

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

## **HOSPICE/IN-PATIENT REHAB/BEHAVIORAL HEALTH/MEDICAL OFFICE**

Rare opportunity for "fee simple ownership acquisition" of two buildings INSIDE THE VILLAGES that include 3.97 acres with waterfront views. Property adjacent to the UF Health Hospital, a 307-bed facility with helipad. UF Health is the most comprehensive provider of healthcare services in the region and located in the highest concentration of medical in all of The Villages' areas. The Villages has been the fastest-growing metro area in the U.S. for five consecutive years and is larger than Miami Beach, Boca Raton. The Villages recently acquired an additional 15,000 acres for the explosive expansion.

# Aerials



# Aerials



# *Exterior Photos - Building 1*



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



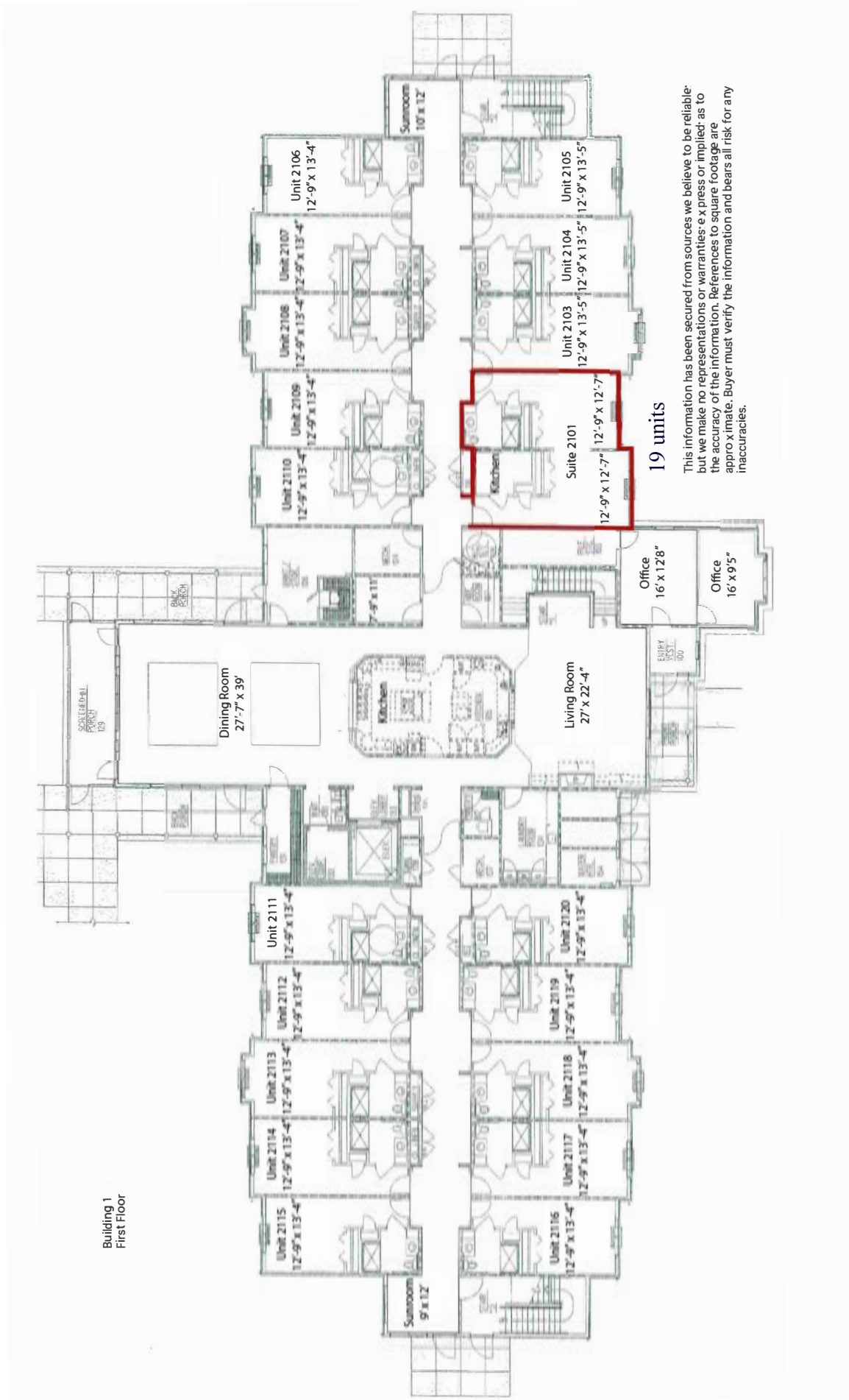
# Interior Photos - Building 1



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

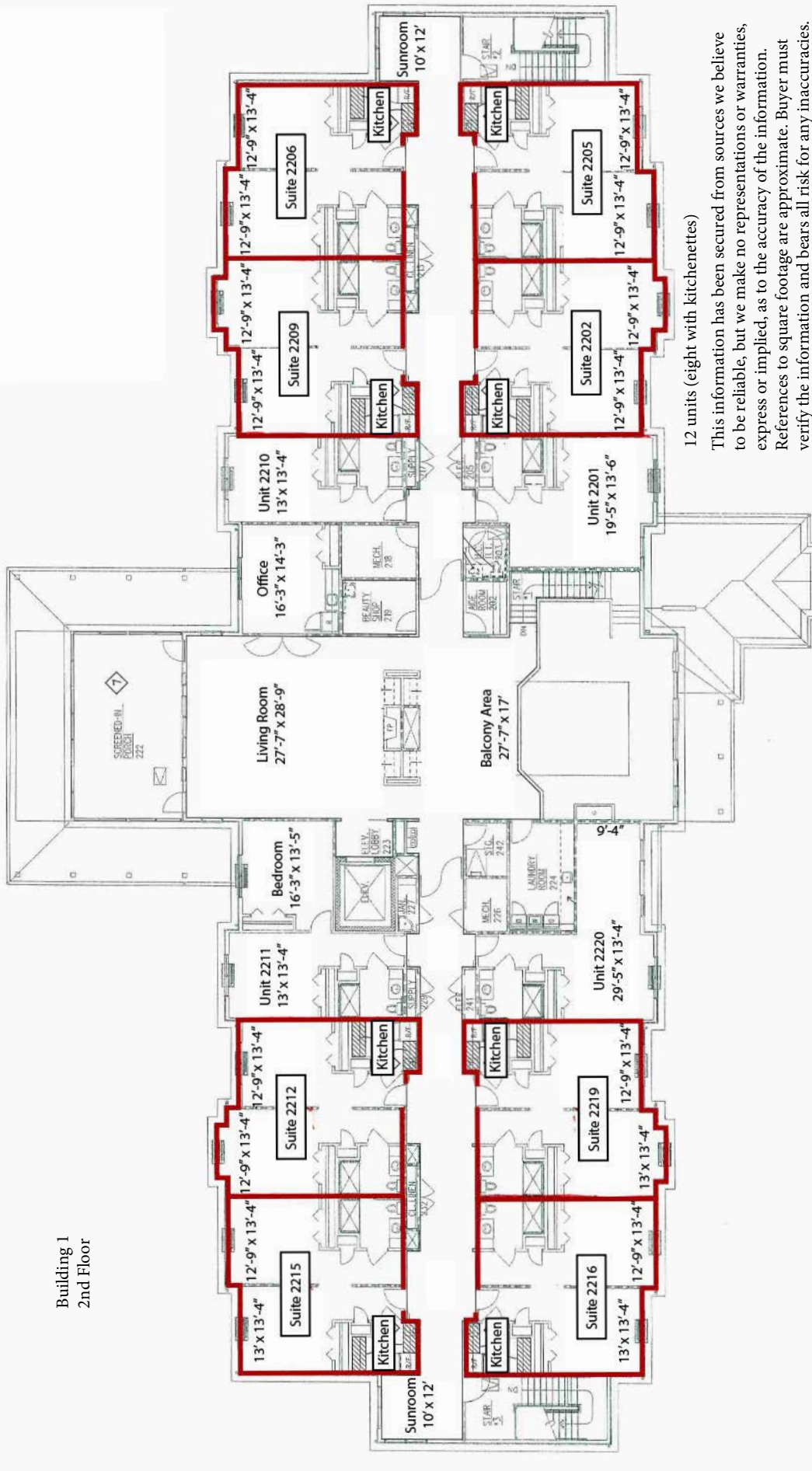


# Floor Diagram - Building 1, First Floor



# 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*



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



# *Interior Photos - Building 2*

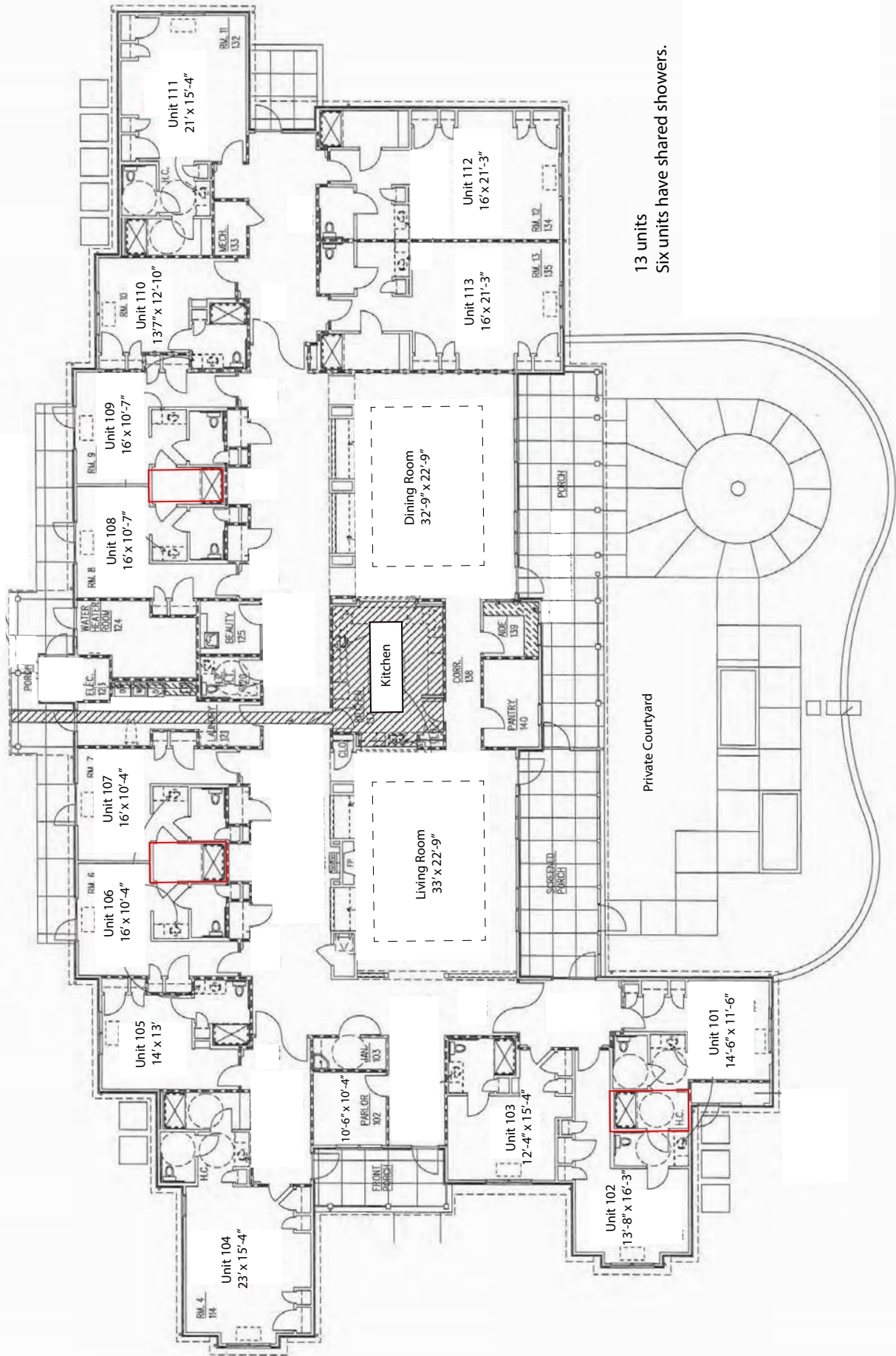


FRAN DANN-AKIN, SIOR (352) 266-7795



# 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.

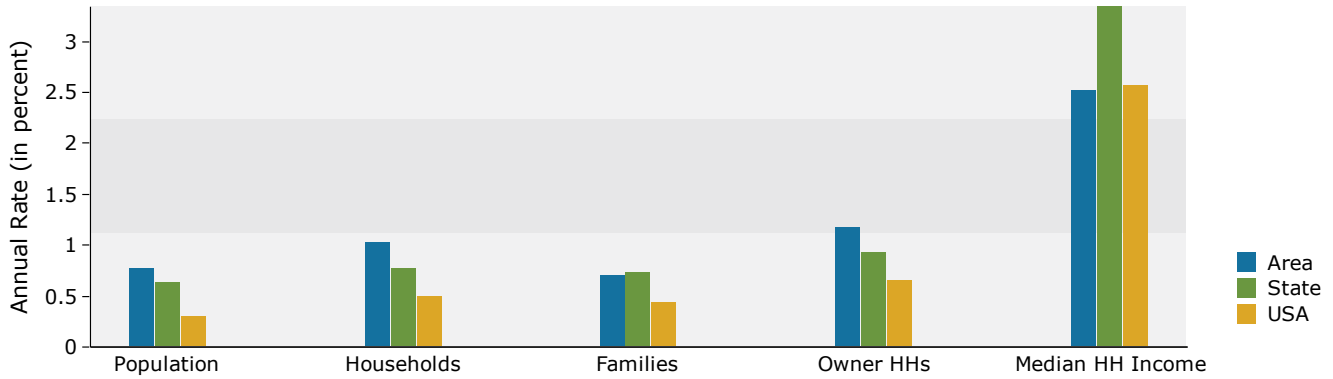


## Demographic and Income Profile

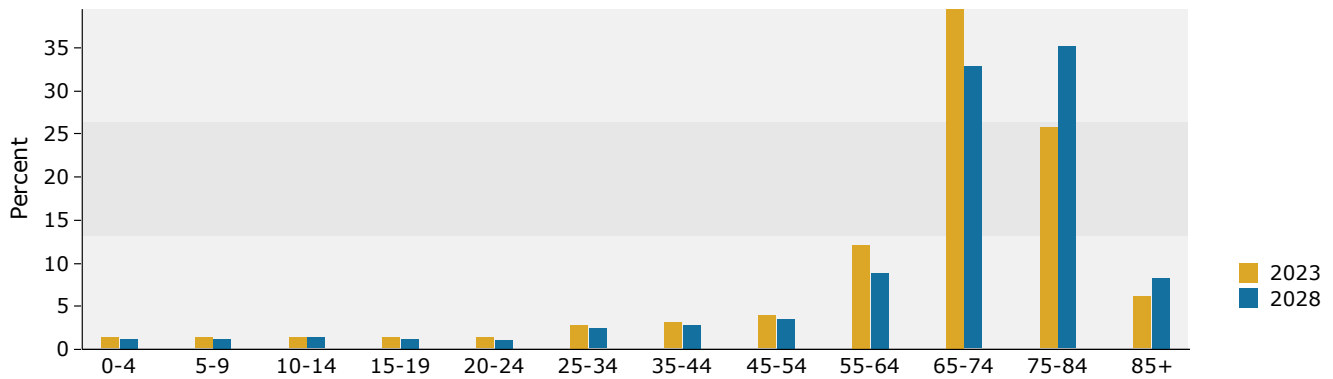
1475 El Camino Real, Lady Lake, Florida, 32159 3  
 1475 El Camino Real, Lady Lake, Florida, 32159  
 Ring: 5 mile radius

Prepared by Esri  
 Latitude: 28.94833  
 Longitude: -81.96030

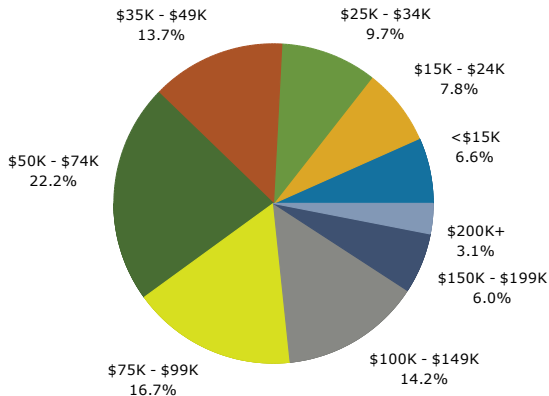
### Trends 2023-2028



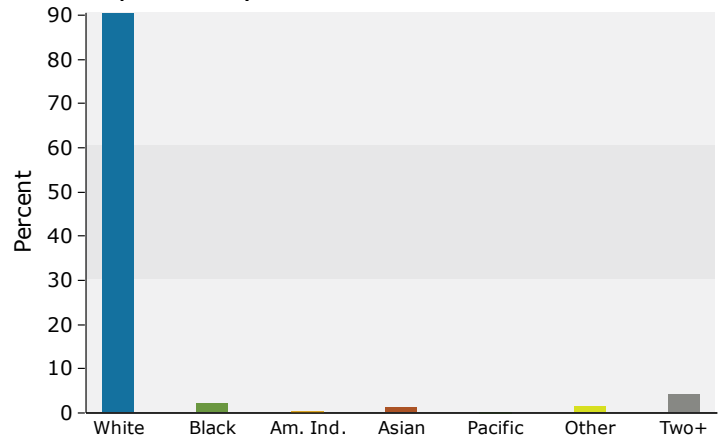
### Population by Age



### 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

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

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.

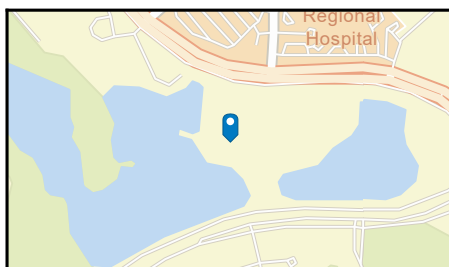
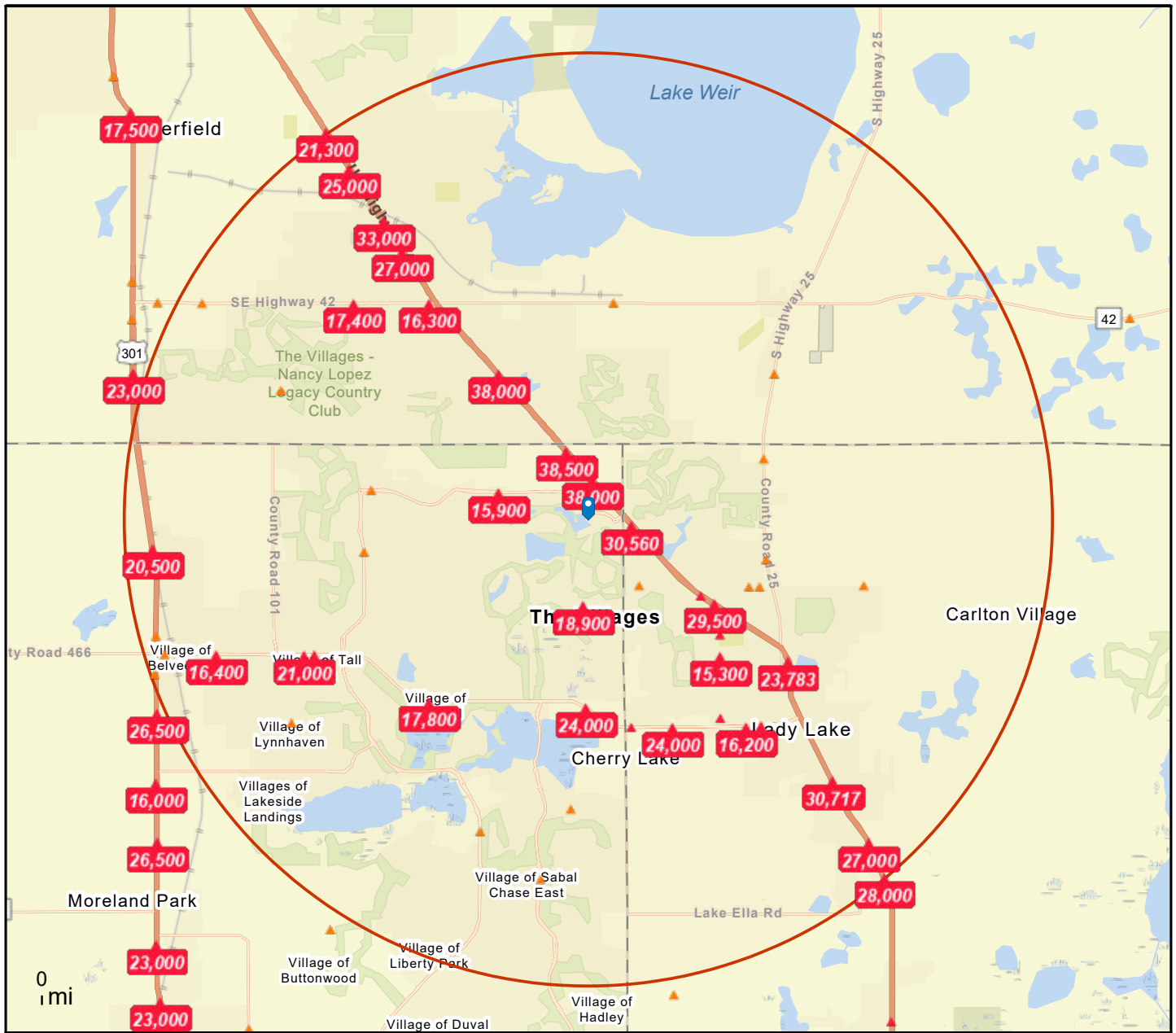
# Traffic Count Map



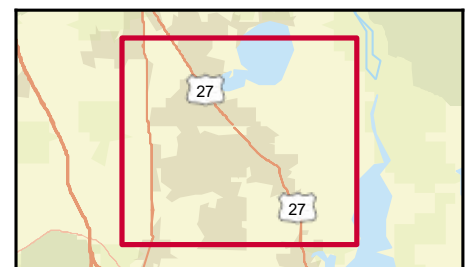
## Traffic Count Map

1475 El Camino Real, Lady Lake, Florida, 32159 3  
 1475 El Camino Real, Lady Lake, Florida, 32159  
 Rings: 5 mile radii

Prepared by Esri  
 Latitude: 28.94833  
 Longitude: -81.96030



- 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

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.