

Medical Office

1414 E Main Street, Leesburg, FL 34748

Offered at: \$1,750,000



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



Executive Summary

Offered at: \$1,750,000

Medical Office for Sale: Prime location, only 1 mile to UF Health Leesburg Hospital, convenient for patients and doctors. 1.29 acres offers beautifully planned medical building of 8,189 Sq Ft total. 4,269 Sq Ft Ready for immediate occupancy with 3,920 Sq Ft as seller lease back (two Class A Medical Practices -GYN & Pain Management) INCOME PRODUCING until buyer is ready for expansion. Plenty of parking at 6.88/1,000 SF.

- MEDICAL OFFICE
- 8,189 SF
- YEAR BUILT: 2008 major addition and retrofit of 1997 original building
- LAKE COUNTY ALT KEY: 1206448 & 3803243
- PARKING: 55 spaces
- LAND SIZE: 1.29 Acres (56,245 SF)
- Possible 3 suites
- AADT: 49,000 cars per day

Property Website:

[https://opulent-rem.aryeo.com/sites/1414-e-main-st-leesburg-fl-34748-6657028/
branded](https://opulent-rem.aryeo.com/sites/1414-e-main-st-leesburg-fl-34748-6657028/branded)

Aerials



Exterior Photos

Lake Griffin



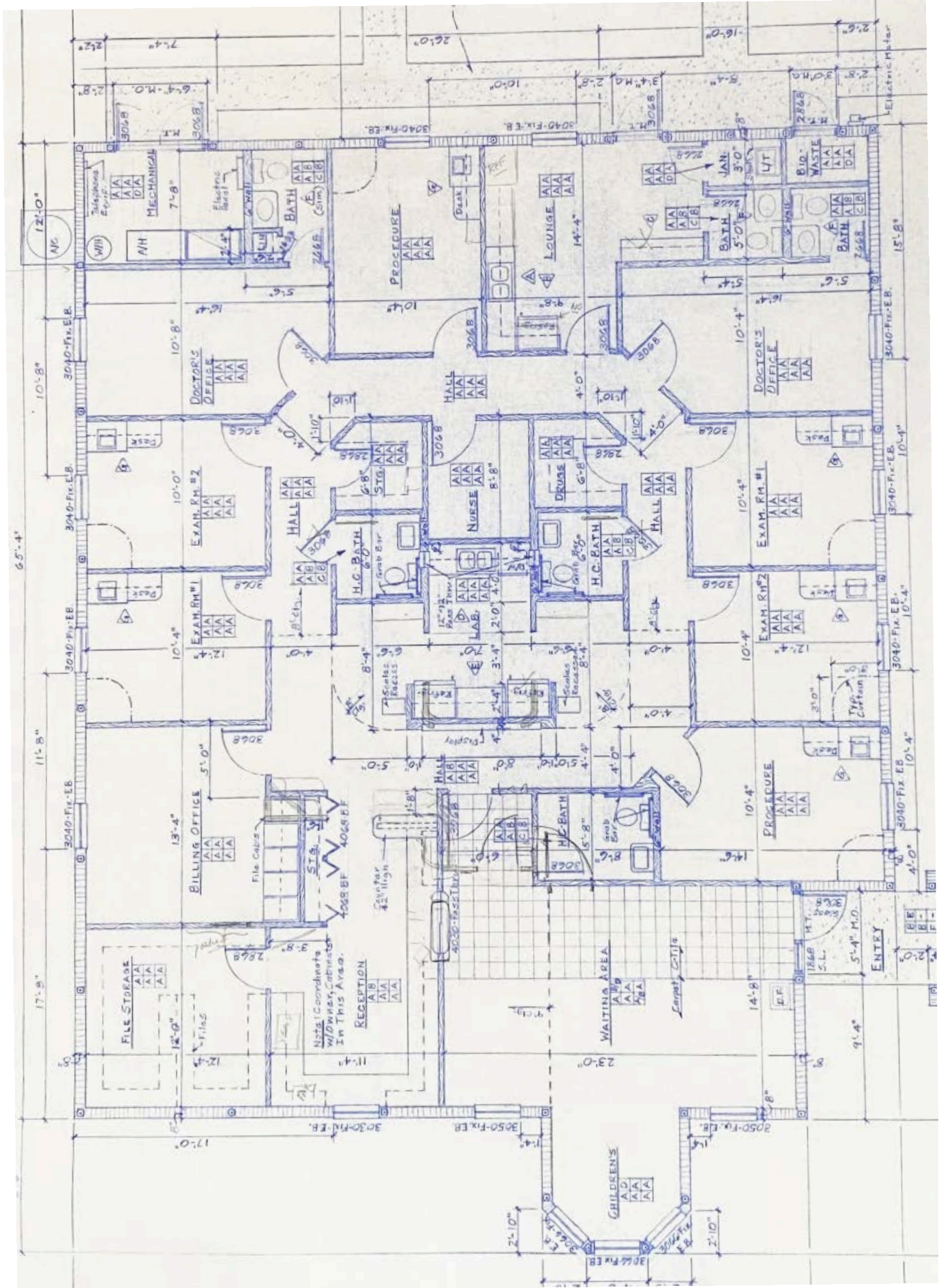
Interior Photos



Interior Photos



Floor Diagram





Demographic and Income Profile

1414 E Main St, Leesburg, Florida, 34748 3
 1414 E Main St, Leesburg, Florida, 34748
 Ring: 5 mile radius

Prepared by Esri
 Latitude: 28.81222
 Longitude: -81.85511

Summary	Census 2010	Census 2020	2023	2028
Population	40,405	48,754	52,084	52,349
Households	17,997	21,332	22,783	23,182
Families	11,274	-	13,959	14,080
Average Household Size	2.22	2.25	2.26	2.23
Owner Occupied Housing Units	12,577	-	15,462	15,994
Renter Occupied Housing Units	5,422	-	7,321	7,188
Median Age	49.0	-	54.3	55.9

Trends: 2023-2028 Annual Rate	Area	State	National
Population	0.10%	0.63%	0.30%
Households	0.35%	0.77%	0.49%
Families	0.17%	0.74%	0.44%
Owner HHs	0.68%	0.93%	0.66%
Median Household Income	2.12%	3.34%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	3,220	14.1%	2,931	12.6%
\$15,000 - \$24,999	2,514	11.0%	2,120	9.1%
\$25,000 - \$34,999	2,596	11.4%	2,360	10.2%
\$35,000 - \$49,999	3,203	14.1%	2,890	12.5%
\$50,000 - \$74,999	4,758	20.9%	5,001	21.6%
\$75,000 - \$99,999	2,860	12.6%	3,225	13.9%
\$100,000 - \$149,999	2,026	8.9%	2,521	10.9%
\$150,000 - \$199,999	924	4.1%	1,304	5.6%
\$200,000+	681	3.0%	829	3.6%

Median Household Income	\$49,115	\$54,546
Average Household Income	\$67,918	\$78,197
Per Capita Income	\$29,894	\$34,820

Population by Age	Census 2010		2023		2028	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,382	5.9%	2,540	4.9%	2,530	4.8%
5 - 9	2,140	5.3%	2,488	4.8%	2,360	4.5%
10 - 14	2,022	5.0%	2,411	4.6%	2,432	4.6%
15 - 19	2,185	5.4%	2,239	4.3%	2,215	4.2%
20 - 24	1,965	4.9%	2,225	4.3%	2,123	4.1%
25 - 34	3,849	9.5%	5,194	10.0%	4,874	9.3%
35 - 44	3,902	9.7%	4,669	9.0%	4,719	9.0%
45 - 54	4,577	11.3%	4,607	8.8%	4,422	8.4%
55 - 64	5,440	13.5%	6,809	13.1%	6,233	11.9%
65 - 74	5,731	14.2%	9,366	18.0%	9,485	18.1%
75 - 84	4,358	10.8%	6,752	13.0%	7,793	14.9%
85+	1,855	4.6%	2,784	5.3%	3,162	6.0%

Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	31,053	76.9%	32,825	67.3%	34,899	67.0%	34,694	66.3%
Black Alone	6,874	17.0%	8,593	17.6%	9,214	17.7%	9,408	18.0%
American Indian Alone	127	0.3%	188	0.4%	210	0.4%	217	0.4%
Asian Alone	640	1.6%	888	1.8%	868	1.7%	802	1.5%
Pacific Islander Alone	61	0.2%	127	0.3%	138	0.3%	144	0.3%
Some Other Race Alone	855	2.1%	2,036	4.2%	2,259	4.3%	2,397	4.6%
Two or More Races	795	2.0%	4,097	8.4%	4,495	8.6%	4,687	9.0%

Hispanic Origin (Any Race)	2,614	6.5%	6,077	12.5%	6,712	12.9%	6,972	13.3%
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Data Note: Income is expressed in current dollars.

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

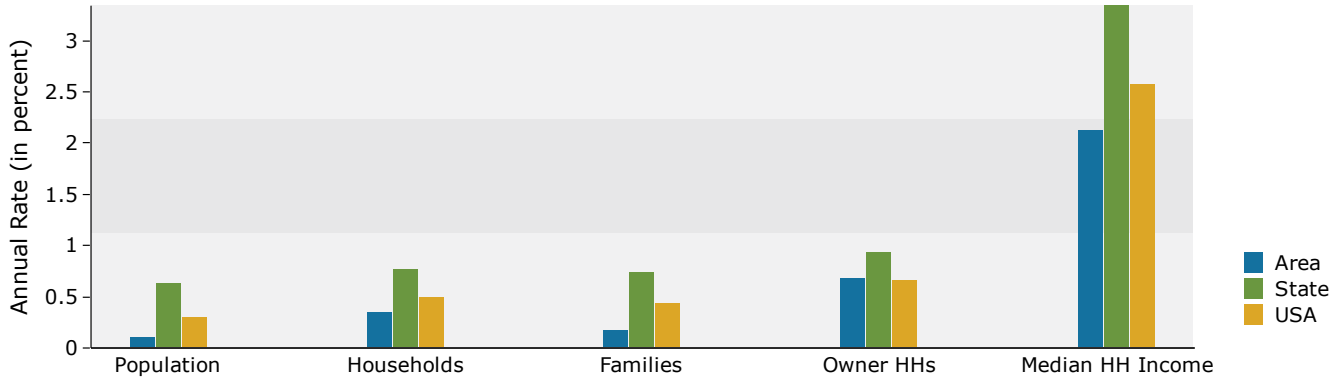


Demographic and Income Profile

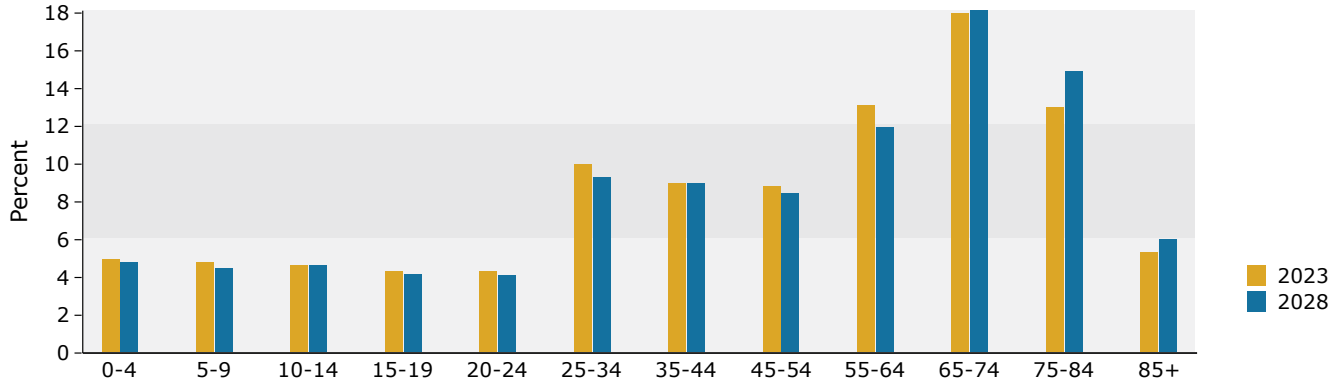
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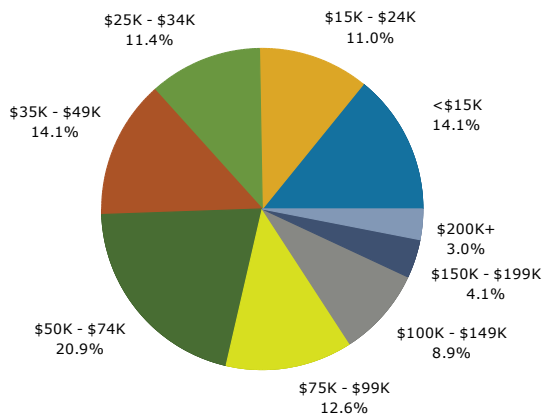
Trends 2023-2028



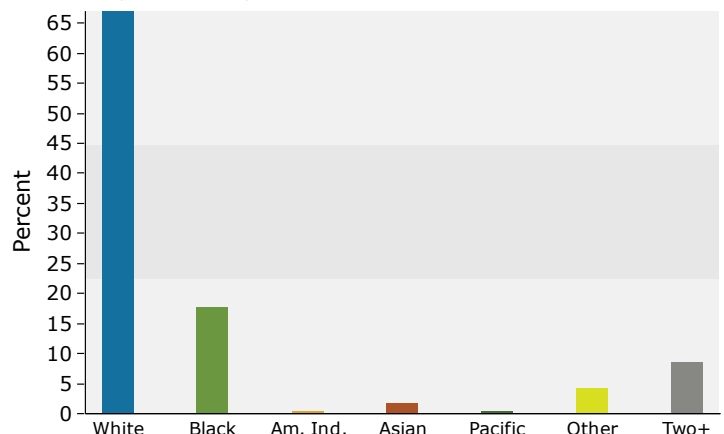
Population by Age



2023 Household Income



2023 Population by Race



2023 Percent Hispanic Origin: 12.9%

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



Medical Expenditures

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Demographic Summary		2023	2028
Population		52,084	52,349
Households		22,783	23,182
Families		13,959	14,080
Median Household Income		\$49,115	\$54,546
Males per 100 Females		90.2	90.4
Population by Age			
Population <5 Years		4.9%	4.8%
Population 65+ Years		36.3%	39.0%
Median Age		54.3	55.9
	Spending Potential Index	Average Amount Spent	Total
Health Care	71	\$5,244.42	\$119,483,677
Medical Care	72	\$1,738.34	\$39,604,552
Physician Services	67	\$184.71	\$4,208,191
Dental Services	71	\$320.04	\$7,291,371
Eyecare Services	72	\$63.09	\$1,437,345
Lab Tests, X-rays	67	\$52.18	\$1,188,842
Hospital Room and Hospital Services	67	\$168.68	\$3,842,926
Convalescent or Nursing Home Care	88	\$28.69	\$653,735
Other Medical Services (1)	65	\$113.86	\$2,594,021
Nonprescription Drugs	73	\$124.74	\$2,841,937
Prescription Drugs	75	\$277.74	\$6,327,646
Nonprescription Vitamins	77	\$106.16	\$2,418,644
Medicare Prescription Drug Premium	89	\$120.03	\$2,734,734
Eyeglasses and Contact Lenses	67	\$74.34	\$1,693,693
Hearing Aids	81	\$32.73	\$745,678
Medical Equipment for General Use	69	\$6.68	\$152,138
Other Medical Supplies/Equipment (2)	75	\$64.68	\$1,473,650
Health Insurance	71	\$3,506.08	\$79,879,125
Blue Cross/Blue Shield	64	\$843.21	\$19,210,876
Fee for Service Health Plan	63	\$623.47	\$14,204,628
HMO	59	\$471.63	\$10,745,131
Medicare Payments	89	\$932.48	\$21,244,586
Long Term Care Insurance	81	\$52.41	\$1,194,129
Dental Care Insurance	65	\$115.59	\$2,633,485
Vision Care Insurance	64	\$28.16	\$641,498
Prescription Drug Insurance	70	\$4.81	\$109,553
Other Single Service Insurance (3)	82	\$13.98	\$318,411
Medicaid Premiums	62	\$7.13	\$162,353
Tricare/Military Premiums	70	\$8.59	\$195,719
Children's Health Ins Program Premiums	55	\$1.17	\$26,561

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.

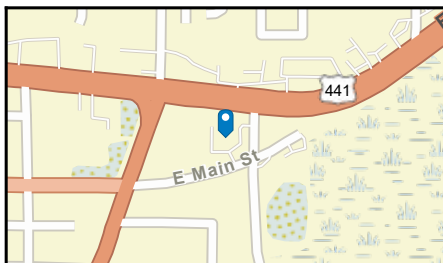
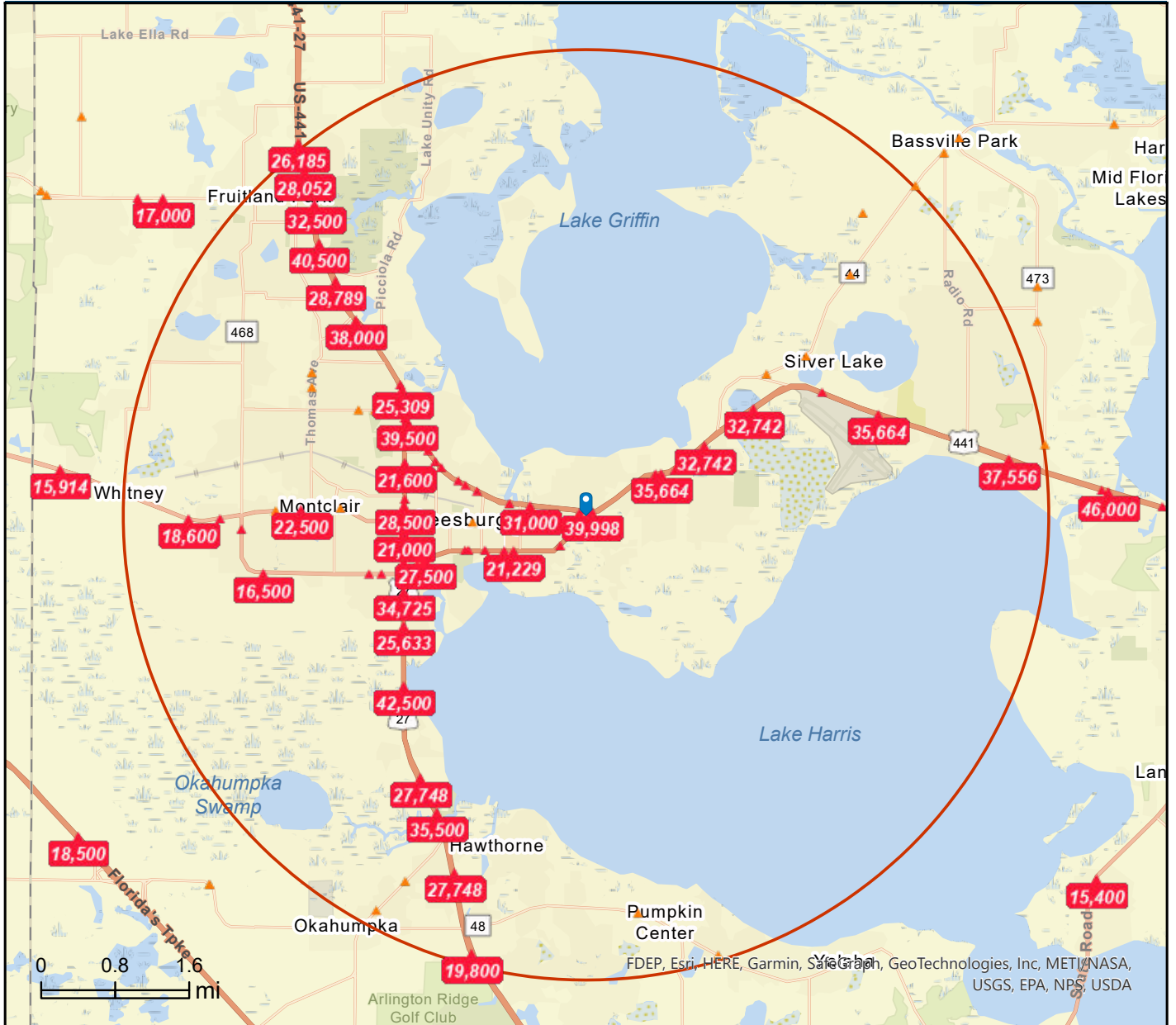
Traffic Count Map



Traffic Count Map

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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: ©2023 Kalibrate Technologies (Q2 2023).

October 16, 2023

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