

1475 El Camino Real  
The Villages, FL 32159  
*For Sale: Subject to Offer*



*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 - Building 1 & 2*

**LISTING PRICE:** Request for Offer

## **Property Information**

- 3.97 acres
- Waterfront
- Golf car accessible
- 31 parking spaces and 4 golf car spaces
- Sumter County Parcel ID D01-101

## **Building 1 - Former Assisted Living**

- 27,668 SF
- One interior elevator, three interior stairwells
- Fire Suppression

## **Building 2 - Former Memory Care**

- 10,412 SF
- Private Courtyard

Rare opportunity for fee simple ownership acquisition of strategically located Medical Office / Professional Office property inside The Villages adjacent to the UF Health Hospital @ The Villages, a 307 bed facility with helipad. UF Health is the most comprehensive provider of Healthcare services in the region located in the highest concentration of medical in all of The Villages' areas.

The two buildings are situated on 3.97 waterfront acres. Buildings were built in 1998 and meticulously maintained with recent updates.

The Villages has been the fastest-growing metro area in the U.S. for five consecutive years. The Villages is larger than Miami Beach and Boca Raton and recently acquired 15,000 acres for growth expansion.



# Aerials





# Aerials





# *Exterior Photos - Building 1*



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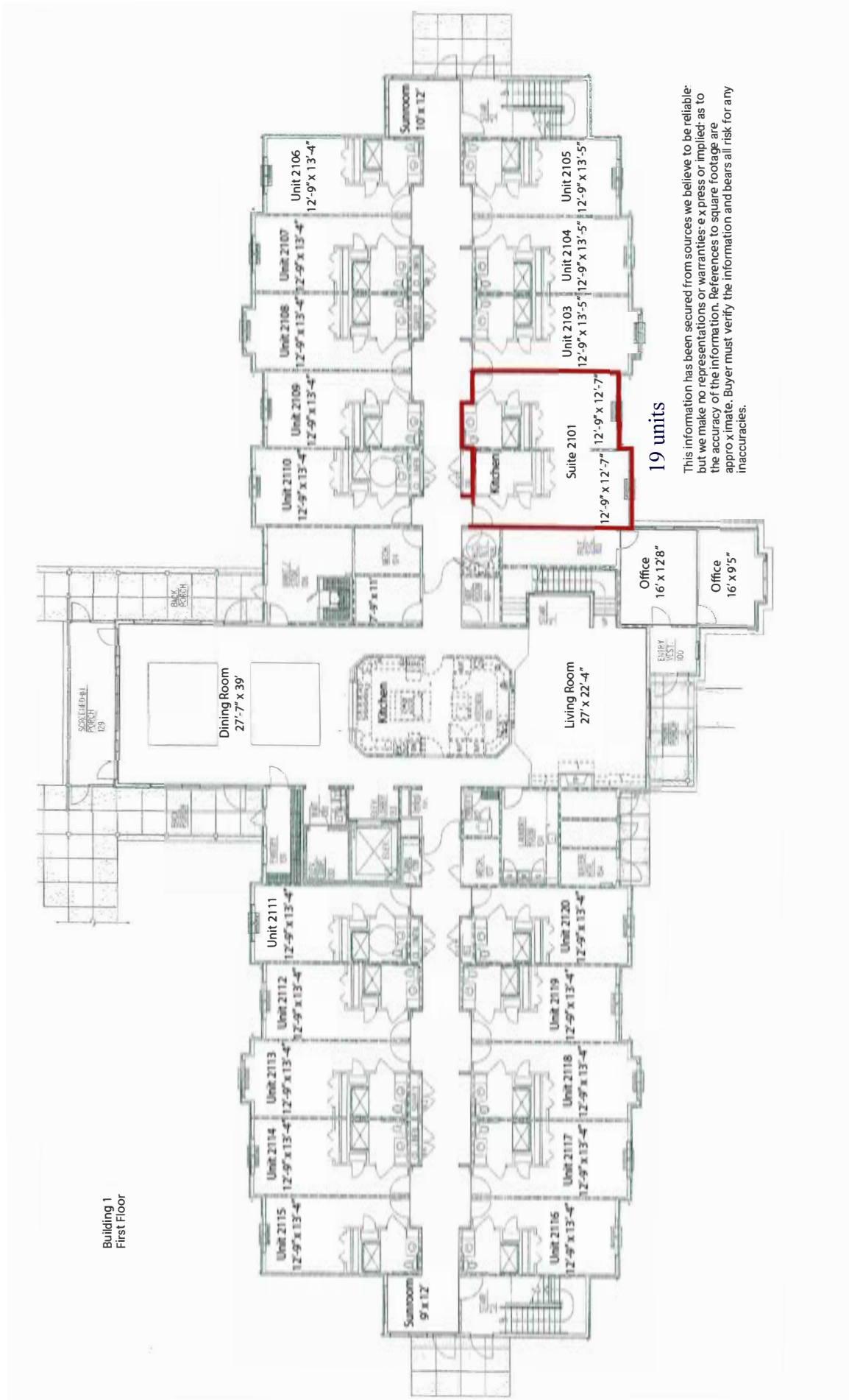
# Interior Photos - Building 1



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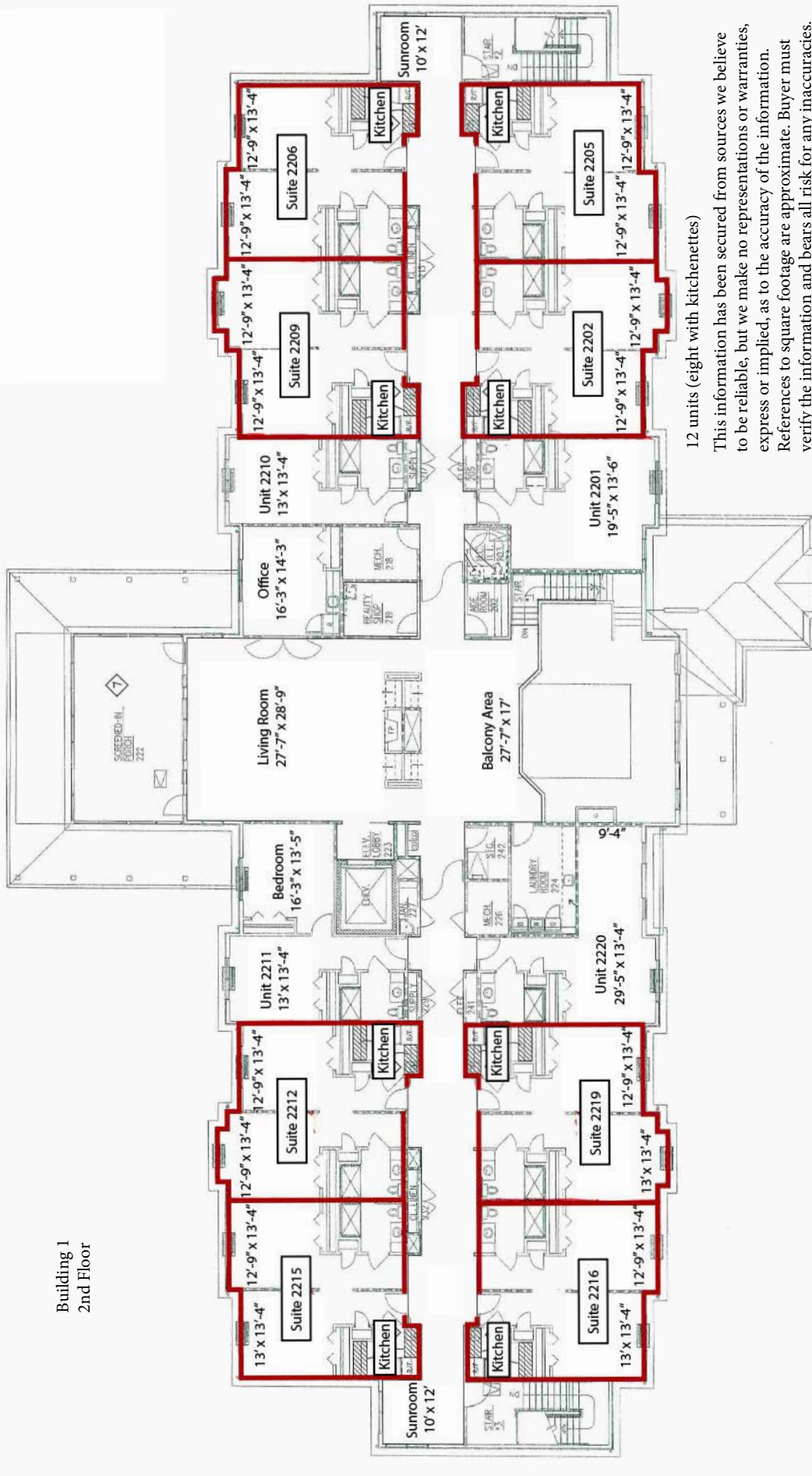
# Floor Diagram - Building 1, First Floor





# Floor Diagram - Building 1, Second Floor

Building 1  
2nd Floor



12 units (eight with kitchenettes)

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.



# *Exterior Photos - Building 2*



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# *Interior Photos - Building 2*



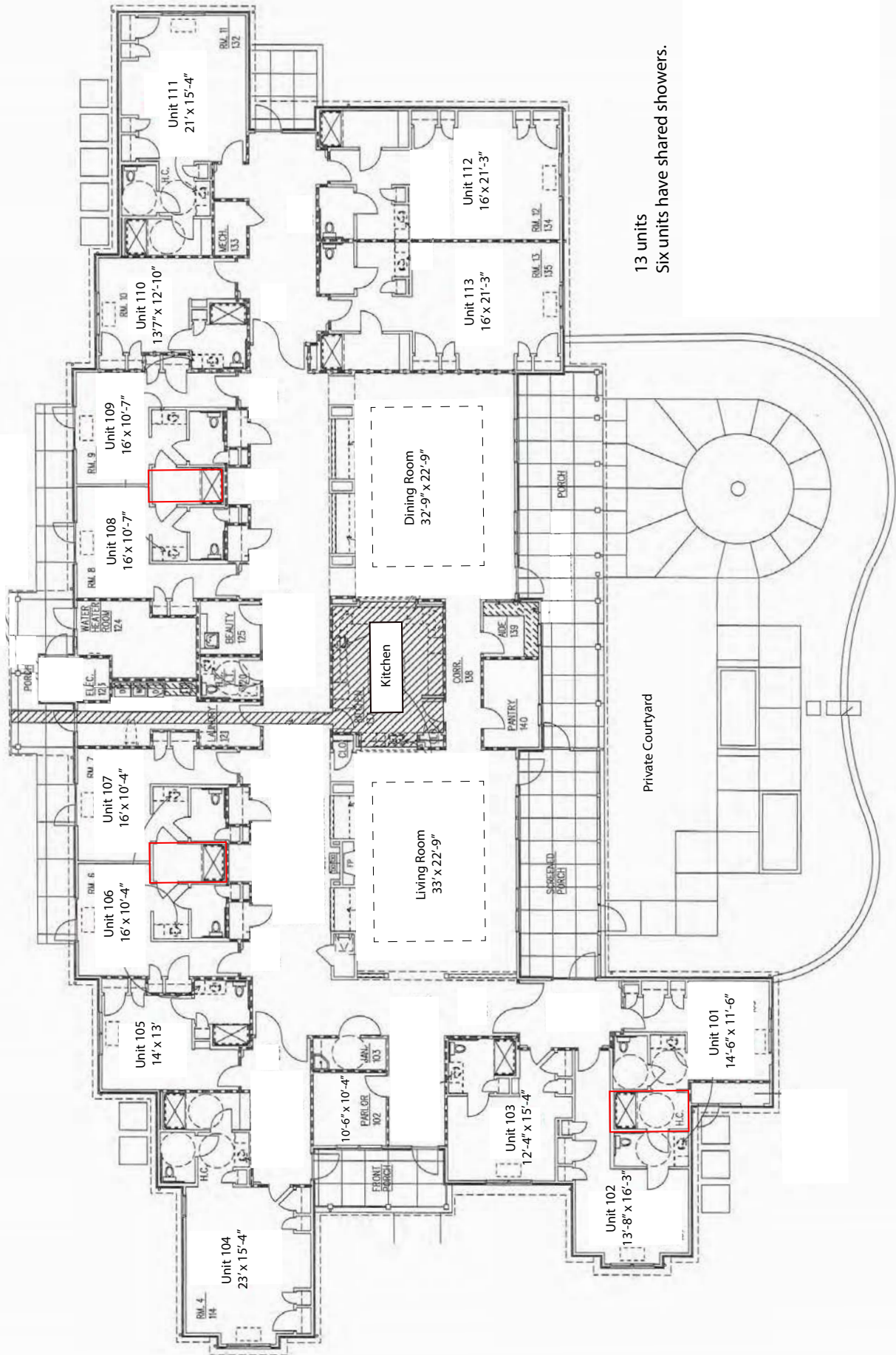
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# Floor Diagram - Building 2

Building 2



13 units  
Six units have shared showers.





## Demographic and Income Profile

1475 El Camino Real, Lady Lake, Florida, 32159 3  
 1475 El Camino Real, Lady Lake, Florida, 32159  
 Ring: 5 mile radius

Prepared by Esri  
 Latitude: 28.94833  
 Longitude: -81.96030

Summary	Census 2010	Census 2020	2023	2028
Population	79,182	86,347	87,805	91,237
Households	41,773	47,041	48,188	50,701
Families	28,661	28,638	29,831	30,891
Average Household Size	1.89	1.82	1.81	1.79
Owner Occupied Housing Units	38,172	41,359	41,822	44,356
Renter Occupied Housing Units	3,604	5,682	6,366	6,344
Median Age	67.6	71.8	70.9	73.4

Trends: 2023-2028 Annual Rate	Area	State	National
Population	0.77%	0.63%	0.30%
Households	1.02%	0.77%	0.49%
Families	0.70%	0.74%	0.44%
Owner HHs	1.18%	0.93%	0.66%
Median Household Income	2.52%	3.34%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	3,174	6.6%	2,838	5.6%
\$15,000 - \$24,999	3,771	7.8%	3,151	6.2%
\$25,000 - \$34,999	4,652	9.7%	4,044	8.0%
\$35,000 - \$49,999	6,589	13.7%	6,127	12.1%
\$50,000 - \$74,999	10,711	22.2%	11,034	21.8%
\$75,000 - \$99,999	8,057	16.7%	9,131	18.0%
\$100,000 - \$149,999	6,841	14.2%	8,399	16.6%
\$150,000 - \$199,999	2,893	6.0%	4,054	8.0%
\$200,000+	1,499	3.1%	1,923	3.8%

Median Household Income	\$61,151	\$69,265
Average Household Income	\$81,695	\$93,464
Per Capita Income	\$44,761	\$51,837

Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,171	1.5%	1,122	1.3%	1,104	1.3%	1,071	1.2%
5 - 9	1,235	1.6%	1,452	1.7%	1,181	1.3%	1,102	1.2%
10 - 14	1,268	1.6%	1,438	1.7%	1,236	1.4%	1,175	1.3%
15 - 19	1,204	1.5%	1,414	1.6%	1,180	1.3%	1,098	1.2%
20 - 24	1,050	1.3%	1,219	1.4%	1,110	1.3%	1,005	1.1%
25 - 34	2,364	3.0%	2,784	3.2%	2,503	2.9%	2,322	2.5%
35 - 44	2,919	3.7%	2,962	3.4%	2,754	3.1%	2,676	2.9%
45 - 54	4,594	5.8%	4,553	5.3%	3,409	3.9%	3,161	3.5%
55 - 64	15,672	19.8%	9,973	11.5%	10,636	12.1%	8,029	8.8%
65 - 74	29,494	37.2%	26,867	31.1%	34,653	39.5%	29,915	32.8%
75 - 84	15,020	19.0%	26,100	30.2%	22,652	25.8%	32,155	35.2%
85+	3,192	4.0%	6,465	7.5%	5,387	6.1%	7,527	8.3%

Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	75,614	95.5%	78,370	90.8%	79,436	90.5%	82,167	90.1%
Black Alone	1,674	2.1%	1,888	2.2%	1,959	2.2%	2,072	2.3%
American Indian Alone	139	0.2%	145	0.2%	151	0.2%	157	0.2%
Asian Alone	708	0.9%	1,112	1.3%	1,114	1.3%	1,177	1.3%
Pacific Islander Alone	27	0.0%	33	0.0%	34	0.0%	38	0.0%
Some Other Race Alone	472	0.6%	1,230	1.4%	1,322	1.5%	1,476	1.6%
Two or More Races	547	0.7%	3,569	4.1%	3,789	4.3%	4,150	4.5%
Hispanic Origin (Any Race)	2,203	2.8%	3,960	4.6%	4,305	4.9%	4,819	5.3%

**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.



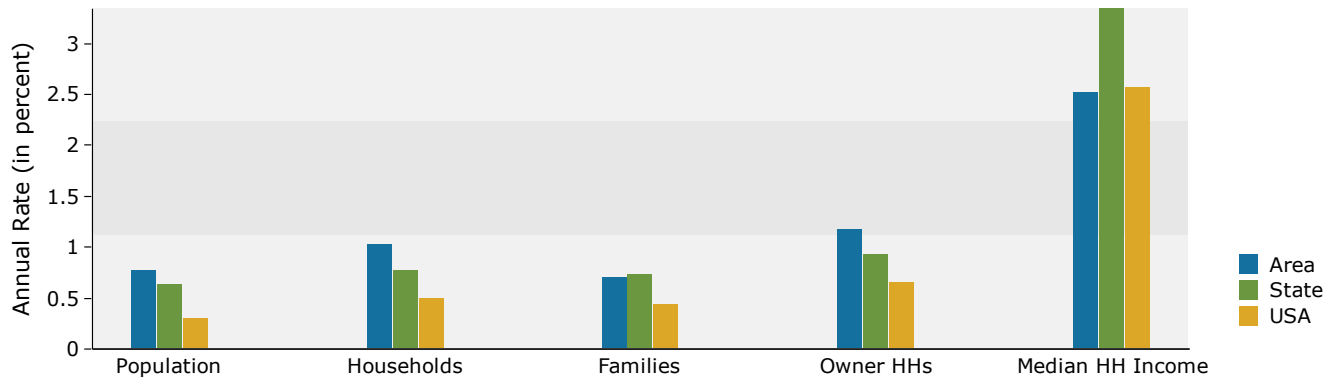


## Demographic and Income Profile

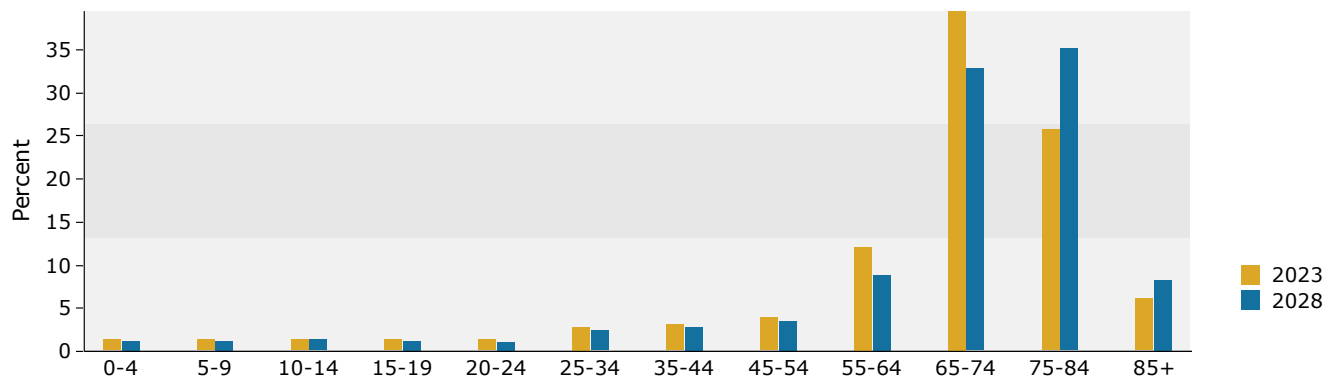
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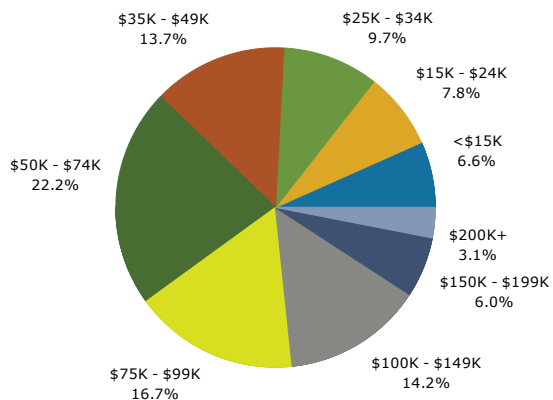
### Trends 2023-2028



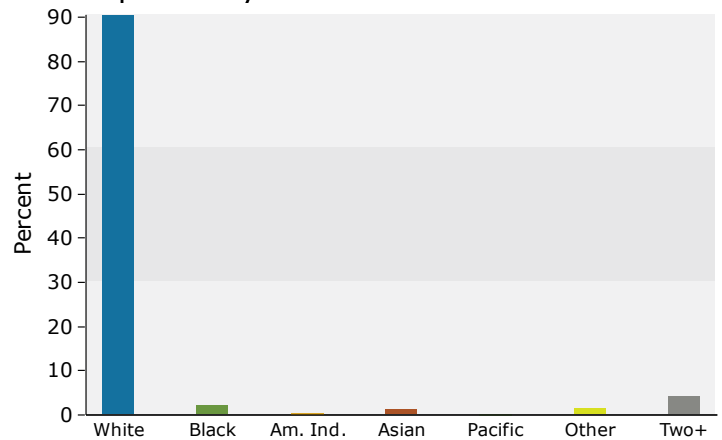
### Population by Age



### 2023 Household Income



### 2023 Population by Race



2023 Percent Hispanic Origin: 4.9%

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





## Medical Expenditures

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Demographic Summary		2023	2028
Population		87,805	91,237
Households		48,188	50,701
Families		29,831	30,891
Median Household Income		\$61,151	\$69,265
Males per 100 Females		89.2	86.5
<b>Population by Age</b>			
Population <5 Years		1.3%	1.2%
Population 65+ Years		71.4%	76.3%
Median Age		70.9	73.4
	<b>Spending Potential Index</b>	<b>Average Amount Spent</b>	<b>Total</b>
<b>Health Care</b>	90	\$6,609.04	\$318,476,584
<b>Medical Care</b>	91	\$2,205.58	\$106,282,545
Physician Services	81	\$224.27	\$10,807,049
Dental Services	93	\$420.97	\$20,285,512
Eyecare Services	95	\$82.69	\$3,984,593
Lab Tests, X-rays	77	\$59.56	\$2,870,150
Hospital Room and Hospital Services	73	\$184.61	\$8,896,009
Convalescent or Nursing Home Care	144	\$46.72	\$2,251,358
Other Medical Services (1)	77	\$135.22	\$6,515,875
Nonprescription Drugs	91	\$154.70	\$7,454,455
Prescription Drugs	95	\$349.44	\$16,838,724
Nonprescription Vitamins	101	\$140.19	\$6,755,342
Medicare Prescription Drug Premium	131	\$176.38	\$8,499,233
Eyeglasses and Contact Lenses	78	\$86.64	\$4,174,901
Hearing Aids	126	\$50.63	\$2,439,827
Medical Equipment for General Use	90	\$8.80	\$423,824
Other Medical Supplies/Equipment (2)	98	\$84.79	\$4,085,693
<b>Health Insurance</b>	89	\$4,403.46	\$212,194,040
Blue Cross/Blue Shield	70	\$925.05	\$44,576,231
Fee for Service Health Plan	73	\$716.93	\$34,547,250
HMO	64	\$517.78	\$24,950,787
Medicare Payments	129	\$1,349.68	\$65,038,234
Long Term Care Insurance	125	\$80.52	\$3,879,921
Dental Care Insurance	75	\$133.68	\$6,441,831
Vision Care Insurance	70	\$30.53	\$1,471,193
Prescription Drug Insurance	89	\$6.13	\$295,396
Other Single Service Insurance (3)	90	\$15.46	\$745,015
Medicaid Premiums	59	\$6.80	\$327,546
Tricare/Military Premiums	78	\$9.47	\$456,457
Children's Health Ins Program Premiums	56	\$1.20	\$57,693

**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.



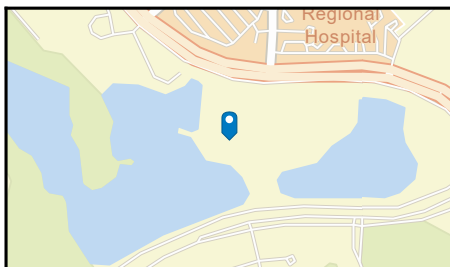
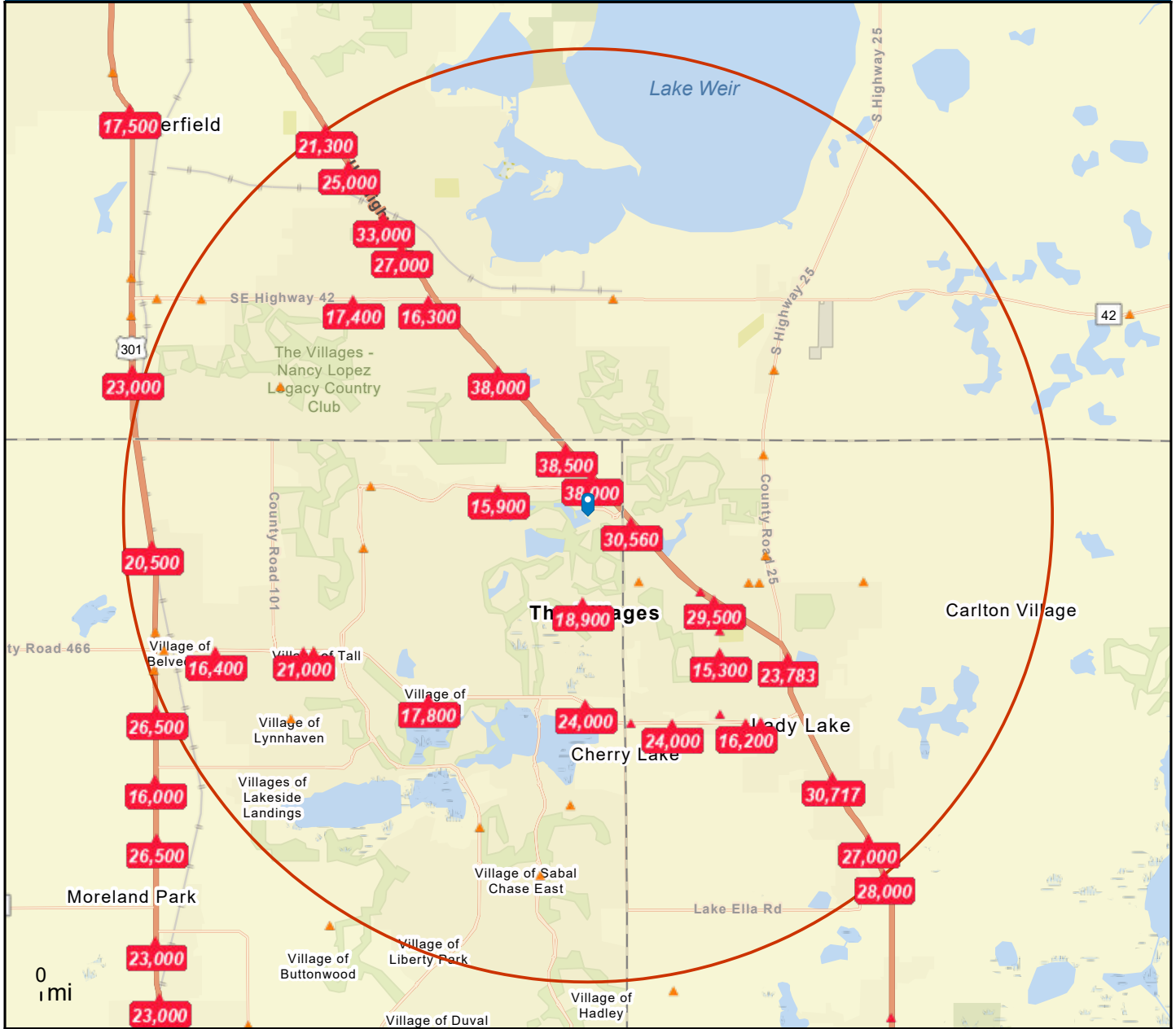
# Traffic Count Map



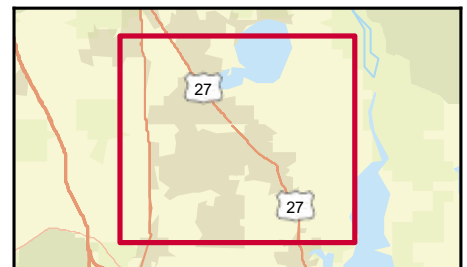
## Traffic Count Map

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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 (Q4 2023).

May 09, 2024



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