

Stonecrest Center

RETAIL | MEDICAL PARK | SENIOR LIVING

17154 SE 109th Terrace Rd, Summerfield, FL 34491

(With Frontage on Hwy 441)

For Lease: \$22/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



Executive Summary

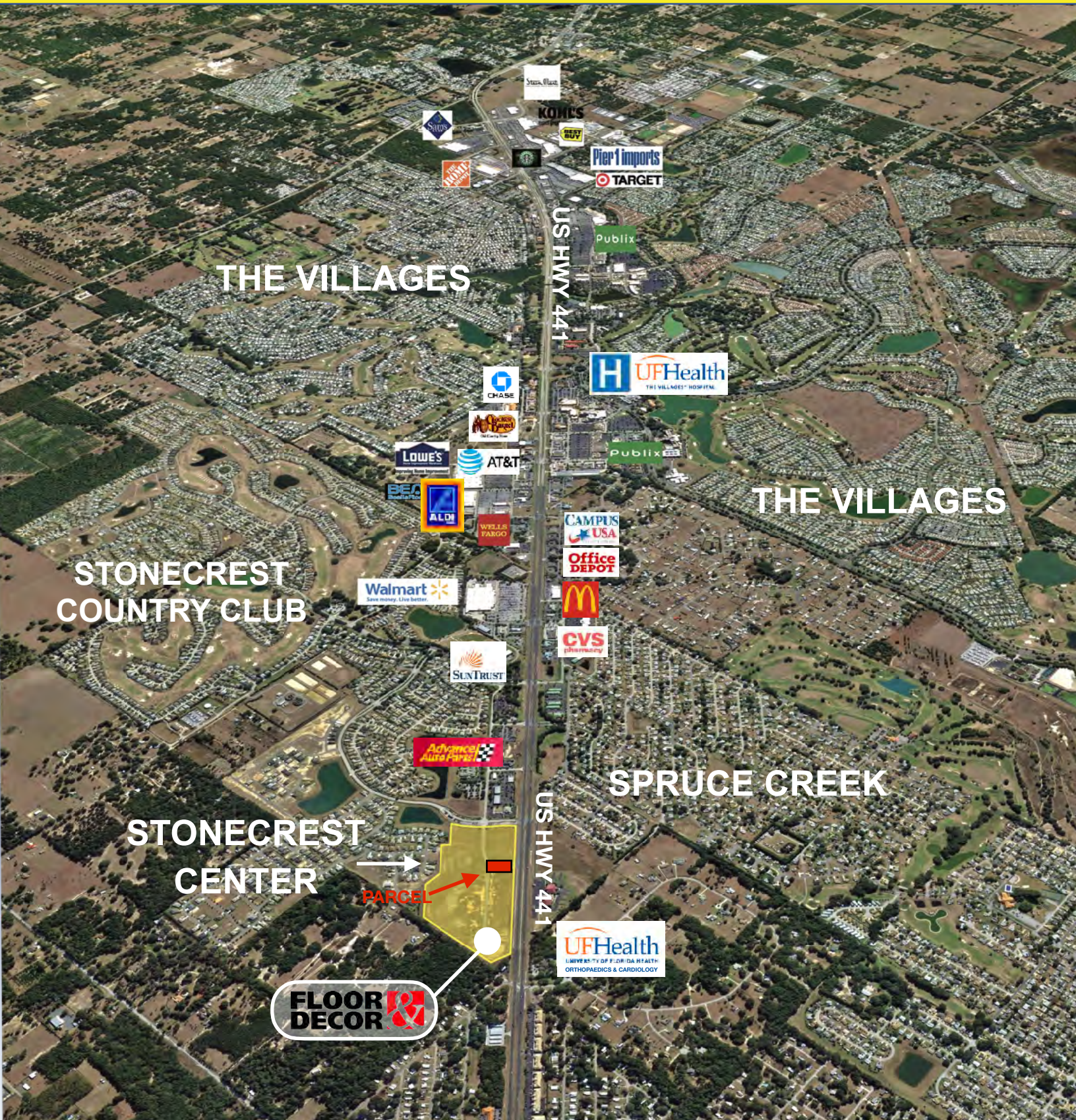
- New Office For Lease
- \$22/SF + NNN
- 1,645 SF to 3,290 SF offered of 6,000 SF total building
- Golf cart access to Stonecrest, Spruce Creek & The Villages
- Excellent location & visibility
- AADT 38,000 cars per day, 78,000 5-mile Population

STONECREST • Retail • Medical Park • Senior Living is a 25.54 Acre Planned Unit Development which currently features golf car access to Stonecrest, The Villages and Spruce Creek South which is home to a population of over 200,000 within a 10 mile radius. The site is located on the east side of Highway 441/27, which is the predominant commercial corridor of the area with an Average Daily Traffic Count of 38,000 cars per day.

This site has the highest elevation on Highway 441/27, offering excellent visibility and access. It is within 1 mile of The Villages, which is reported to be the Fastest Growing Metro Area in the United States. It is located 1.5 miles from UF Health Villages Hospital. Area Major Retailers: Floor & Decor, Walmart, 3 Publix, Sam's Club, Target, Lowes, Home Depot, Best Buy, Aldi, Belk, Bed Bath & Beyond, Kohl's, Target - naming just a few. Many outstanding restaurants and every convenience make this area most popular!

Stonecrest is home to the all new "Highpoint at Stonecrest" featuring 282,000 Sq Ft low-rise, offering residents 150 units of Independent Living / 60 units of Assisting Living / 40 units for Memory Care and joins many other outstanding medical-professional offices and retail.





THE VILLAGES

THE VILLAGES

**STONECREST
COUNTRY CLUB**

**STONECREST
CENTER**

SPRUCE CREEK

US HWY 441

US HWY 441

**FLOOR
DECOR**

PARCEL



Yves Rocher



KOHLS



Pier 1 imports



Publix



Publix







Demographic and Income Profile

17154 SE 109th Terrace Rd, Summerfield, Florida, 34491
Ring: 5 mile radius

Prepared by Esri
Latitude: 28.97221
Longitude: -81.97677

| Summary | Census 2010 | Census 2020 | 2023 | 2028 |
|-------------------------------|-------------|-------------|--------|--------|
| Population | 71,073 | 77,252 | 78,319 | 80,354 |
| Households | 37,534 | 41,943 | 42,946 | 44,644 |
| Families | 25,559 | - | 26,671 | 27,099 |
| Average Household Size | 1.89 | 1.83 | 1.81 | 1.79 |
| Owner Occupied Housing Units | 34,436 | - | 37,328 | 39,091 |
| Renter Occupied Housing Units | 3,097 | - | 5,618 | 5,553 |
| Median Age | 68.2 | - | 71.1 | 73.5 |

| Trends: 2023-2028 Annual Rate | Area | State | National |
|-------------------------------|-------|-------|----------|
| Population | 0.51% | 0.63% | 0.30% |
| Households | 0.78% | 0.77% | 0.49% |
| Families | 0.32% | 0.74% | 0.44% |
| Owner HHs | 0.93% | 0.93% | 0.66% |
| Median Household Income | 2.44% | 3.34% | 2.57% |

| Households by Income | 2023 | | 2028 | |
|-----------------------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent |
| <\$15,000 | 2,872 | 6.7% | 2,567 | 5.7% |
| \$15,000 - \$24,999 | 3,434 | 8.0% | 2,870 | 6.4% |
| \$25,000 - \$34,999 | 4,608 | 10.7% | 3,940 | 8.8% |
| \$35,000 - \$49,999 | 5,980 | 13.9% | 5,501 | 12.3% |
| \$50,000 - \$74,999 | 9,464 | 22.0% | 9,753 | 21.8% |
| \$75,000 - \$99,999 | 7,286 | 17.0% | 8,202 | 18.4% |
| \$100,000 - \$149,999 | 5,688 | 13.2% | 6,915 | 15.5% |
| \$150,000 - \$199,999 | 2,365 | 5.5% | 3,290 | 7.4% |
| \$200,000+ | 1,247 | 2.9% | 1,605 | 3.6% |

| | | |
|--------------------------|----------|----------|
| Median Household Income | \$59,478 | \$67,084 |
| Average Household Income | \$79,334 | \$90,869 |
| Per Capita Income | \$43,451 | \$50,440 |

| Population by Age | Census 2010 | | 2023 | | 2028 | |
|-------------------|-------------|---------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| 0 - 4 | 1,028 | 1.4% | 989 | 1.3% | 937 | 1.2% |
| 5 - 9 | 1,112 | 1.6% | 1,087 | 1.4% | 984 | 1.2% |
| 10 - 14 | 1,163 | 1.6% | 1,137 | 1.5% | 1,057 | 1.3% |
| 15 - 19 | 1,108 | 1.6% | 1,100 | 1.4% | 992 | 1.2% |
| 20 - 24 | 993 | 1.4% | 1,063 | 1.4% | 937 | 1.2% |
| 25 - 34 | 2,138 | 3.0% | 2,420 | 3.1% | 2,163 | 2.7% |
| 35 - 44 | 2,657 | 3.7% | 2,572 | 3.3% | 2,500 | 3.1% |
| 45 - 54 | 4,135 | 5.8% | 3,258 | 4.2% | 2,995 | 3.7% |
| 55 - 64 | 12,730 | 17.9% | 9,119 | 11.6% | 7,417 | 9.2% |
| 65 - 74 | 26,289 | 37.0% | 29,328 | 37.4% | 24,900 | 31.0% |
| 75 - 84 | 14,647 | 20.6% | 21,120 | 27.0% | 28,319 | 35.2% |
| 85+ | 3,073 | 4.3% | 5,126 | 6.5% | 7,152 | 8.9% |

| Race and Ethnicity | Census 2010 | | Census 2020 | | 2023 | | 2028 | |
|----------------------------|-------------|---------|-------------|---------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent | Number | Percent | Number | Percent |
| White Alone | 68,052 | 95.7% | 70,111 | 90.8% | 70,874 | 90.5% | 72,356 | 90.0% |
| Black Alone | 1,363 | 1.9% | 1,586 | 2.1% | 1,633 | 2.1% | 1,714 | 2.1% |
| American Indian Alone | 124 | 0.2% | 138 | 0.2% | 143 | 0.2% | 148 | 0.2% |
| Asian Alone | 573 | 0.8% | 945 | 1.2% | 960 | 1.2% | 1,023 | 1.3% |
| Pacific Islander Alone | 14 | 0.0% | 31 | 0.0% | 32 | 0.0% | 35 | 0.0% |
| Some Other Race Alone | 435 | 0.6% | 1,131 | 1.5% | 1,199 | 1.5% | 1,337 | 1.7% |
| Two or More Races | 513 | 0.7% | 3,309 | 4.3% | 3,478 | 4.4% | 3,741 | 4.7% |
| Hispanic Origin (Any Race) | 2,146 | 3.0% | 3,717 | 4.8% | 3,972 | 5.1% | 4,352 | 5.4% |

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

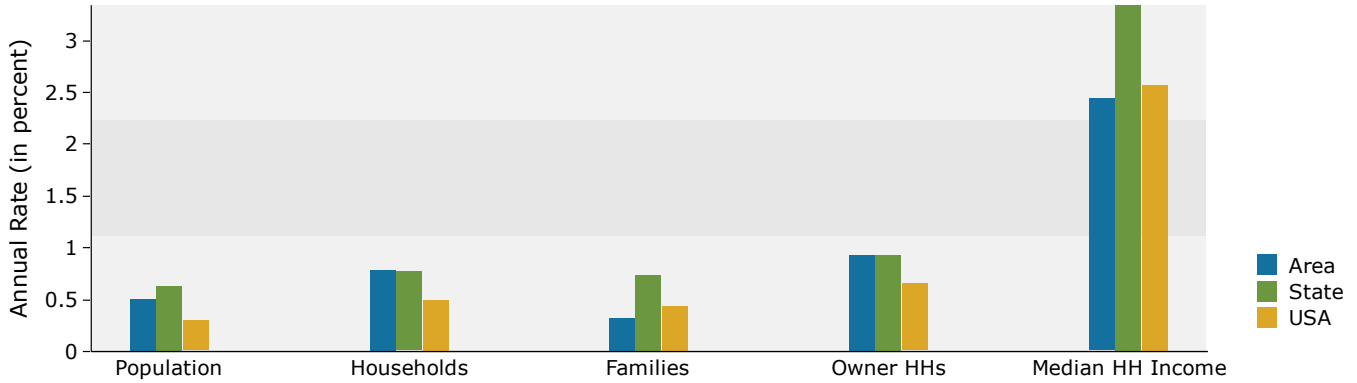


Demographic and Income Profile

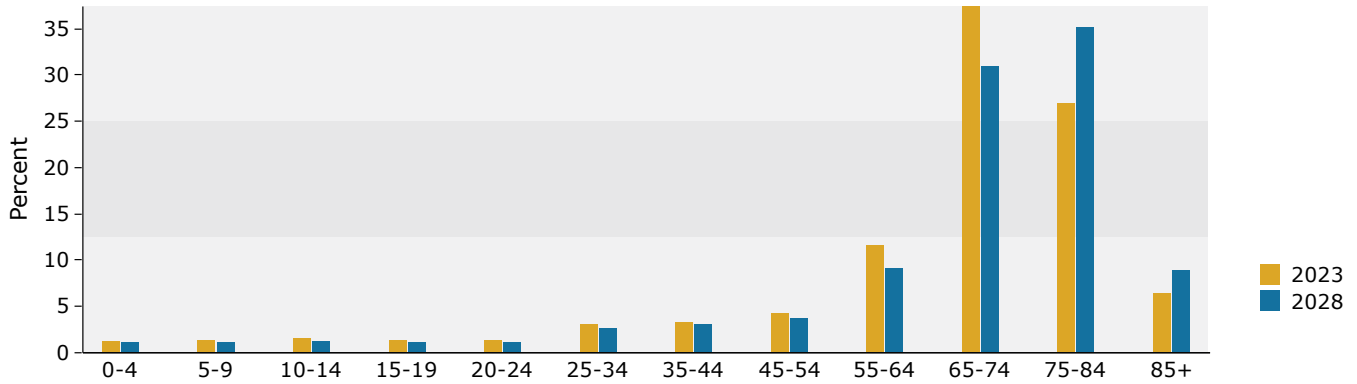
17154 SE 109th Terrace Rd, Summerfield, Florida, 34491
 Ring: 5 mile radius

Prepared by Esri
 Latitude: 28.97221
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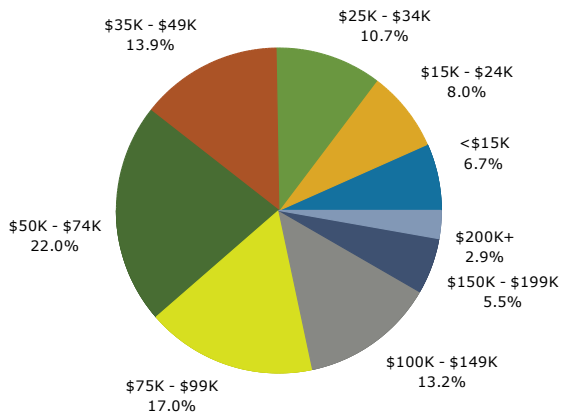
Trends 2023-2028



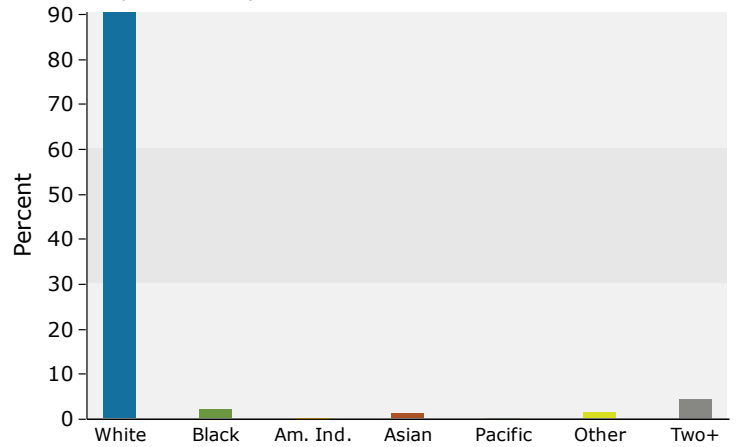
Population by Age



2023 Household Income



2023 Population by Race



2023 Percent Hispanic Origin: 5.1%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

Medical Expenditures



Medical Expenditures

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Ring: 5 mile radius

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Latitude: 28.97221
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| Demographic Summary | | 2023 | 2028 |
|--|---------------------------------|-----------------------------|---------------|
| Population | | 78,319 | 80,354 |
| Households | | 42,946 | 44,644 |
| Families | | 26,671 | 27,099 |
| Median Household Income | | \$59,478 | \$67,084 |
| Males per 100 Females | | 89.3 | 86.5 |
| Population by Age | | | |
| Population <5 Years | | 1.3% | 1.2% |
| Population 65+ Years | | 71.0% | 75.1% |
| Median Age | | 71.1 | 73.5 |
| | Spending Potential Index | Average Amount Spent | Total |
| Health Care | 87 | \$6,429.26 | \$276,111,184 |
| Medical Care | 89 | \$2,145.90 | \$92,157,681 |
| Physician Services | 79 | \$218.45 | \$9,381,663 |
| Dental Services | 91 | \$409.00 | \$17,565,020 |
| Eyecare Services | 92 | \$80.74 | \$3,467,379 |
| Lab Tests, X-rays | 75 | \$58.05 | \$2,492,907 |
| Hospital Room and Hospital Services | 71 | \$179.78 | \$7,720,748 |
| Convalescent or Nursing Home Care | 140 | \$45.36 | \$1,947,886 |
| Other Medical Services (1) | 75 | \$131.23 | \$5,635,782 |
| Nonprescription Drugs | 88 | \$150.79 | \$6,475,999 |
| Prescription Drugs | 92 | \$340.38 | \$14,618,136 |
| Nonprescription Vitamins | 98 | \$136.34 | \$5,855,302 |
| Medicare Prescription Drug Premium | 127 | \$171.70 | \$7,374,023 |
| Eyeglasses and Contact Lenses | 76 | \$84.07 | \$3,610,256 |
| Hearing Aids | 122 | \$49.15 | \$2,111,006 |
| Medical Equipment for General Use | 88 | \$8.56 | \$367,428 |
| Other Medical Supplies/Equipment (2) | 95 | \$82.29 | \$3,534,146 |
| Health Insurance | 87 | \$4,283.37 | \$183,953,503 |
| Blue Cross/Blue Shield | 68 | \$901.87 | \$38,731,750 |
| Fee for Service Health Plan | 71 | \$698.49 | \$29,997,529 |
| HMO | 62 | \$500.57 | \$21,497,426 |
| Medicare Payments | 126 | \$1,312.86 | \$56,381,965 |
| Long Term Care Insurance | 121 | \$78.07 | \$3,352,906 |
| Dental Care Insurance | 73 | \$129.95 | \$5,580,918 |
| Vision Care Insurance | 68 | \$29.78 | \$1,278,981 |
| Prescription Drug Insurance | 87 | \$5.97 | \$256,325 |
| Other Single Service Insurance (3) | 88 | \$15.11 | \$649,017 |
| Medicaid Premiums | 57 | \$6.52 | \$279,866 |
| Tricare/Military Premiums | 76 | \$9.33 | \$400,631 |
| Children's Health Ins Program Premiums | 54 | \$1.16 | \$49,680 |

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.

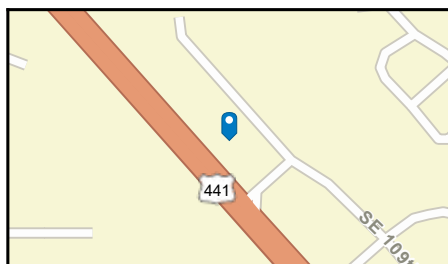
August 16, 2023



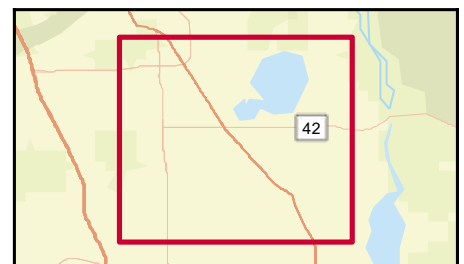
Traffic Count Map

17154 SE 109th Terrace Rd, Summerfield, Florida, 34491
Rings: 5 mile radii

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Latitude: 28.97221
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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 (Q2 2023).

August 16, 2023

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