

# Medical Office

33041 Professional Drive, Leesburg, FL 34788

Base Rent: \$18/sf/yr plus NNN



*Exclusively Listed By:*

**FRAN DANN-AKIN, SIOR**

8550 NE 138th Lane, Suite 2000-B

The Villages, FL 32159

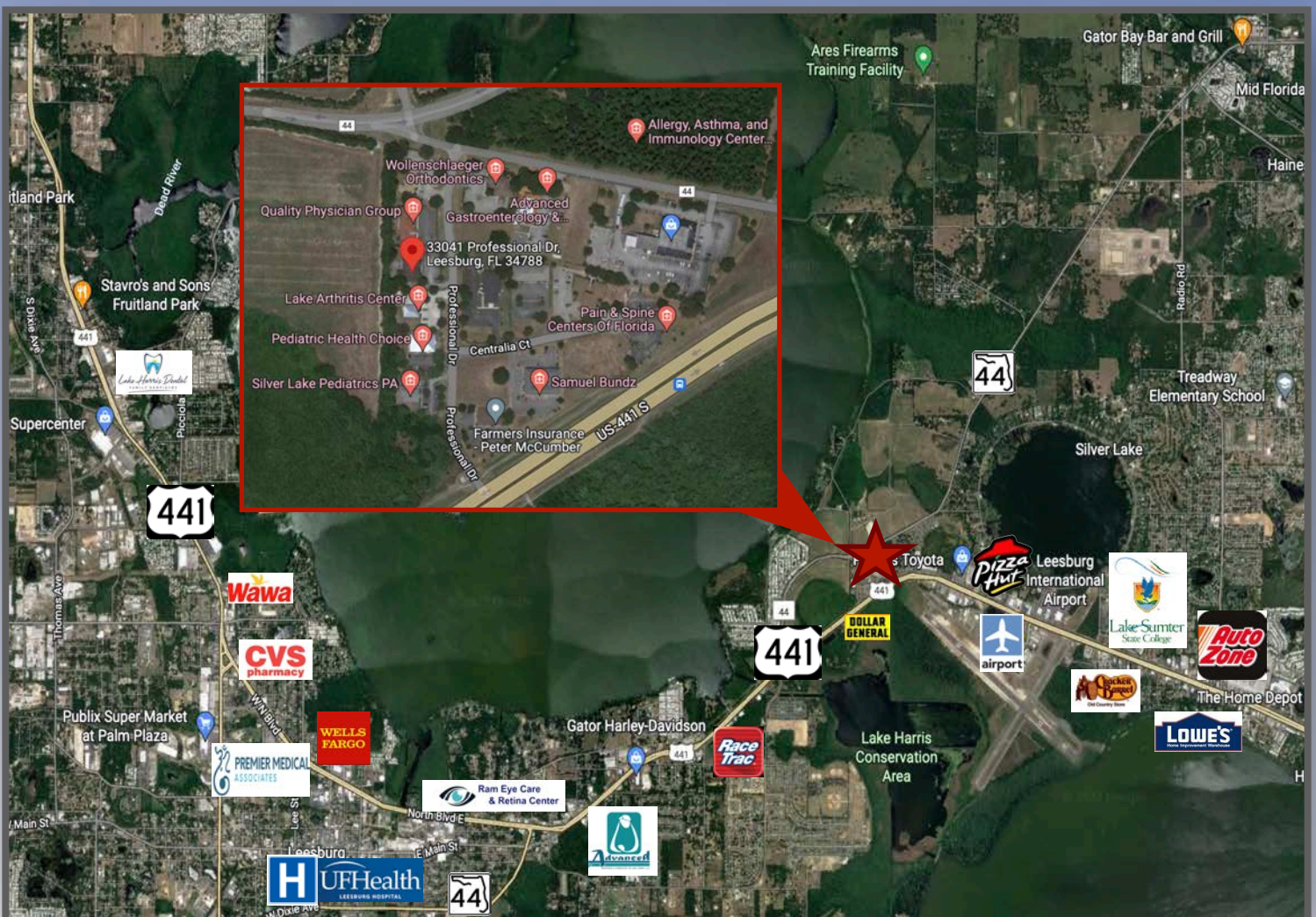
fran@franakin.com

Direct: (352) 266-7795

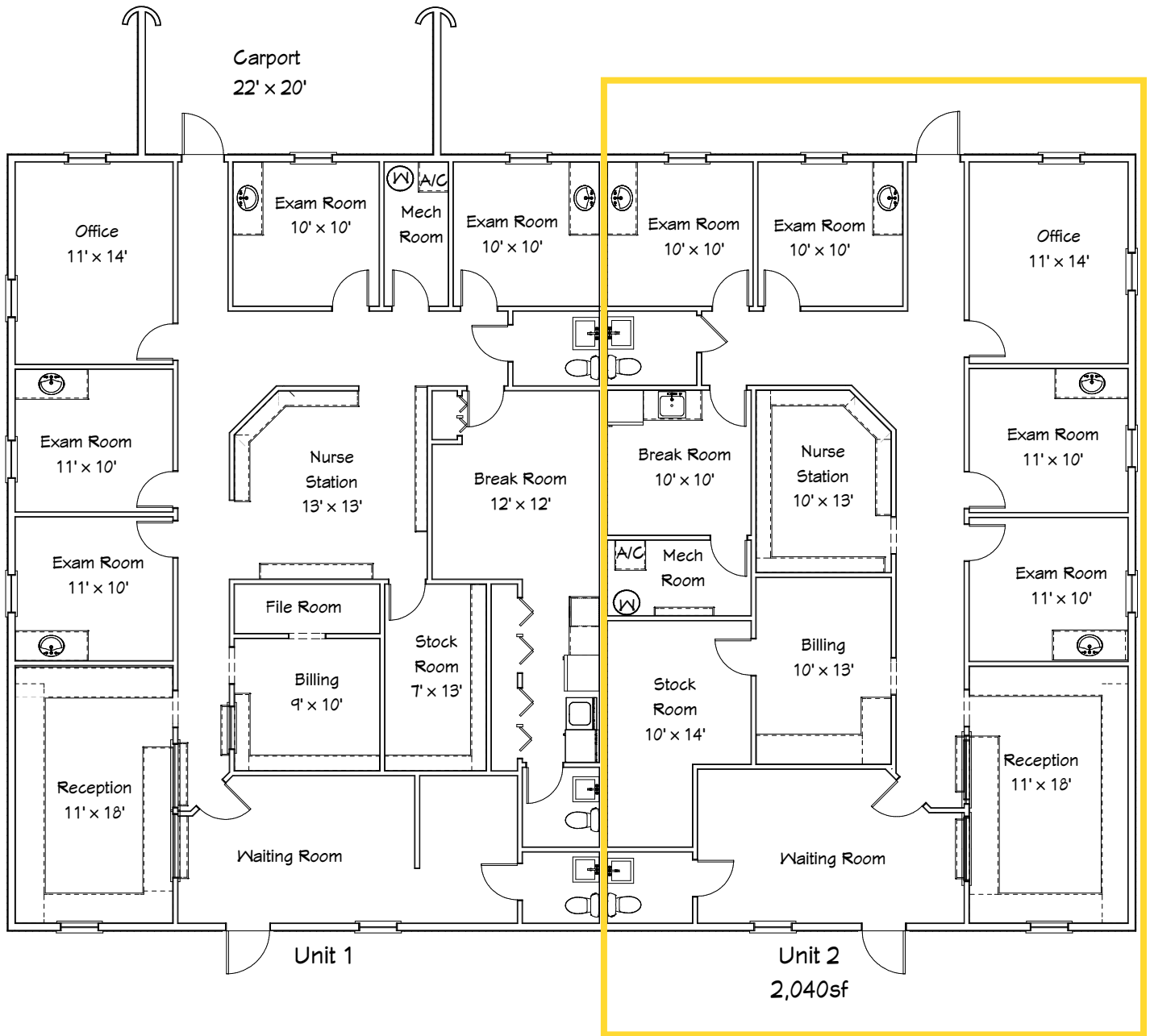


# Executive Summary

- 2,040 SF Medical Office Building For Lease
- Base Rent \$18/SF/YR + NNN
- 4-5 exams rooms, doctor's office, and break room
- Conveniently located 5 minutes to UF Leesburg Hospital and 12 minutes to Advent Health Waterman Hospital
- Close to airport, retail and population of approximately 50,000

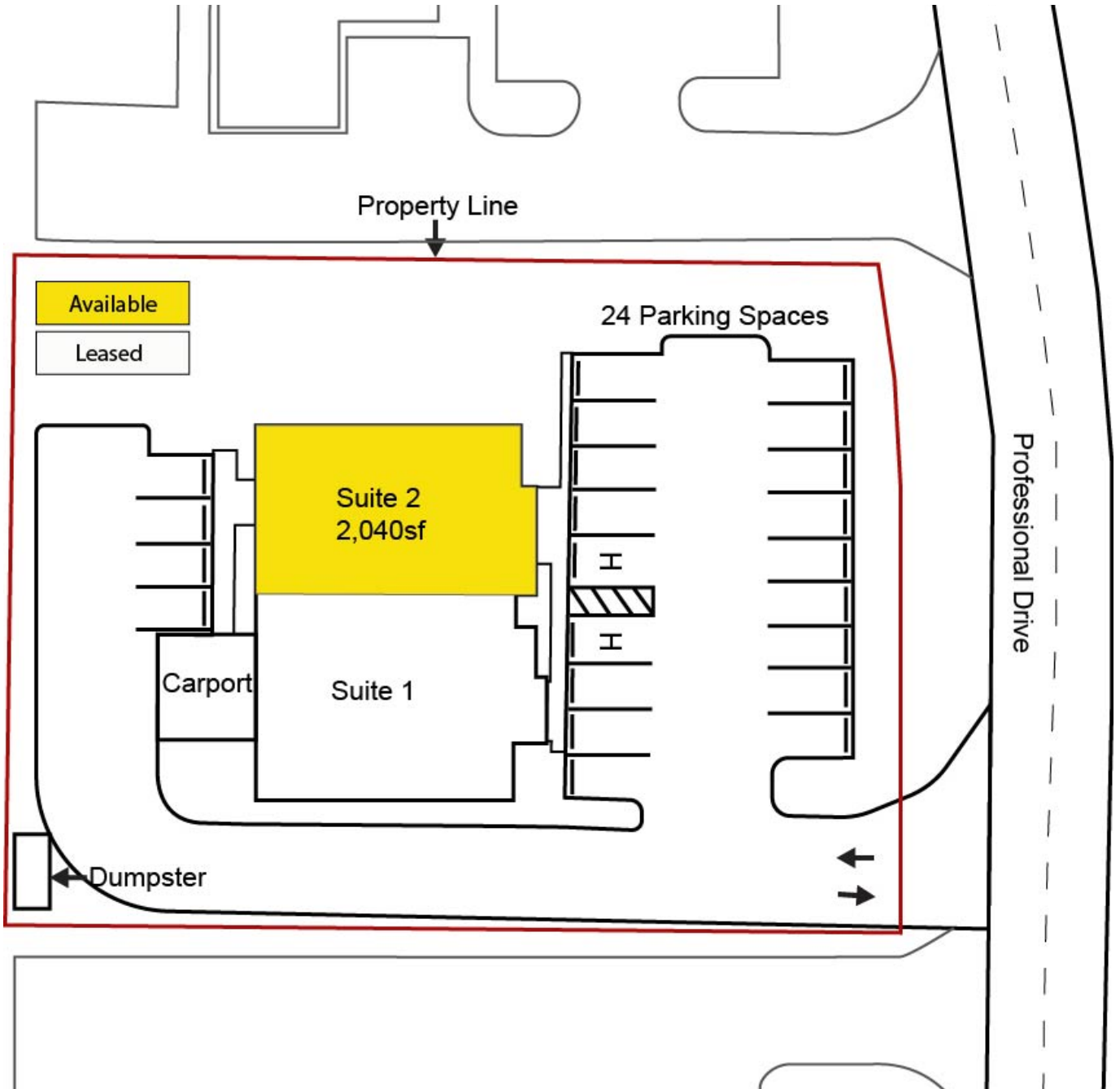


# Floor Diagram

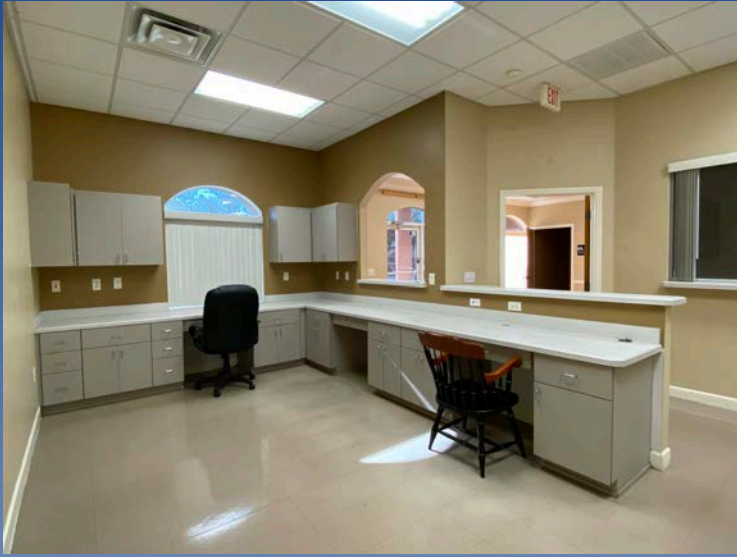


**AVAILABLE**

# Parking



# Photos





## Demographic and Income Profile

33041 Professional Dr, Leesburg, Florida, 34788 2  
 33041 Professional Dr, Leesburg, Florida, 34788  
 Ring: 5 mile radius

Prepared by Esri  
 Latitude: 28.83227  
 Longitude: -81.82412

Summary	Census 2010	Census 2020	2023	2028
Population	40,776	48,220	50,954	51,714
Households	18,316	21,131	22,318	22,916
Families	11,510	12,938	13,675	13,934
Average Household Size	2.20	2.25	2.25	2.23
Owner Occupied Housing Units	13,405	14,276	15,933	16,697
Renter Occupied Housing Units	4,912	6,855	6,385	6,219
Median Age	50.2	50.2	55.3	56.9

Trends: 2023-2028 Annual Rate	Area	State	National
Population	0.30%	0.63%	0.30%
Households	0.53%	0.77%	0.49%
Families	0.38%	0.74%	0.44%
Owner HHs	0.94%	0.93%	0.66%
Median Household Income	1.97%	3.34%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	2,995	13.4%	2,728	11.9%
\$15,000 - \$24,999	2,519	11.3%	2,101	9.2%
\$25,000 - \$34,999	2,655	11.9%	2,438	10.6%
\$35,000 - \$49,999	2,953	13.2%	2,790	12.2%
\$50,000 - \$74,999	4,639	20.8%	4,798	20.9%
\$75,000 - \$99,999	2,995	13.4%	3,391	14.8%
\$100,000 - \$149,999	2,082	9.3%	2,650	11.6%
\$150,000 - \$199,999	795	3.6%	1,159	5.1%
\$200,000+	685	3.1%	862	3.8%

Median Household Income	\$50,126	\$55,269
Average Household Income	\$68,170	\$78,864
Per Capita Income	\$29,834	\$34,969

Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,236	5.5%	2,364	4.9%	2,316	4.5%	2,303	4.5%
5 - 9	2,041	5.0%	2,580	5.4%	2,325	4.6%	2,203	4.3%
10 - 14	2,014	4.9%	2,635	5.5%	2,294	4.5%	2,325	4.5%
15 - 19	2,165	5.3%	2,392	5.0%	2,102	4.1%	2,106	4.1%
20 - 24	1,865	4.6%	2,182	4.5%	2,149	4.2%	1,970	3.8%
25 - 34	3,671	9.0%	4,774	9.9%	4,839	9.5%	4,603	8.9%
35 - 44	3,991	9.8%	4,655	9.7%	4,576	9.0%	4,667	9.0%
45 - 54	4,794	11.8%	5,143	10.7%	4,723	9.3%	4,585	8.9%
55 - 64	5,597	13.7%	6,947	14.4%	6,944	13.6%	6,531	12.6%
65 - 74	6,020	14.8%	7,612	15.8%	9,216	18.1%	9,515	18.4%
75 - 84	4,524	11.1%	4,978	10.3%	6,770	13.3%	7,789	15.1%
85+	1,857	4.6%	1,958	4.1%	2,702	5.3%	3,119	6.0%

Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	32,655	80.1%	33,697	69.9%	35,572	69.8%	35,817	69.3%
Black Alone	5,758	14.1%	7,647	15.9%	8,051	15.8%	8,233	15.9%
American Indian Alone	144	0.4%	168	0.3%	181	0.4%	188	0.4%
Asian Alone	675	1.7%	914	1.9%	882	1.7%	838	1.6%
Pacific Islander Alone	41	0.1%	111	0.2%	120	0.2%	125	0.2%
Some Other Race Alone	791	1.9%	1,860	3.9%	2,028	4.0%	2,173	4.2%
Two or More Races	712	1.7%	3,823	7.9%	4,120	8.1%	4,339	8.4%
Hispanic Origin (Any Race)	2,534	6.2%	5,661	11.7%	6,141	12.1%	6,434	12.4%

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

**Source:** Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.



## Demographic and Income Profile

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# Medical Expenditures



## Medical Expenditures

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 Ring: 5 mile radius

Prepared by Esri  
 Latitude: 28.83227  
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Demographic Summary	2023	2028	
Population	50,954	51,714	
Households	22,318	22,916	
Families	13,675	13,934	
Median Household Income	\$50,126	\$55,269	
Males per 100 Females	91.8	92.2	
<b>Population by Age</b>			
Population <5 Years	4.5%	4.5%	
Population 65+ Years	36.7%	39.5%	
Median Age	55.3	56.9	
	Spending Potential Index	Average Amount Spent	Total
<b>Health Care</b>	72	\$5,271.06	\$117,639,424
<b>Medical Care</b>	72	\$1,749.23	\$39,039,350
Physician Services	67	\$184.77	\$4,123,636
Dental Services	72	\$323.08	\$7,210,476
Eyecare Services	72	\$63.19	\$1,410,197
Lab Tests, X-rays	67	\$52.09	\$1,162,621
Hospital Room and Hospital Services	67	\$169.24	\$3,777,116
Convalescent or Nursing Home Care	88	\$28.66	\$639,730
Other Medical Services (1)	65	\$114.92	\$2,564,843
Nonprescription Drugs	73	\$125.24	\$2,795,180
Prescription Drugs	76	\$278.73	\$6,220,701
Nonprescription Vitamins	78	\$108.12	\$2,412,958
Medicare Prescription Drug Premium	90	\$121.21	\$2,705,056
Eyeglasses and Contact Lenses	67	\$74.63	\$1,665,484
Hearing Aids	83	\$33.34	\$743,987
Medical Equipment for General Use	69	\$6.69	\$149,294
Other Medical Supplies/Equipment (2)	76	\$65.33	\$1,458,073
<b>Health Insurance</b>	71	\$3,521.82	\$78,600,074
Blue Cross/Blue Shield	64	\$844.66	\$18,851,012
Fee for Service Health Plan	63	\$620.90	\$13,857,310
HMO	59	\$473.30	\$10,563,082
Medicare Payments	90	\$941.25	\$21,006,768
Long Term Care Insurance	82	\$53.09	\$1,184,959
Dental Care Insurance	65	\$115.56	\$2,579,171
Vision Care Insurance	64	\$28.00	\$624,880
Prescription Drug Insurance	71	\$4.84	\$107,912
Other Single Service Insurance (3)	82	\$14.07	\$314,114
Medicaid Premiums	62	\$7.11	\$158,681
Tricare/Military Premiums	70	\$8.50	\$189,624
Children's Health Ins Program Premiums	53	\$1.14	\$25,426

**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.

March 21, 2024



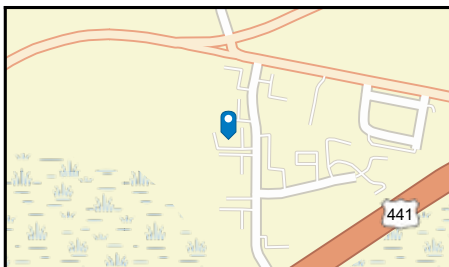
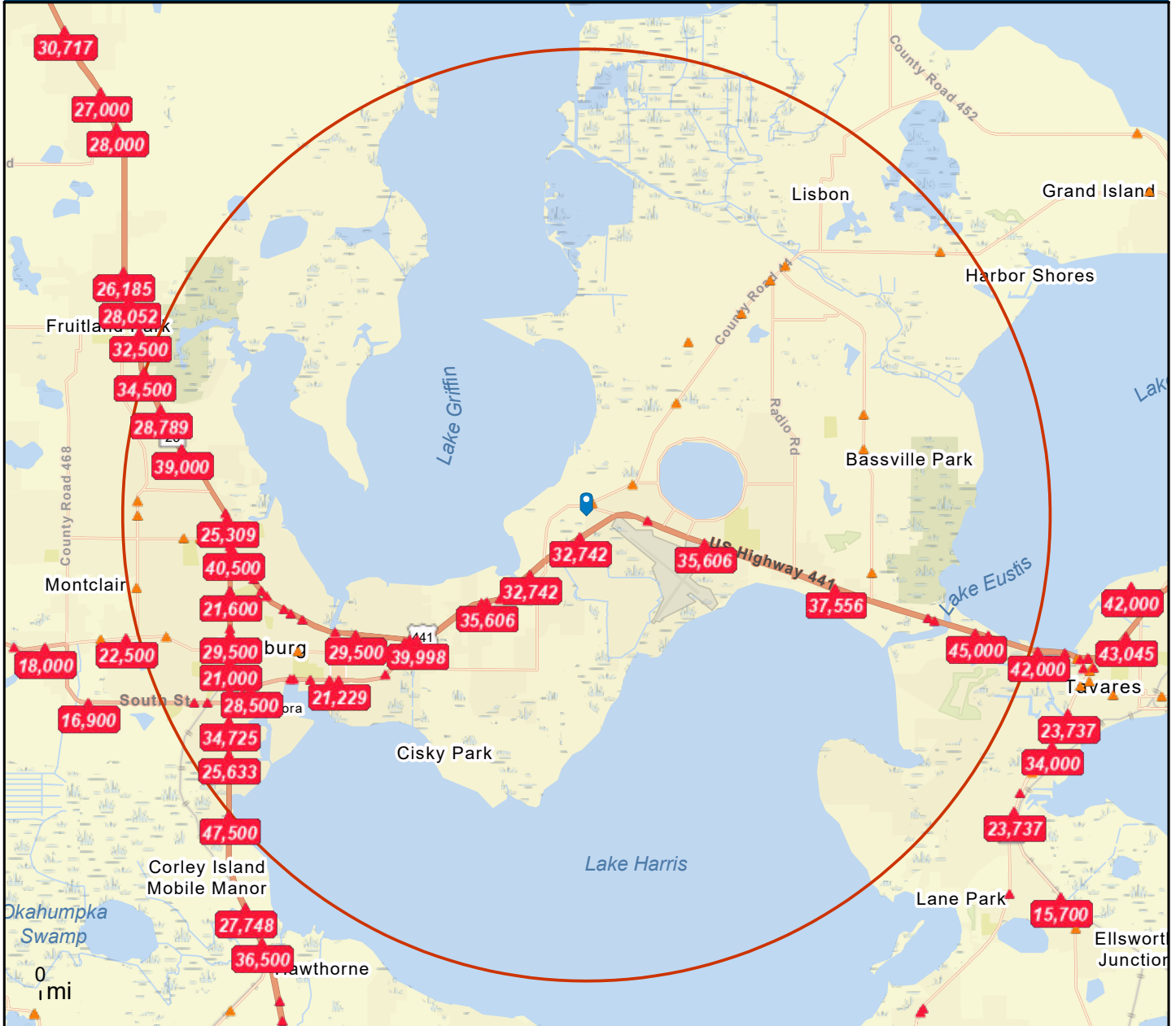
# Traffic Count



## Traffic Count Map

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 Rings: 5 mile radii

Prepared by Esri  
 Latitude: 28.83227  
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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 (Q4 2023).

March 21, 2024

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