$\$162,36 \$\$8,819,4 Prescription Drugs \$\$100 \$\$367,25 \$\$19,948,5 Nonprescription Drug Premium 104 \$\$141,418 \$\$7,851,74 Medicare Prescription Drug Premium 134 \$\$180,35 \$\$9,796,52 Medicare Prescription Drug Premium 134 \$\$180,35 \$\$9,796,52 Medicare Prescription Orug Premium 132	Median Age		69.4	72.
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Eyeglasses and Contact Lenses 83 \$92.59 \$5,029,3 Hearing Aids 127 \$51.28 \$2,785,5 Medical Equipment for General Use 95 \$9.25 \$502,2 Other Medical Supplies/Equipment (2) 102 \$88.48 \$4,806,3 Health Insurance 94 \$4,638.54 \$251,960,5 Blue Cross/Blue Shield 75 \$1,001.02 \$54,374,1 Fee for Service Health Plan 79 \$777.88 \$42,253,3 HMO 69 \$558.91 \$30,359,2 Medicare Payments 132 \$1,378.55 \$74,881,3 Long Term Care Insurance 80 \$144.08 \$7,826,2 Other Single Service Insurance 76 \$33.25 \$1,806,2 Prescription Drug Insurance 76 \$33.25 \$1,806,2 Other Single Service Insurance (3) 95 \$6.51 \$353,4 Medicaid Premiums 64 \$7.38 \$400,9 Tricare/Military Premiums 82 \$10.05 \$56,61			•	
Hearing Aids 127 \$51.28 \$2,785,5 Medical Equipment for General Use 95 \$9.25 \$502,2 Other Medical Supplies/Equipment (2) 102 \$88.48 \$4,806,3 Health Insurance 94 \$4,638.54 \$251,960,5 Blue Cross/Blue Shield 75 \$1,001.02 \$54,374,1 Fee for Service Health Plan 79 \$777.88 \$42,253,3 HMO 69 \$558.91 \$30,359,2 Medicare Payments 132 \$1,378.55 \$74,881,3 Long Term Care Insurance 129 \$83.09 \$44,513,6 Dental Care Insurance 80 \$144.08 \$7,826,2 Vision Care Insurance 76 \$33.25 \$1,806,2 Prescription Drug Insurance 95 \$6.51 \$353,4 Other Single Service Insurance (3) 95 \$16.28 \$884,2 Medicaid Premiums 64 \$7.38 \$400,9 Tricare/Military Premiums 82 \$10.05 \$546,1	Medicare Prescription Drug Premium		\$180.35	\$9,796,29
Medical Equipment for General Use 95 \$9.25 \$502,2 Other Medical Supplies/Equipment (2) 102 \$88.48 \$4,806,3 Health Insurance 94 \$4,638.54 \$251,960,5 Blue Cross/Blue Shield 75 \$11,001.02 \$54,374,11 Fee for Service Health Plan 79 \$777.88 \$42,253,33 HMO 69 \$558.91 \$30,359,22 Medicare Payments 132 \$11,378.55 \$74,881,33 Long Term Care Insurance 129 \$83.09 \$4,513,66,22 Vision Care Insurance 76 \$33.25 \$11,806,22 Prescription Drug Insurance 95 \$6.51 \$353,44 Other Single Service Insurance (3) 95 \$16.28 \$884,22 Medicaid Premiums 64 \$7,38 \$400,92 Tricare/Military Premiums 82 \$10.05 \$546,11	Eyeglasses and Contact Lenses			\$5,029,3°
Other Medical Supplies/Equipment (2) 102 \$88.48 \$4,806,3 Health Insurance 94 \$4,638.54 \$251,960,5 Blue Cross/Blue Shield 75 \$1,001.02 \$54,374,1 Fee for Service Health Plan 79 \$777.88 \$42,253,3 HMO 69 \$558.91 \$30,359,2 Medicare Payments 132 \$1,378.55 \$74,881,3 Long Term Care Insurance 129 \$83.09 \$4,513,6 Dental Care Insurance 80 \$144.08 \$7,826,2 Vision Care Insurance 95 \$6.51 \$353,4 Other Single Service Insurance (3) 95 \$16.28 \$884,2 Medicaid Premiums 64 \$7.38 \$400,9 Tricare/Military Premiums 82 \$10.05 \$546,1	-		•	\$2,785,5
Health Insurance 94 \$4,638.54 \$251,960,55 Blue Cross/Blue Shield 75 \$1,001.02 \$54,374,12 Fee for Service Health Plan 79 \$777.88 \$42,253,33 HMO 69 \$558.91 \$30,359,22 Medicare Payments 132 \$1,378.55 \$74,881,33 Long Term Care Insurance 129 \$83.09 \$4,513,66 Dental Care Insurance 80 \$144.08 \$7,826,22 Vision Care Insurance 76 \$33.25 \$1,806,22 Prescription Drug Insurance 95 \$6.51 \$353,42 Other Single Service Insurance (3) 95 \$16.28 \$884,22 Medicaid Premiums 64 \$7.38 \$400,92 Tricare/Military Premiums 82 \$10.05 \$546,11	Medical Equipment for General Use	95	\$9.25	\$502,2
Blue Cross/Blue Shield 75 \$1,001.02 \$54,374,1 Fee for Service Health Plan 79 \$777.88 \$42,253,3 HMO 69 \$558.91 \$30,359,2 Medicare Payments 132 \$1,378.55 \$74,881,3 Long Term Care Insurance 129 \$83.09 \$4,513,6 Dental Care Insurance 80 \$144.08 \$7,826,2 Vision Care Insurance 76 \$33.25 \$1,806,2 Prescription Drug Insurance 95 \$6.51 \$353,4 Other Single Service Insurance (3) 95 \$16.28 \$884,2 Medicaid Premiums 64 \$7.38 \$400,9 Tricare/Military Premiums 82 \$10.05 \$546,1	Other Medical Supplies/Equipment (2)	102	\$88.48	\$4,806,33
Fee for Service Health Plan 79 \$777.88 \$42,253,3 HMO 69 \$558.91 \$30,359,2 Medicare Payments 132 \$1,378.55 \$74,881,3 Long Term Care Insurance 129 \$83.09 \$4,513,6 Dental Care Insurance 80 \$144.08 \$7,826,2 Vision Care Insurance 76 \$33.25 \$1,806,2 Prescription Drug Insurance 95 \$6.51 \$353,4 Other Single Service Insurance (3) 95 \$16.28 \$884,2 Medicaid Premiums 64 \$7.38 \$400,9 Tricare/Military Premiums 82 \$10.05 \$546,1	Health Insurance	94	\$4,638.54	\$251,960,59
HMO 69 \$558.91 \$30,359,2 Medicare Payments 132 \$1,378.55 \$74,881,3 Long Term Care Insurance 129 \$83.09 \$4,513,6 Dental Care Insurance 80 \$144.08 \$7,826,2 Vision Care Insurance 76 \$33.25 \$1,806,2 Prescription Drug Insurance 95 \$6.51 \$353,4 Other Single Service Insurance (3) 95 \$16.28 \$884,2 Medicaid Premiums 64 \$7.38 \$400,9 Tricare/Military Premiums 82 \$10.05 \$546,1	Blue Cross/Blue Shield	75	\$1,001.02	\$54,374,1
Medicare Payments 132 \$1,378.55 \$74,881,378 Long Term Care Insurance 129 \$83.09 \$4,513,60 Dental Care Insurance 80 \$144.08 \$7,826,22 Vision Care Insurance 76 \$33.25 \$1,806,22 Prescription Drug Insurance 95 \$6.51 \$353,4 Other Single Service Insurance (3) 95 \$16.28 \$884,22 Medicaid Premiums 64 \$7.38 \$400,92 Tricare/Military Premiums 82 \$10.05 \$546,11	Fee for Service Health Plan	79	\$777.88	\$42,253,3
Medicare Payments 132 \$1,378.55 \$74,881,3 Long Term Care Insurance 129 \$83.09 \$4,513,6 Dental Care Insurance 80 \$144.08 \$7,826,2 Vision Care Insurance 76 \$33.25 \$1,806,2 Prescription Drug Insurance 95 \$6.51 \$353,4 Other Single Service Insurance (3) 95 \$16.28 \$884,2 Medicaid Premiums 64 \$7.38 \$400,9 Tricare/Military Premiums 82 \$10.05 \$546,1	НМО	69	\$558.91	\$30,359,2
Long Term Care Insurance 129 \$83.09 \$4,513,6 Dental Care Insurance 80 \$144.08 \$7,826,2 Vision Care Insurance 76 \$33.25 \$1,806,2 Prescription Drug Insurance 95 \$6.51 \$353,4 Other Single Service Insurance (3) 95 \$16.28 \$884,2 Medicaid Premiums 64 \$7.38 \$400,9 Tricare/Military Premiums 82 \$10.05 \$546,1	Medicare Payments	132	\$1,378.55	\$74,881,3
Dental Care Insurance 80 \$144.08 \$7,826,2 Vision Care Insurance 76 \$33.25 \$1,806,2 Prescription Drug Insurance 95 \$6.51 \$353,4 Other Single Service Insurance (3) 95 \$16.28 \$884,2 Medicaid Premiums 64 \$7.38 \$400,9 Tricare/Military Premiums 82 \$10.05 \$546,1	-	129		
Vision Care Insurance 76 \$33.25 \$1,806,2 Prescription Drug Insurance 95 \$6.51 \$353,4 Other Single Service Insurance (3) 95 \$16.28 \$884,2 Medicaid Premiums 64 \$7.38 \$400,9 Tricare/Military Premiums 82 \$10.05 \$546,1	Dental Care Insurance	80	\$144.08	\$7,826,2
Prescription Drug Insurance95\$6.51\$353,4Other Single Service Insurance (3)95\$16.28\$884,2Medicaid Premiums64\$7.38\$400,9Tricare/Military Premiums82\$10.05\$546,1			•	\$1,806,2
Other Single Service Insurance (3) 95 \$16.28 \$884,2 Medicaid Premiums 64 \$7.38 \$400,9 Tricare/Military Premiums 82 \$10.05 \$546,1				
Medicaid Premiums 64 \$7.38 \$400,9 Tricare/Military Premiums 82 \$10.05 \$546,1	1 5		•	
Tricare/Military Premiums 82 \$10.05 \$546,1			•	
	Children's Health Ins Program Premiums	62	\$1.32	\$71,64

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 2023 and 2028; Consumer Spending data are derived from the 2019 and 2020 Consumer Expenditure Surveys, Bureau of Labor Statistics.

September 12, 2023

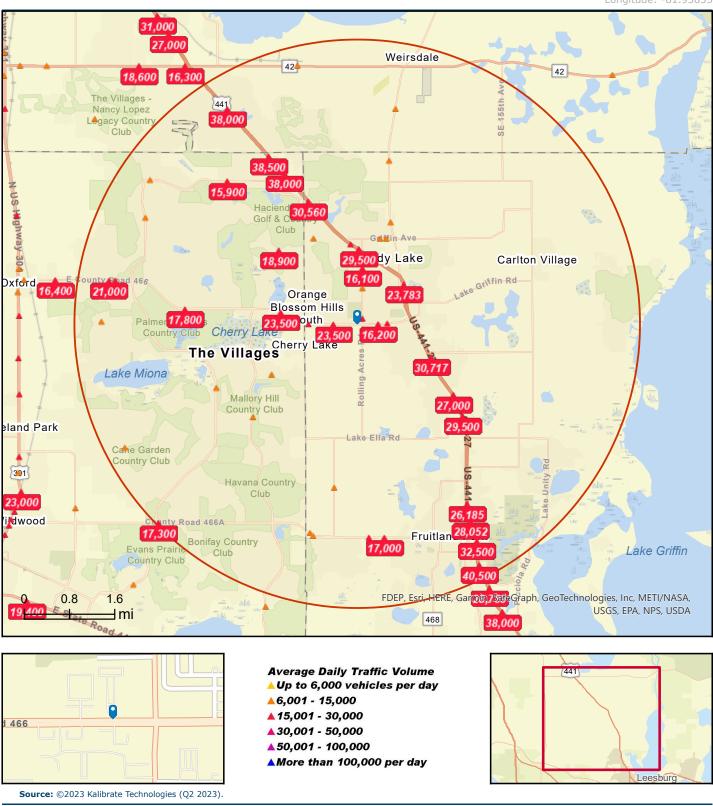




Traffic Count Map

871 Highway 466, Lady Lake, Florida, 32159 Rings: 5 mile radii Prepared by Esri

Latitude: 28.91622 Longitude: -81.93835



September 12, 2023



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