

Lange Eye Institute

11834 CR 101, The Villages, FL 32162

For Lease: \$25/sf + NNN



Exclusively Listed By:

FRAN DANN-AKIN, SIOR

8550 NE 138th Lane, Bldg. 600

The Villages, FL 32159

fran@franakin.com

Direct: (352) 266-7795



- Base Rent \$25/SF/YR plus NNN \$TBD/SF/YR
- Available Unit:
Unit 202 - 204, 4,700 SF
- Year Built 2006
- Parcel ID D16-005

Prime Medical Office Space for Lease at Lange Eye Institute!

Welcome to an exceptional opportunity to establish your medical practice in the heart of The Villages! This spacious 4,700 SF medical office space on the 2nd floor of Lange Eye Institute offers a host of benefits that will take your practice to new heights.

Unbeatable Location: Surrounded by a vibrant mix of retail businesses, your medical office will be at the center of all the action, ensuring a constant stream of potential patients.

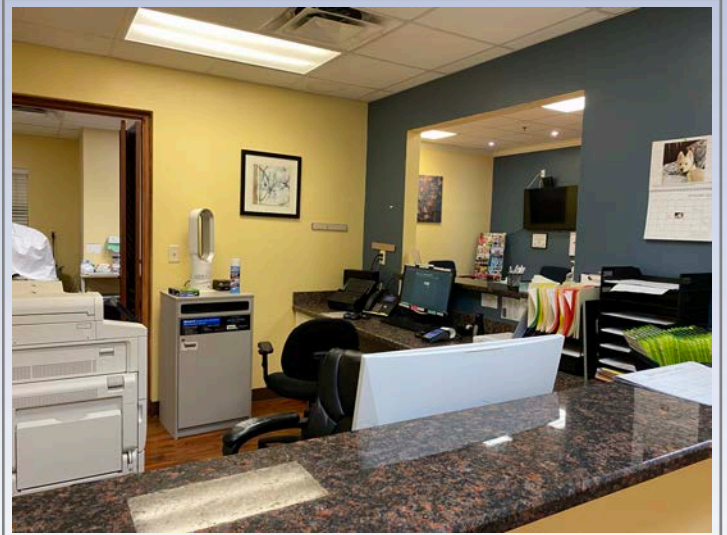
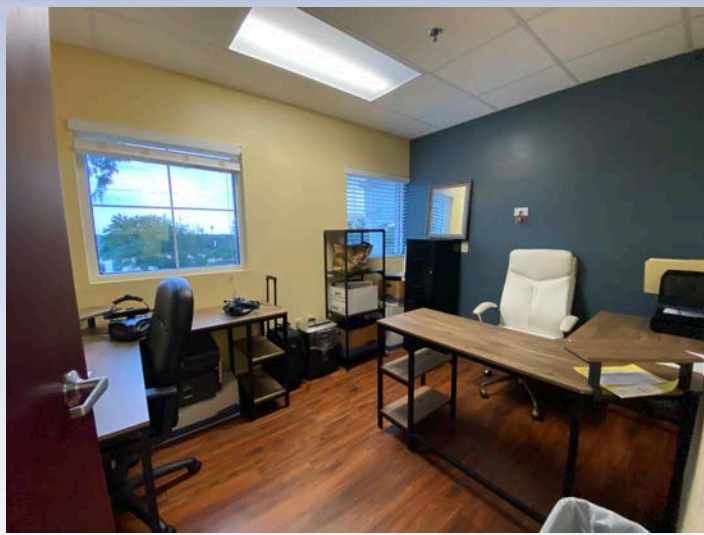
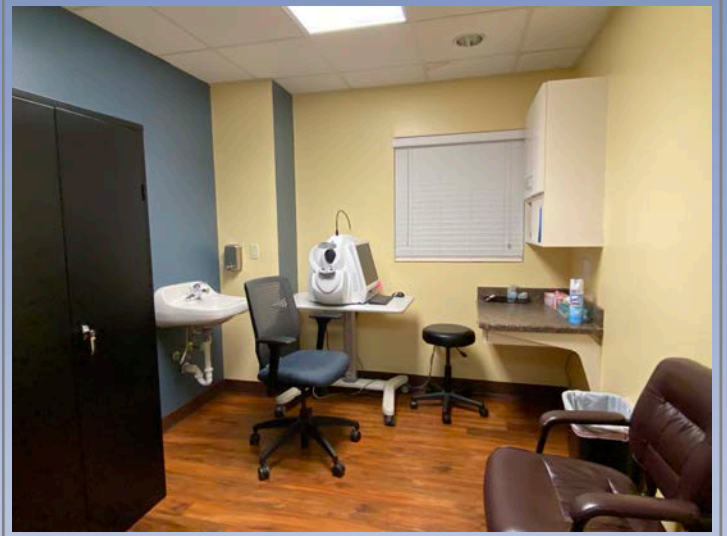
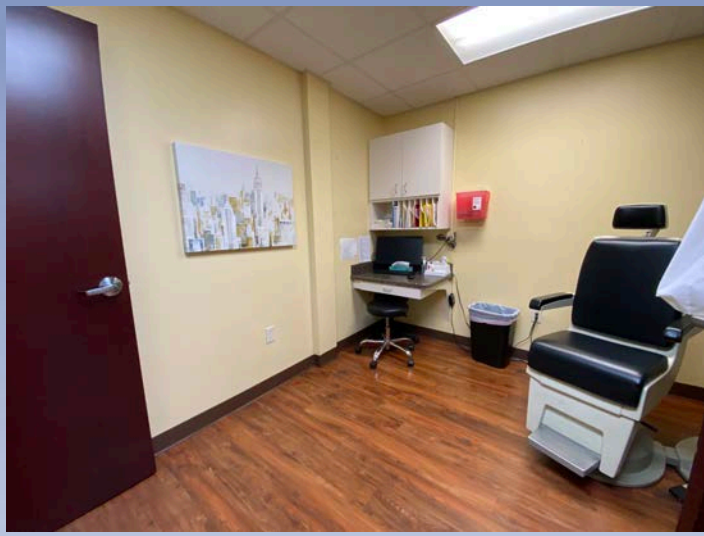
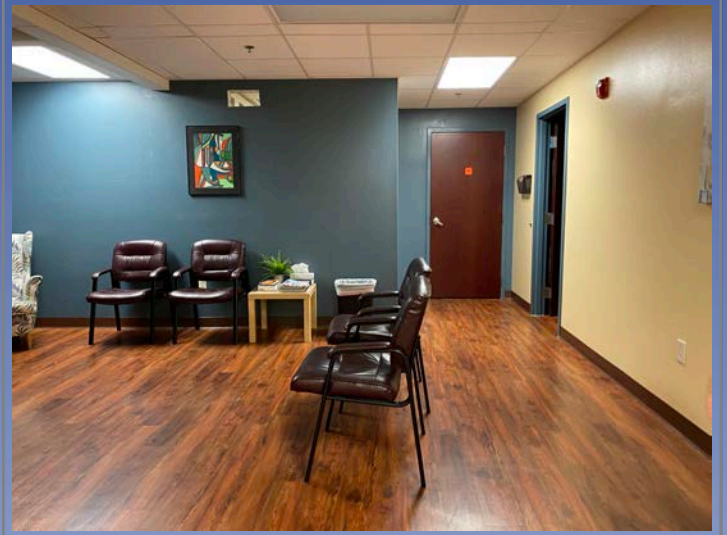
Easy Accessibility: Patients will love the convenience of golf cart accessibility, providing them with seamless access to your practice. Unit is on the 2nd floor accessible by stairs and elevator.

Stability and Flexibility: Unlike many other properties in The Villages, Lange Eye Institute does not sit on a ground lease, offering you stability and flexibility for your medical practice.



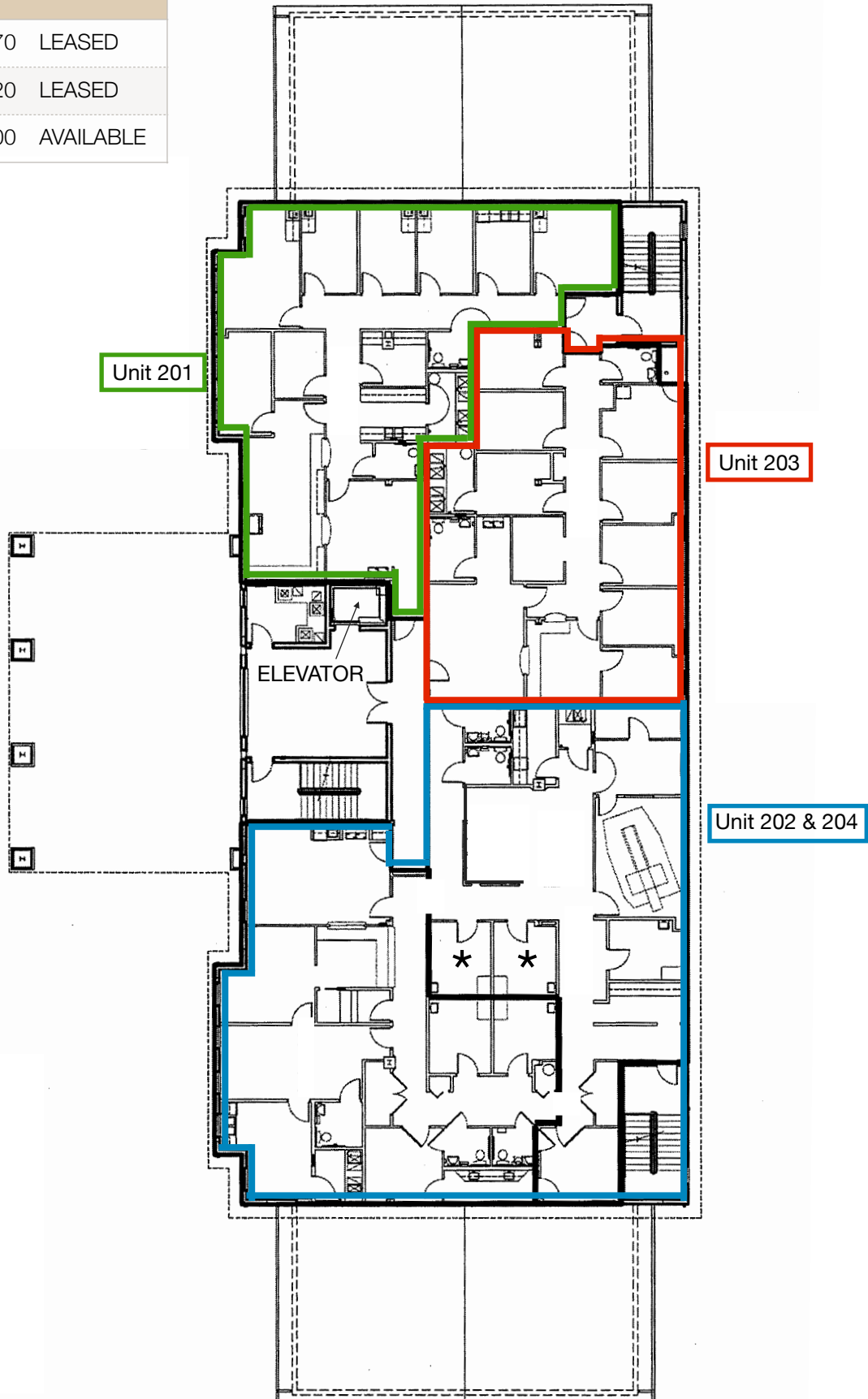


Interior Photos

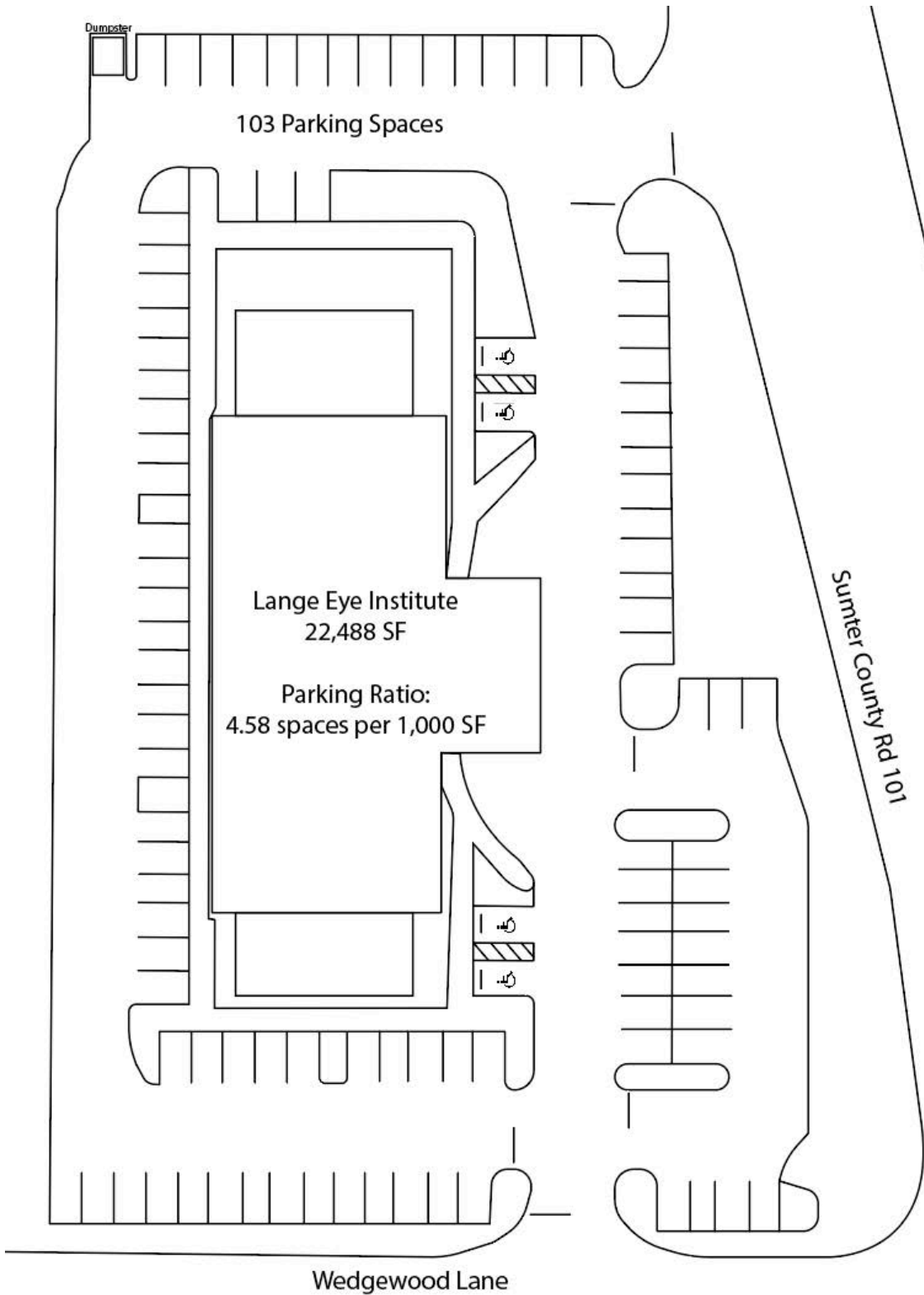


Building Diagram: Second Floor

Unit	SF	STATUS
201	2,670	LEASED
203	2,120	LEASED
202 & 204	4,700	AVAILABLE



Parking Ratio



Demographics & Income Profile



Demographic and Income Profile

11834 County Road 101, The Villages, Florida, 32162 2
 11834 County Road 101, The Villages, Florida, 32162
 Ring: 5 mile radius

Prepared by Esri
 Latitude: 28.92877
 Longitude: -82.01656

Summary	Census 2010	Census 2020	2023	2028
Population	76,947	92,236	94,769	101,123
Households	40,706	50,452	51,993	55,975
Families	28,370	31,558	32,930	34,932
Average Household Size	1.88	1.81	1.81	1.79
Owner Occupied Housing Units	37,866	45,193	46,575	49,814
Renter Occupied Housing Units	2,840	5,259	5,418	6,161
Median Age	67.7	72.2	70.8	73.4

Trends: 2023-2028 Annual Rate	Area	State	National
Population	1.31%	0.63%	0.30%
Households	1.49%	0.77%	0.49%
Families	1.19%	0.74%	0.44%
Owner HHs	1.35%	0.93%	0.66%
Median Household Income	2.69%	3.34%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	3,138	6.0%	2,860	5.1%
\$15,000 - \$24,999	3,838	7.4%	3,245	5.8%
\$25,000 - \$34,999	4,116	7.9%	3,681	6.6%
\$35,000 - \$49,999	7,003	13.5%	6,514	11.6%
\$50,000 - \$74,999	11,766	22.6%	12,199	21.8%
\$75,000 - \$99,999	9,112	17.5%	10,402	18.6%
\$100,000 - \$149,999	7,734	14.9%	9,710	17.3%
\$150,000 - \$199,999	3,273	6.3%	4,730	8.5%
\$200,000+	2,012	3.9%	2,635	4.7%

Median Household Income	\$64,355	\$73,490
Average Household Income	\$86,271	\$98,788
Per Capita Income	\$47,347	\$54,682

Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	954	1.2%	1,018	1.1%	1,209	1.3%	1,266	1.3%
5 - 9	1,024	1.3%	1,265	1.4%	1,288	1.4%	1,290	1.3%
10 - 14	1,038	1.3%	1,295	1.4%	1,306	1.4%	1,336	1.3%
15 - 19	1,011	1.3%	1,305	1.4%	1,273	1.3%	1,271	1.3%
20 - 24	821	1.1%	1,045	1.1%	1,233	1.3%	1,186	1.2%
25 - 34	1,939	2.5%	2,314	2.5%	2,729	2.9%	2,708	2.7%
35 - 44	2,311	3.0%	2,821	3.1%	2,915	3.1%	2,984	3.0%
45 - 54	3,973	5.2%	4,142	4.5%	3,481	3.7%	3,404	3.4%
55 - 64	16,695	21.7%	10,181	11.0%	11,432	12.1%	8,558	8.5%
65 - 74	30,120	39.1%	31,814	34.5%	38,372	40.5%	33,425	33.1%
75 - 84	14,124	18.4%	28,491	30.9%	23,889	25.2%	35,608	35.2%
85+	2,938	3.8%	6,542	7.1%	5,642	6.0%	8,088	8.0%

Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	72,793	94.6%	83,707	90.8%	85,603	90.3%	90,750	89.7%
Black Alone	2,544	3.3%	2,638	2.9%	2,839	3.0%	3,156	3.1%
American Indian Alone	115	0.1%	146	0.2%	152	0.2%	162	0.2%
Asian Alone	615	0.8%	1,125	1.2%	1,138	1.2%	1,238	1.2%
Pacific Islander Alone	18	0.0%	32	0.0%	34	0.0%	37	0.0%
Some Other Race Alone	431	0.6%	1,026	1.1%	1,146	1.2%	1,371	1.4%
Two or More Races	432	0.6%	3,562	3.9%	3,857	4.1%	4,408	4.4%
Hispanic Origin (Any Race)	2,181	2.8%	3,708	4.0%	4,203	4.4%	5,081	5.0%

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.

Demographics & Income Profile

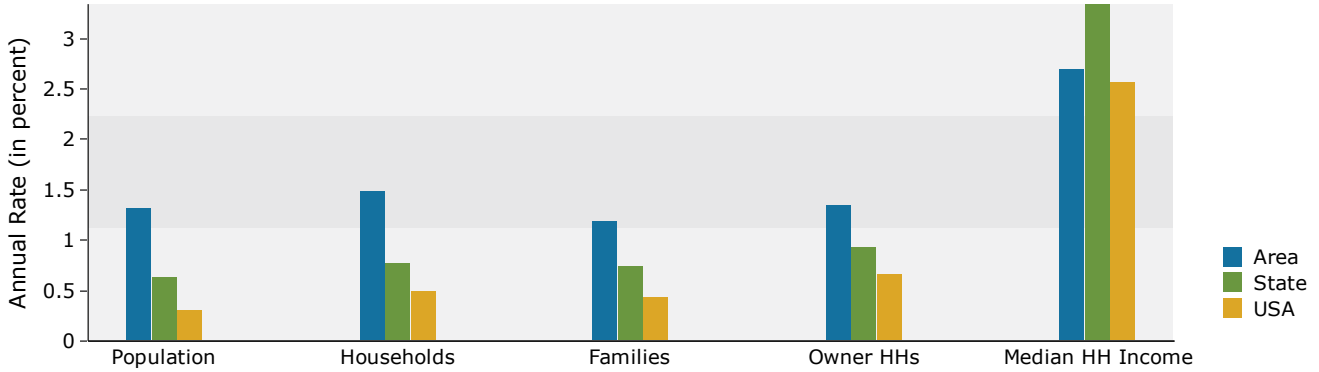


Demographic and Income Profile

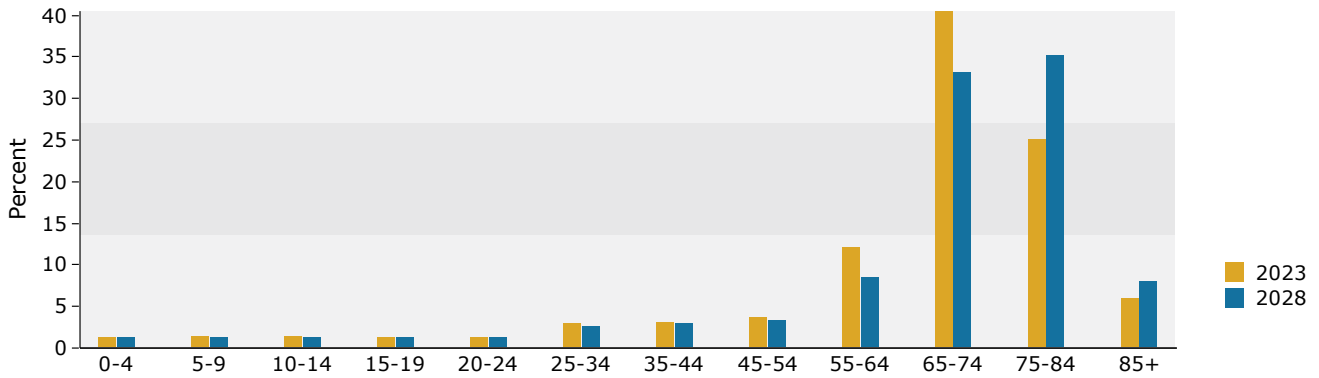
11834 County Road 101, The Villages, Florida, 32162 2
 11834 County Road 101, The Villages, Florida, 32162
 Ring: 5 mile radius

Prepared by Esri
 Latitude: 28.92877
 Longitude: -82.01656

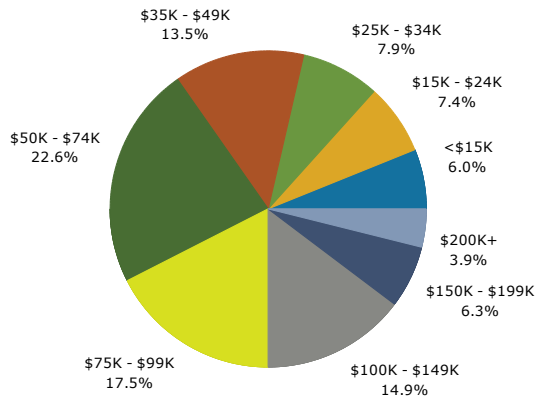
Trends 2023-2028



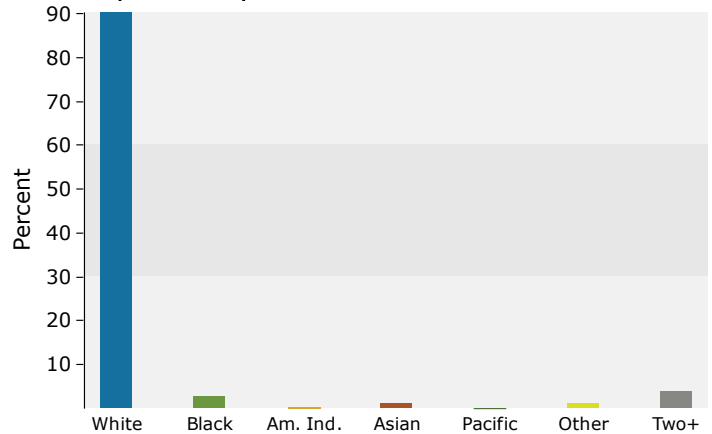
Population by Age



2023 Household Income



2023 Population by Race



2023 Percent Hispanic Origin: 4.4%

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

May 10, 2024



Medical Expenditures

11834 County Road 101, The Villages, Florida, 32162 2
 11834 County Road 101, The Villages, Florida, 32162
 Ring: 5 mile radius

Prepared by Esri
 Latitude: 28.92877
 Longitude: -82.01656

Demographic Summary		2023	2028
Population		94,769	101,123
Households		51,993	55,975
Families		32,930	34,932
Median Household Income		\$64,355	\$73,490
Males per 100 Females		88.8	85.9
Population by Age			
Population <5 Years		1.3%	1.3%
Population 65+ Years		71.7%	76.3%
Median Age		70.8	73.4
	Spending Potential Index	Average Amount Spent	Total
Health Care	95	\$6,971.80	\$362,485,051
Medical Care	96	\$2,322.84	\$120,771,668
Physician Services	86	\$237.72	\$12,359,821
Dental Services	98	\$443.04	\$23,035,001
Eyecare Services	101	\$87.99	\$4,575,086
Lab Tests, X-rays	81	\$62.95	\$3,272,791
Hospital Room and Hospital Services	77	\$193.23	\$10,046,499
Convalescent or Nursing Home Care	154	\$49.96	\$2,597,586
Other Medical Services (1)	80	\$141.79	\$7,371,861
Nonprescription Drugs	95	\$163.06	\$8,478,158
Prescription Drugs	100	\$369.17	\$19,194,157
Nonprescription Vitamins	105	\$145.64	\$7,572,229
Medicare Prescription Drug Premium	138	\$186.04	\$9,672,806
Eyeglasses and Contact Lenses	82	\$90.95	\$4,728,813
Hearing Aids	132	\$53.06	\$2,758,765
Medical Equipment for General Use	96	\$9.34	\$485,538
Other Medical Supplies/Equipment (2)	103	\$88.91	\$4,622,558
Health Insurance	94	\$4,648.96	\$241,713,383
Blue Cross/Blue Shield	74	\$983.27	\$51,123,055
Fee for Service Health Plan	77	\$763.76	\$39,709,926
HMO	67	\$540.84	\$28,120,092
Medicare Payments	136	\$1,418.65	\$73,759,879
Long Term Care Insurance	133	\$85.52	\$4,446,614
Dental Care Insurance	79	\$141.73	\$7,368,857
Vision Care Insurance	74	\$32.52	\$1,690,785
Prescription Drug Insurance	95	\$6.54	\$339,991
Other Single Service Insurance (3)	93	\$15.94	\$829,001
Medicaid Premiums	61	\$6.96	\$361,806
Tricare/Military Premiums	84	\$10.19	\$529,962
Children's Health Ins Program Premiums	60	\$1.28	\$66,599

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.

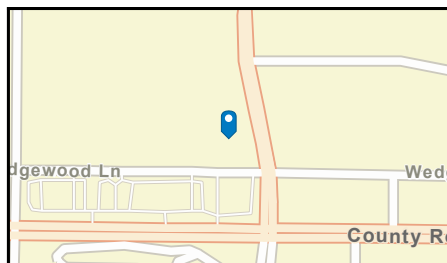
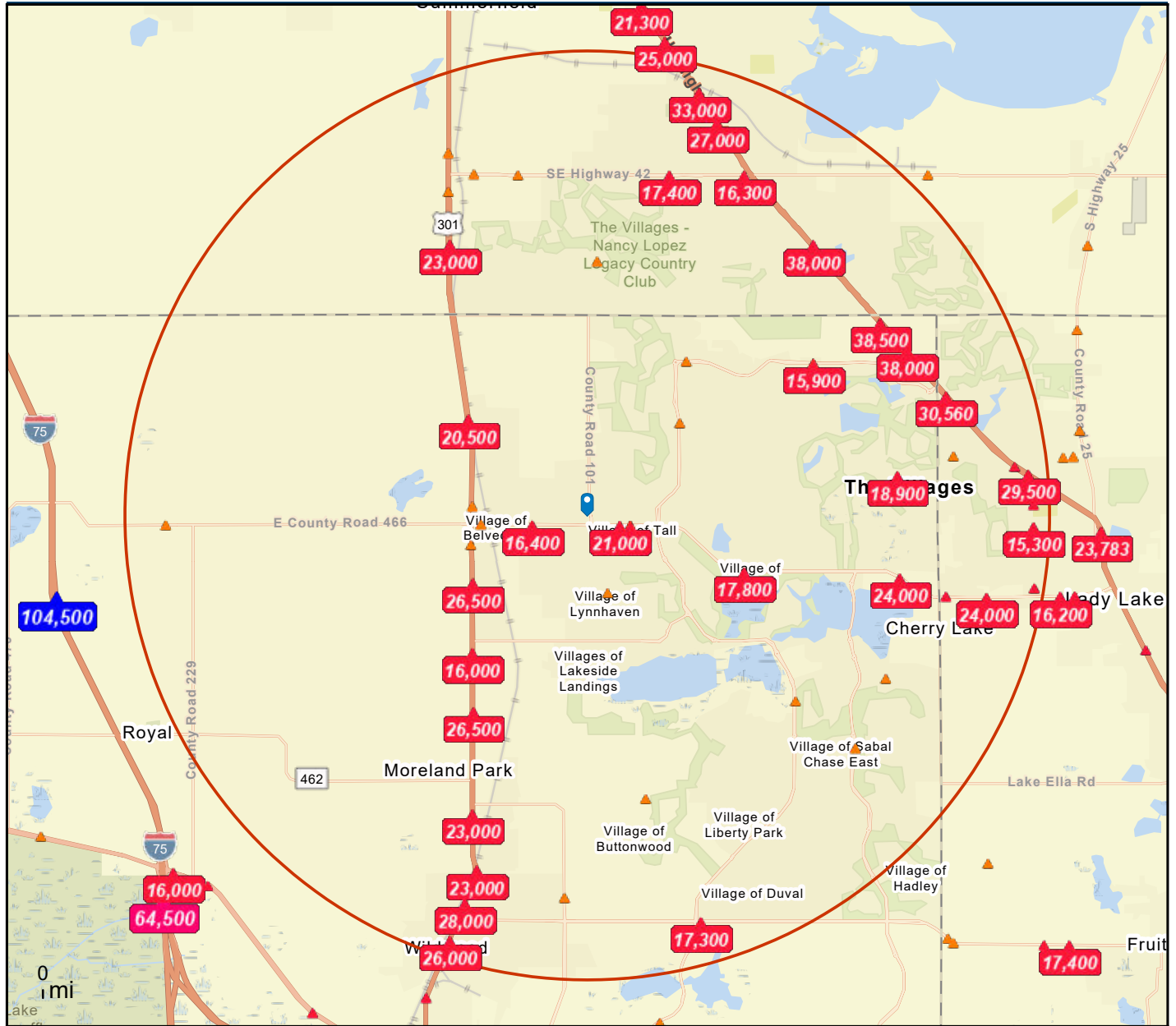
Traffic Count Map



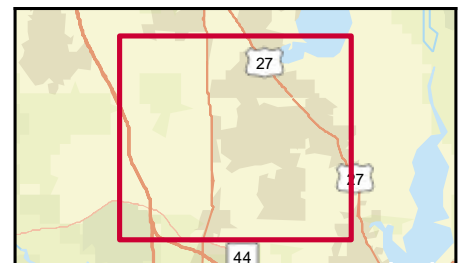
Traffic Count Map

11834 County Road 101, The Villages, Florida, 32162 2
 11834 County Road 101, The Villages, Florida, 32162
 Rings: 5 mile radii

Prepared by Esri
 Latitude: 28.92877
 Longitude: -82.01656



- 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 10, 2024

DISCLAIMER AKIN REALTY COMPANY. Although information has been obtained from sources deemed reliable, neither Owner nor ARC makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor ARC accepts any liability for any loss or damage suffered by any party resulting from reliance on this information .