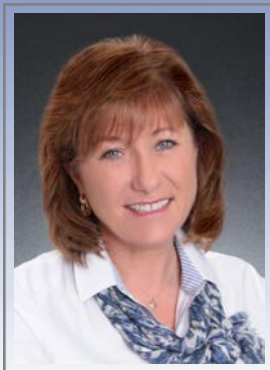


Professional Office Space

704 Doctors Ct, Leesburg, FL 34748

For Lease: \$14/sf/yr + 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

- Professional Office
- 1,008 SF
- Located in Leesburg Medical Park across from UF Health Leesburg Hospital (350 beds)
- Lots of Parking
- Formerly used for Imaging



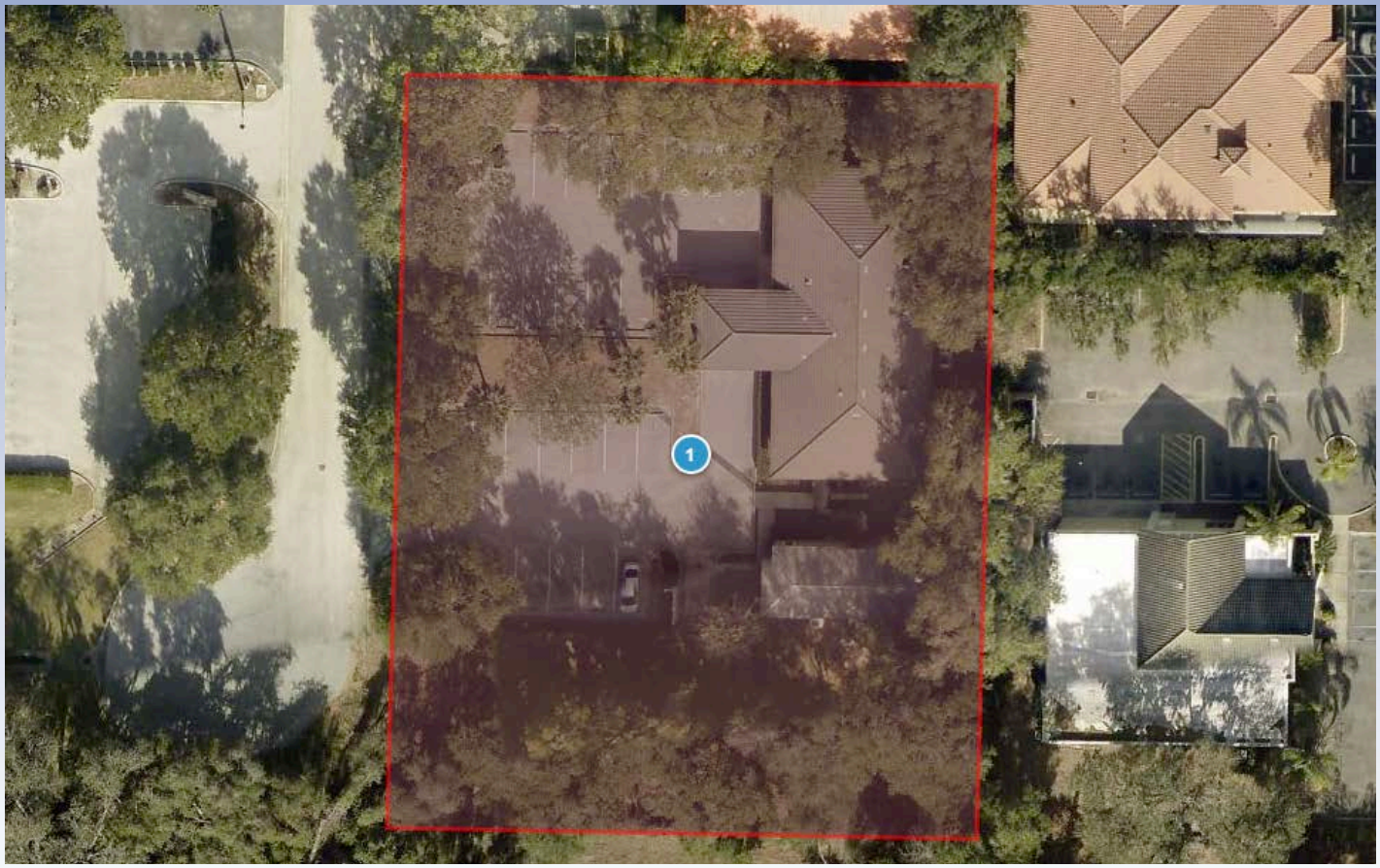
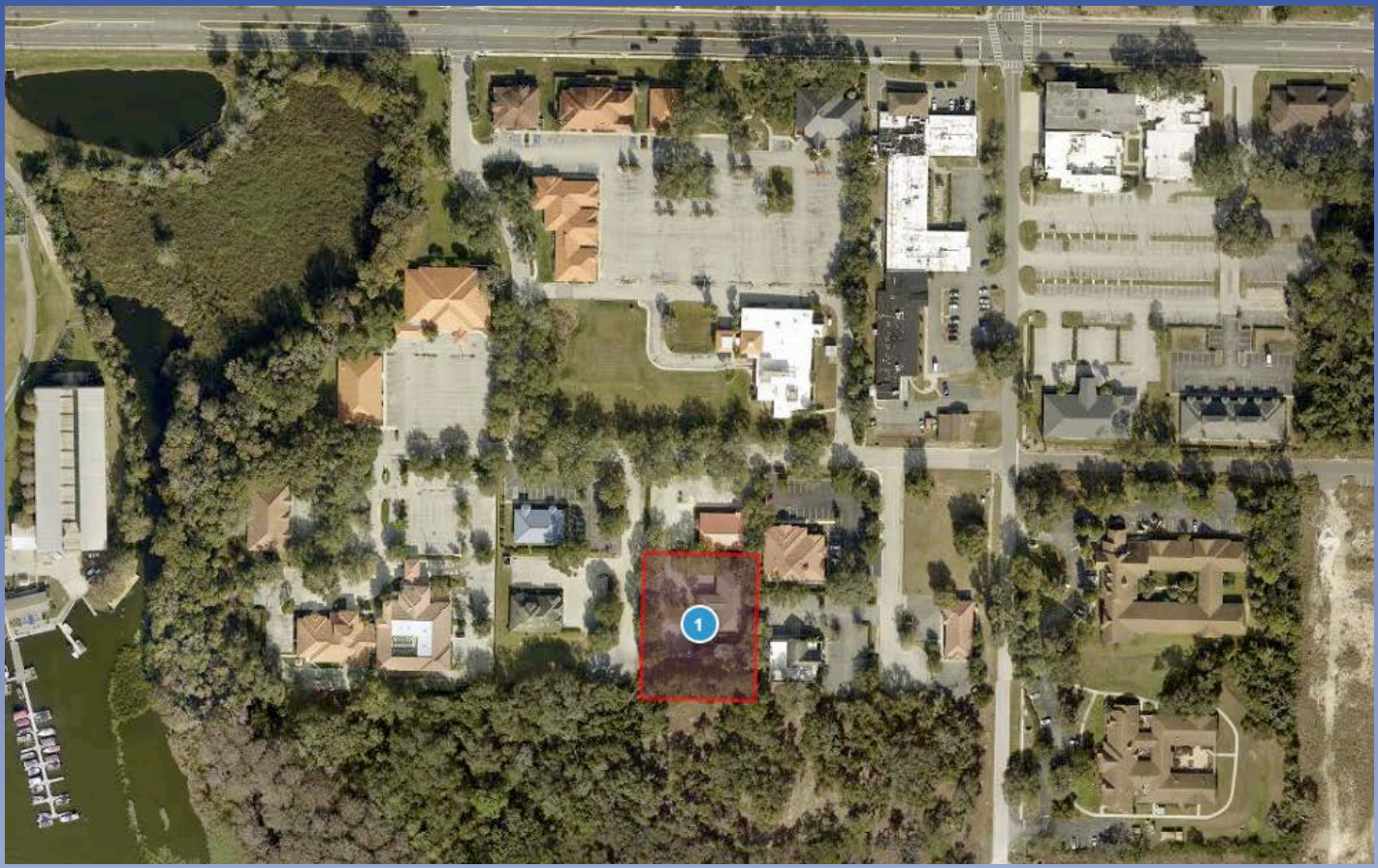
FRAN DANN-AKIN, SIOR
(352) 266-7795



Photos



Aerials





Demographic and Income Profile

704 Doctors Ct, Leesburg, Florida, 34748
 Ring: 5 mile radius

Prepared by Esri
 Latitude: 28.80413
 Longitude: -81.86831

Summary	Census 2010	Census 2020	2023	2028
Population	38,390	47,128	50,311	50,651
Households	17,174	20,809	22,201	22,648
Families	10,836	12,876	13,691	13,848
Average Household Size	2.21	2.23	2.24	2.21
Owner Occupied Housing Units	12,038	13,872	15,278	15,848
Renter Occupied Housing Units	5,136	6,937	6,923	6,800
Median Age	50.2	52.9	55.7	57.4

Trends: 2023-2028 Annual Rate	Area	State	National
Population	0.13%	0.63%	0.30%
Households	0.40%	0.77%	0.49%
Families	0.23%	0.74%	0.44%
Owner HHs	0.74%	0.93%	0.66%
Median Household Income	2.00%	3.34%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	3,102	14.0%	2,830	12.5%
\$15,000 - \$24,999	2,405	10.8%	2,027	9.0%
\$25,000 - \$34,999	2,506	11.3%	2,276	10.0%
\$35,000 - \$49,999	3,066	13.8%	2,769	12.2%
\$50,000 - \$74,999	4,584	20.6%	4,846	21.4%
\$75,000 - \$99,999	2,967	13.4%	3,347	14.8%
\$100,000 - \$149,999	1,947	8.8%	2,412	10.6%
\$150,000 - \$199,999	973	4.4%	1,358	6.0%
\$200,000+	651	2.9%	785	3.5%

Median Household Income	\$50,074	\$55,278
Average Household Income	\$68,678	\$78,844
Per Capita Income	\$30,622	\$35,587

Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,232	5.8%	2,310	4.9%	2,413	4.8%	2,398	4.7%
5 - 9	1,959	5.1%	2,494	5.3%	2,348	4.7%	2,220	4.4%
10 - 14	1,852	4.8%	2,387	5.1%	2,274	4.5%	2,278	4.5%
15 - 19	2,005	5.2%	2,240	4.8%	2,101	4.2%	2,083	4.1%
20 - 24	1,823	4.7%	2,062	4.4%	2,081	4.1%	1,991	3.9%
25 - 34	3,606	9.4%	4,458	9.5%	4,878	9.7%	4,541	9.0%
35 - 44	3,559	9.3%	4,177	8.9%	4,377	8.7%	4,429	8.7%
45 - 54	4,229	11.0%	4,462	9.5%	4,301	8.5%	4,132	8.2%
55 - 64	5,250	13.7%	6,548	13.9%	6,528	13.0%	6,007	11.9%
65 - 74	5,913	15.4%	8,477	18.0%	9,426	18.7%	9,450	18.7%
75 - 84	4,243	11.1%	5,629	11.9%	6,872	13.7%	7,968	15.7%
85+	1,721	4.5%	1,882	4.0%	2,711	5.4%	3,154	6.2%

Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	29,295	76.3%	31,877	67.6%	33,861	67.3%	33,743	66.6%
Black Alone	6,740	17.6%	8,283	17.6%	8,875	17.6%	9,063	17.9%
American Indian Alone	119	0.3%	175	0.4%	196	0.4%	202	0.4%
Asian Alone	558	1.5%	790	1.7%	772	1.5%	712	1.4%
Pacific Islander Alone	58	0.2%	125	0.3%	136	0.3%	142	0.3%
Some Other Race Alone	852	2.2%	1,945	4.1%	2,158	4.3%	2,289	4.5%
Two or More Races	767	2.0%	3,932	8.3%	4,312	8.6%	4,500	8.9%
Hispanic Origin (Any Race)	2,530	6.6%	5,747	12.2%	6,342	12.6%	6,592	13.0%

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.

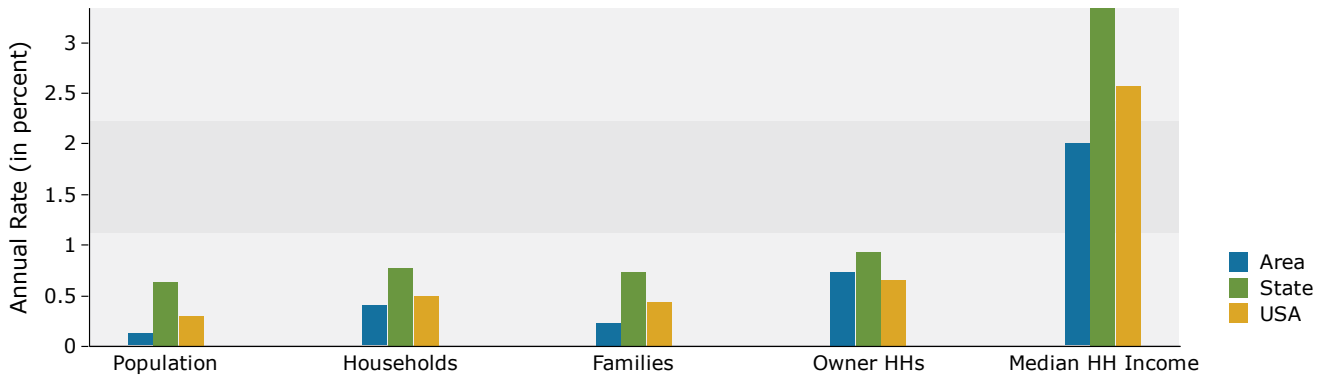


Demographic and Income Profile

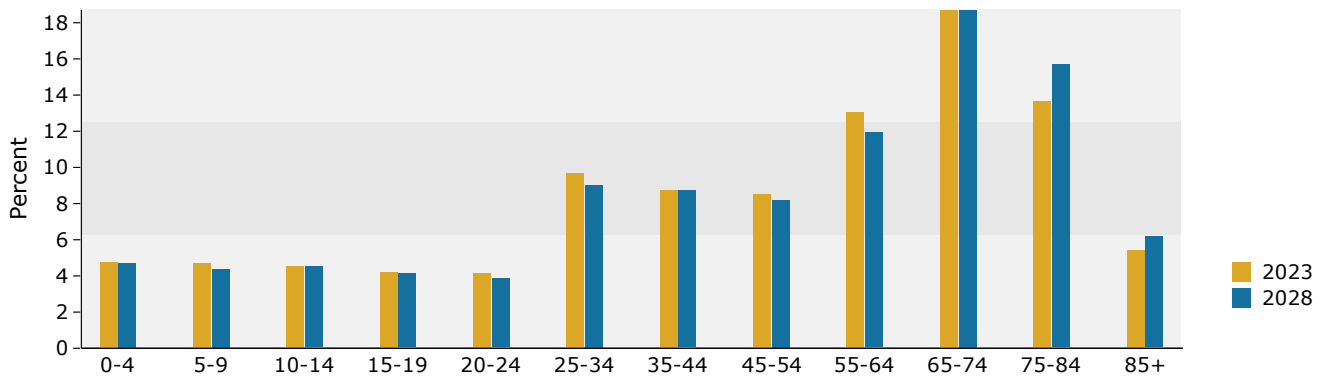
704 Doctors Ct, Leesburg, Florida, 34748
Ring: 5 mile radius

Prepared by Esri
Latitude: 28.80413
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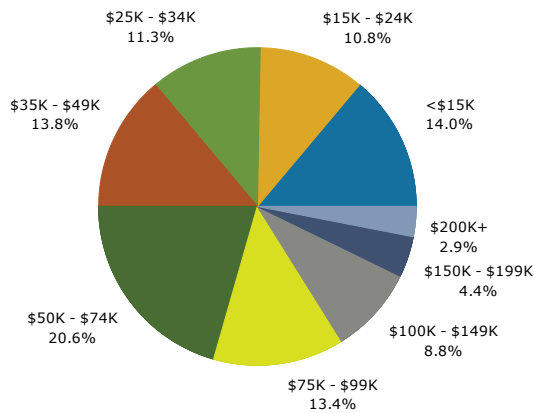
Trends 2023-2028



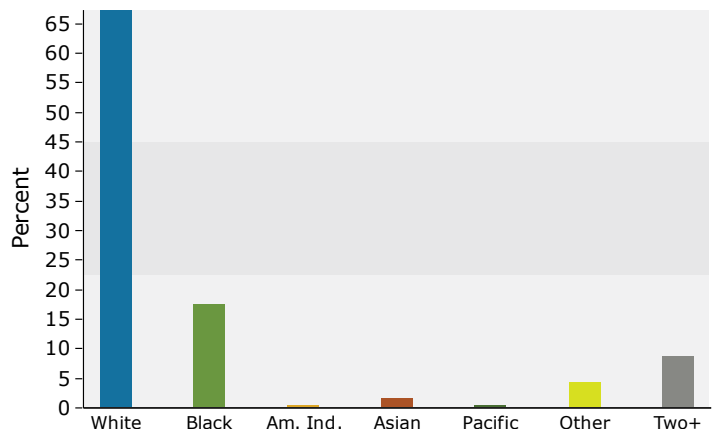
Population by Age



2023 Household Income



2023 Population by Race



2023 Percent Hispanic Origin: 12.6%

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

Medical Expenditures



Medical Expenditures

704 Doctors Ct, Leesburg, Florida, 34748
Ring: 5 mile radius

Prepared by Esri
Latitude: 28.80413
Longitude: -81.86831

Demographic Summary		2023	2028
Population		50,311	50,651
Households		22,201	22,648
Families		13,691	13,848
Median Household Income		\$50,074	\$55,278
Males per 100 Females		90.1	90.1
Population by Age			
Population <5 Years		4.8%	4.7%
Population 65+ Years		37.8%	40.6%
Median Age		55.7	57.4
	Spending Potential Index	Average Amount Spent	Total
Health Care	72	\$5,327.66	\$118,279,278
Medical Care	73	\$1,765.86	\$39,203,764
Physician Services	68	\$187.41	\$4,160,725
Dental Services	72	\$325.31	\$7,222,312
Eyecare Services	74	\$64.45	\$1,430,759
Lab Tests, X-rays	68	\$52.76	\$1,171,251
Hospital Room and Hospital Services	67	\$169.43	\$3,761,467
Convalescent or Nursing Home Care	93	\$30.02	\$666,543
Other Medical Services (1)	65	\$114.65	\$2,545,419
Nonprescription Drugs	74	\$126.66	\$2,812,078
Prescription Drugs	77	\$282.62	\$6,274,524
Nonprescription Vitamins	78	\$107.57	\$2,388,184
Medicare Prescription Drug Premium	92	\$123.67	\$2,745,541
Eyeglasses and Contact Lenses	67	\$75.03	\$1,665,658
Hearing Aids	84	\$33.72	\$748,508
Medical Equipment for General Use	70	\$6.81	\$151,176
Other Medical Supplies/Equipment (2)	76	\$65.75	\$1,459,620
Health Insurance	72	\$3,561.80	\$79,075,514
Blue Cross/Blue Shield	64	\$847.98	\$18,825,936
Fee for Service Health Plan	64	\$630.50	\$13,997,835
HMO	59	\$473.04	\$10,501,985
Medicare Payments	92	\$959.39	\$21,299,388
Long Term Care Insurance	84	\$54.09	\$1,200,745
Dental Care Insurance	65	\$116.73	\$2,591,428
Vision Care Insurance	65	\$28.39	\$630,207
Prescription Drug Insurance	71	\$4.89	\$108,574
Other Single Service Insurance (3)	82	\$14.05	\$311,949
Medicaid Premiums	62	\$7.11	\$157,936
Tricare/Military Premiums	71	\$8.70	\$193,249
Children's Health Ins Program Premiums	55	\$1.18	\$26,274

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.

May 16, 2024

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