

Summit Medical Park

781 CR 466, Lady Lake, FL 32159

For Lease: \$18/sf + NNN

THE PEAK OF
HEALTHCARE
BEGINS HERE

SUMMIT MEDICAL PARK



Exclusively Listed By:

FRAN DANN-AKIN, SIOR

8550 NE 138th Lane, Bldg. 600

The Villages, FL 32159

fran@franakin.com

Direct: (352) 266-7795



Executive Summary

- Base Rent \$18/sf/yr plus NNN ~\$8/sf/yr
- Available Space: 1,920 SF
- Year Built: 2009
- Lake County Alt Key: 3874885
- Zoned CP (Planned Commercial)

Nicely finished medical office conveniently located between the area's largest retail concentration, UF Health Hospital and The Villages. 1,920 SF features, exam rooms, lobby, offices and break-room. Physician owned Medical Condominiums offering outstanding existing Medical Synergy.

Meticulously maintained quality construction.

Video Link of The Summit: <https://youtu.be/OuPCx4uvQEQ>



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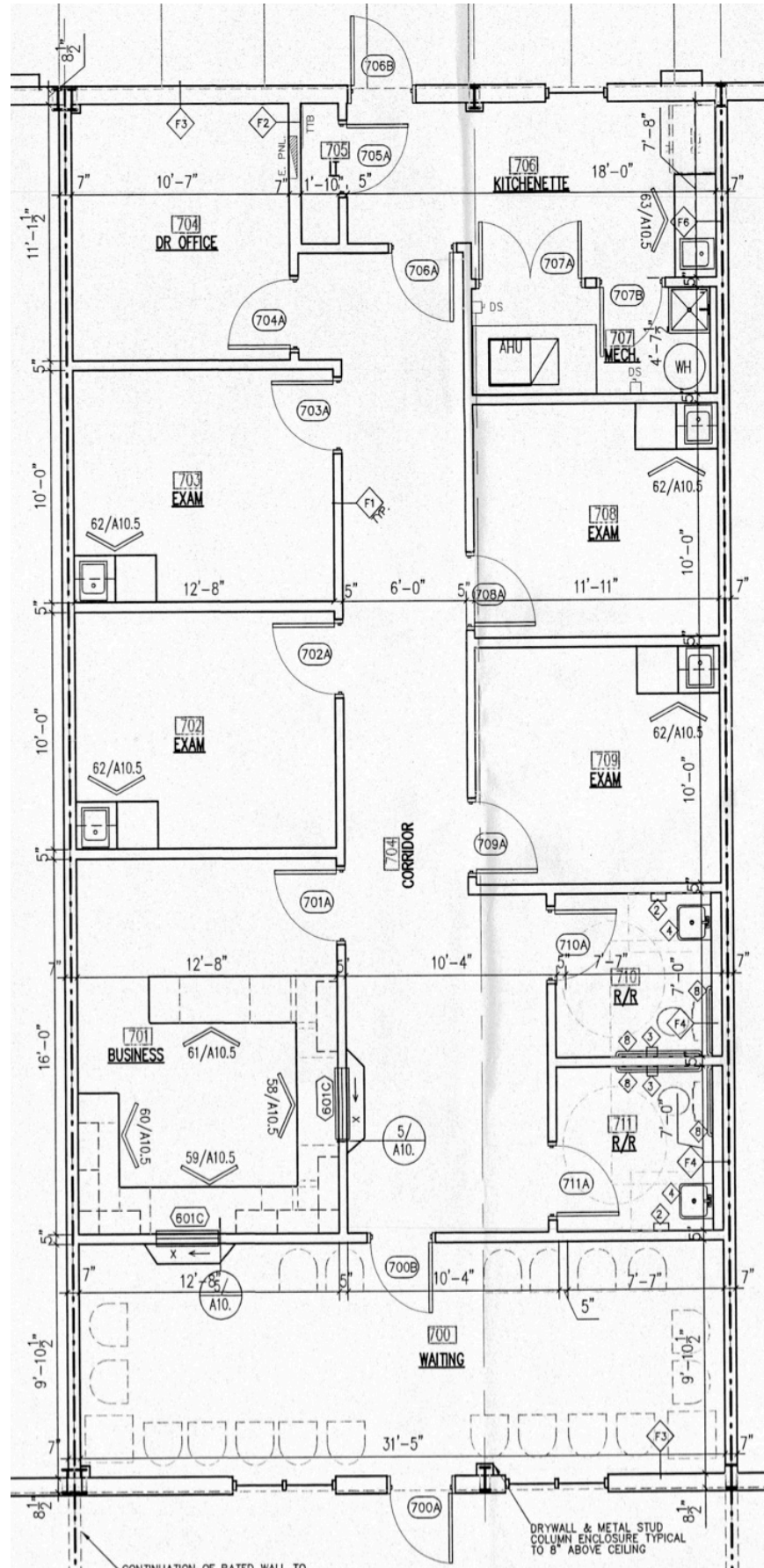
Aerials



Interior Photos



Floor Diagram





Demographic and Income Profile

781 County Road 466, Lady Lake, Florida, 32159
 Ring: 5 mile radius

Prepared by Esri
 Latitude: 28.91725
 Longitude: -81.93878

Summary	Census 2010	Census 2020	2023	2028				
Population	80,157	98,602	99,986	104,218				
Households	41,750	53,263	54,413	57,521				
Families	28,689	33,435	34,219	35,684				
Average Household Size	1.91	1.84	1.83	1.80				
Owner Occupied Housing Units	37,968	47,290	47,408	50,357				
Renter Occupied Housing Units	3,779	5,973	7,005	7,164				
Median Age	66.8	71.2	69.5	72.1				
Trends: 2023-2028 Annual Rate	Area	State	National					
Population	0.83%	0.63%	0.30%					
Households	1.12%	0.77%	0.49%					
Families	0.84%	0.74%	0.44%					
Owner HHs	1.21%	0.93%	0.66%					
Median Household Income	2.69%	3.34%	2.57%					
Households by Income			2023	2028				
		Number	Percent	Number	Percent			
<\$15,000		3,654	6.7%	3,210	5.6%			
\$15,000 - \$24,999		3,869	7.1%	3,196	5.6%			
\$25,000 - \$34,999		4,726	8.7%	4,155	7.2%			
\$35,000 - \$49,999		7,262	13.3%	6,768	11.8%			
\$50,000 - \$74,999		11,784	21.7%	12,128	21.1%			
\$75,000 - \$99,999		9,269	17.0%	10,316	17.9%			
\$100,000 - \$149,999		7,772	14.3%	9,541	16.6%			
\$150,000 - \$199,999		3,815	7.0%	5,368	9.3%			
\$200,000+		2,262	4.2%	2,837	4.9%			
Median Household Income		\$63,892		\$72,950				
Average Household Income		\$86,841		\$99,306				
Per Capita Income		\$47,130		\$54,677				
Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,436	1.8%	1,287	1.3%	1,831	1.8%	1,798	1.7%
5 - 9	1,408	1.8%	1,576	1.6%	1,939	1.9%	1,826	1.8%
10 - 14	1,464	1.8%	1,669	1.7%	1,994	2.0%	1,952	1.9%
15 - 19	1,449	1.8%	1,635	1.7%	1,838	1.8%	1,802	1.7%
20 - 24	1,244	1.6%	1,352	1.4%	1,724	1.7%	1,609	1.5%
25 - 34	2,679	3.3%	3,063	3.1%	4,056	4.1%	3,702	3.6%
35 - 44	3,297	4.1%	3,174	3.2%	4,216	4.2%	4,214	4.0%
45 - 54	5,123	6.4%	4,862	4.9%	4,805	4.8%	4,508	4.3%
55 - 64	16,626	20.7%	11,983	12.2%	12,692	12.7%	9,803	9.4%
65 - 74	28,182	35.2%	33,945	34.4%	36,113	36.1%	32,459	31.1%
75 - 84	14,144	17.6%	27,777	28.2%	22,959	23.0%	32,598	31.3%
85+	3,105	3.9%	6,281	6.4%	5,818	5.8%	7,946	7.6%
Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	75,992	94.8%	89,505	90.8%	90,546	90.6%	94,166	90.4%
Black Alone	2,198	2.7%	2,673	2.7%	2,762	2.8%	2,887	2.8%
American Indian Alone	152	0.2%	157	0.2%	163	0.2%	167	0.2%
Asian Alone	702	0.9%	1,103	1.1%	1,064	1.1%	1,067	1.0%
Pacific Islander Alone	34	0.0%	51	0.1%	52	0.1%	57	0.1%
Some Other Race Alone	484	0.6%	1,276	1.3%	1,356	1.4%	1,474	1.4%
Two or More Races	594	0.7%	3,838	3.9%	4,043	4.0%	4,399	4.2%
Hispanic Origin (Any Race)	2,210	2.8%	4,229	4.3%	4,556	4.6%	5,040	4.8%

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.

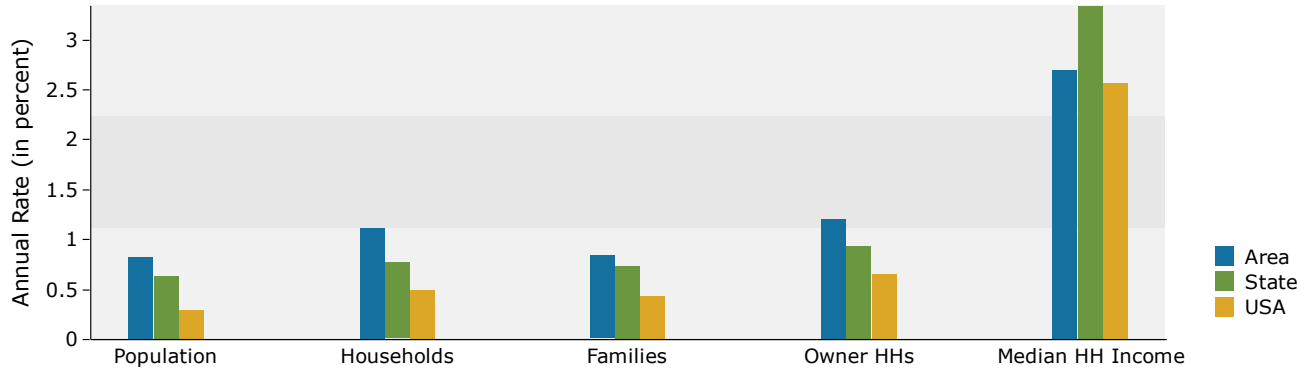


Demographic and Income Profile

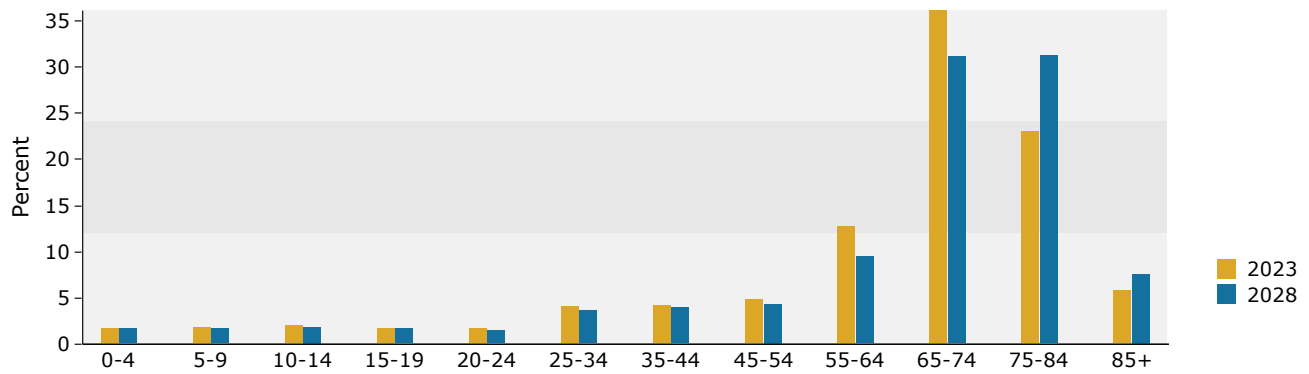
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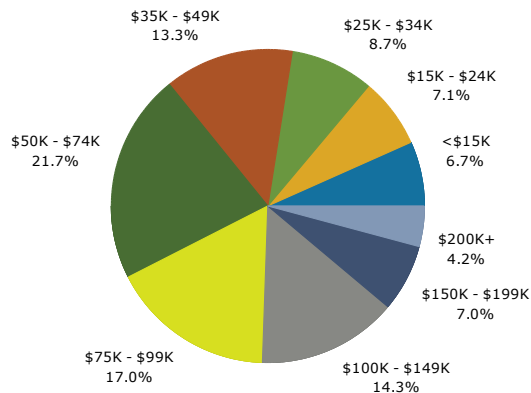
Trends 2023-2028



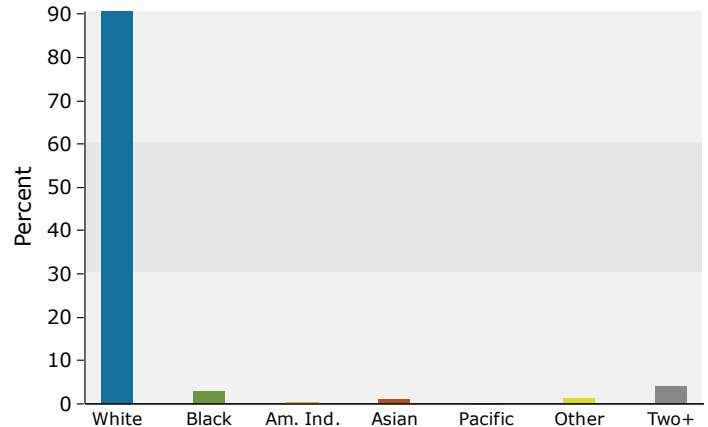
Population by Age



2023 Household Income



2023 Population by Race



2023 Percent Hispanic Origin: 4.6%

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

Medical Expenditures



Medical Expenditures

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Ring: 5 mile radius

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Demographic Summary		2023	2028
Population		99,986	104,218
Households		54,413	57,521
Families		34,219	35,684
Median Household Income		\$63,892	\$72,950
Males per 100 Females		89.6	87.3
Population by Age			
Population <5 Years		1.8%	1.7%
Population 65+ Years		64.9%	70.0%
Median Age		69.5	72.1
	Spending Potential Index	Average Amount Spent	Total
Health Care	94	\$6,951.55	\$378,254,934
Medical Care	96	\$2,314.36	\$125,931,537
Physician Services	86	\$238.63	\$12,984,653
Dental Services	97	\$439.87	\$23,934,714
Eyecare Services	99	\$86.64	\$4,714,444
Lab Tests, X-rays	83	\$64.18	\$3,492,428
Hospital Room and Hospital Services	78	\$198.07	\$10,777,779
Convalescent or Nursing Home Care	148	\$47.99	\$2,611,028
Other Medical Services (1)	81	\$143.12	\$7,787,709
Nonprescription Drugs	95	\$162.33	\$8,832,879
Prescription Drugs	100	\$367.14	\$19,977,228
Nonprescription Vitamins	104	\$144.25	\$7,849,239
Medicare Prescription Drug Premium	134	\$180.53	\$9,823,312
Eyeglasses and Contact Lenses	83	\$92.50	\$5,033,145
Hearing Aids	128	\$51.36	\$2,794,620
Medical Equipment for General Use	95	\$9.25	\$503,175
Other Medical Supplies/Equipment (2)	102	\$88.49	\$4,815,181
Health Insurance	94	\$4,637.19	\$252,323,397
Blue Cross/Blue Shield	75	\$999.54	\$54,388,191
Fee for Service Health Plan	79	\$776.79	\$42,267,470
HMO	69	\$558.12	\$30,368,826
Medicare Payments	132	\$1,379.97	\$75,088,110
Long Term Care Insurance	129	\$83.16	\$4,524,928
Dental Care Insurance	80	\$143.92	\$7,831,082
Vision Care Insurance	76	\$33.19	\$1,806,117
Prescription Drug Insurance	95	\$6.50	\$353,834
Other Single Service Insurance (3)	95	\$16.26	\$884,968
Medicaid Premiums	64	\$7.36	\$400,606
Tricare/Military Premiums	82	\$10.05	\$546,841
Children's Health Ins Program Premiums	62	\$1.32	\$71,563

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 09, 2024

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