

# Medical Office

1414 E Main Street, Leesburg, FL 34748

Offered at: \$1,750,000



*Exclusively Listed By:*

**FRAN DANN-AKIN, SIOR**

8550 NE 138th Lane, Suite 2000-B

The Villages, FL 32159

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Direct: (352) 266-7795



# Executive Summary

*Offered at: \$1,750,000*

Medical Office for Sale: Prime location, only 1 mile to UF Health Leesburg Hospital, convenient for patients and doctors. 1.29 acres offers beautifully planned medical building of 8,189 Sq Ft total. Plenty of parking at 6.88/1,000 SF.

- MEDICAL OFFICE
- 8,189 SF
- YEAR BUILT: 2008 major addition and retrofit of 1997 original building
- LAKE COUNTY ALT KEY: 1206448 & 3803243
- PARKING: 55 spaces
- LAND SIZE: 1.29 Acres (56,245 SF)
- Possible 3 suites
- AADT: 49,000 cars per day

**Property Website:**

[https://opulent-rem.aryeo.com/sites/1414-e-main-st-leesburg-fl-34748-6657028/  
branded](https://opulent-rem.aryeo.com/sites/1414-e-main-st-leesburg-fl-34748-6657028/branded)

# Aerials



# Exterior Photos

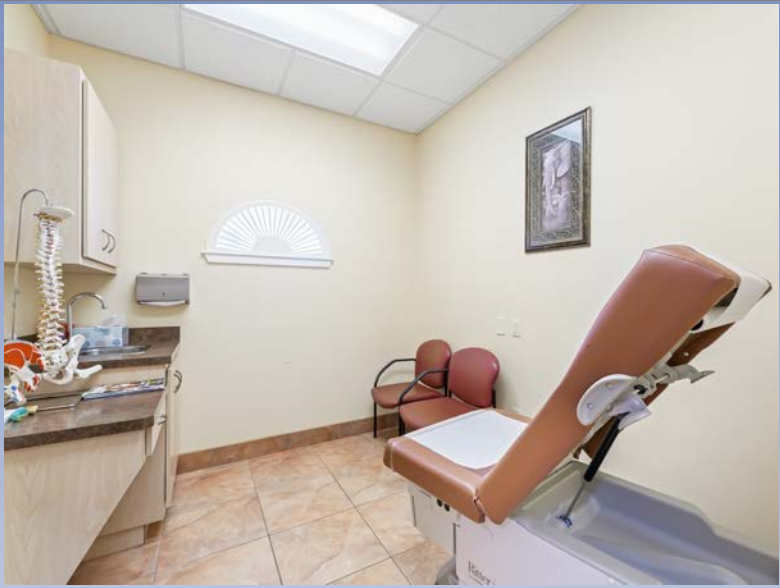
Lake Griffin



# Interior Photos

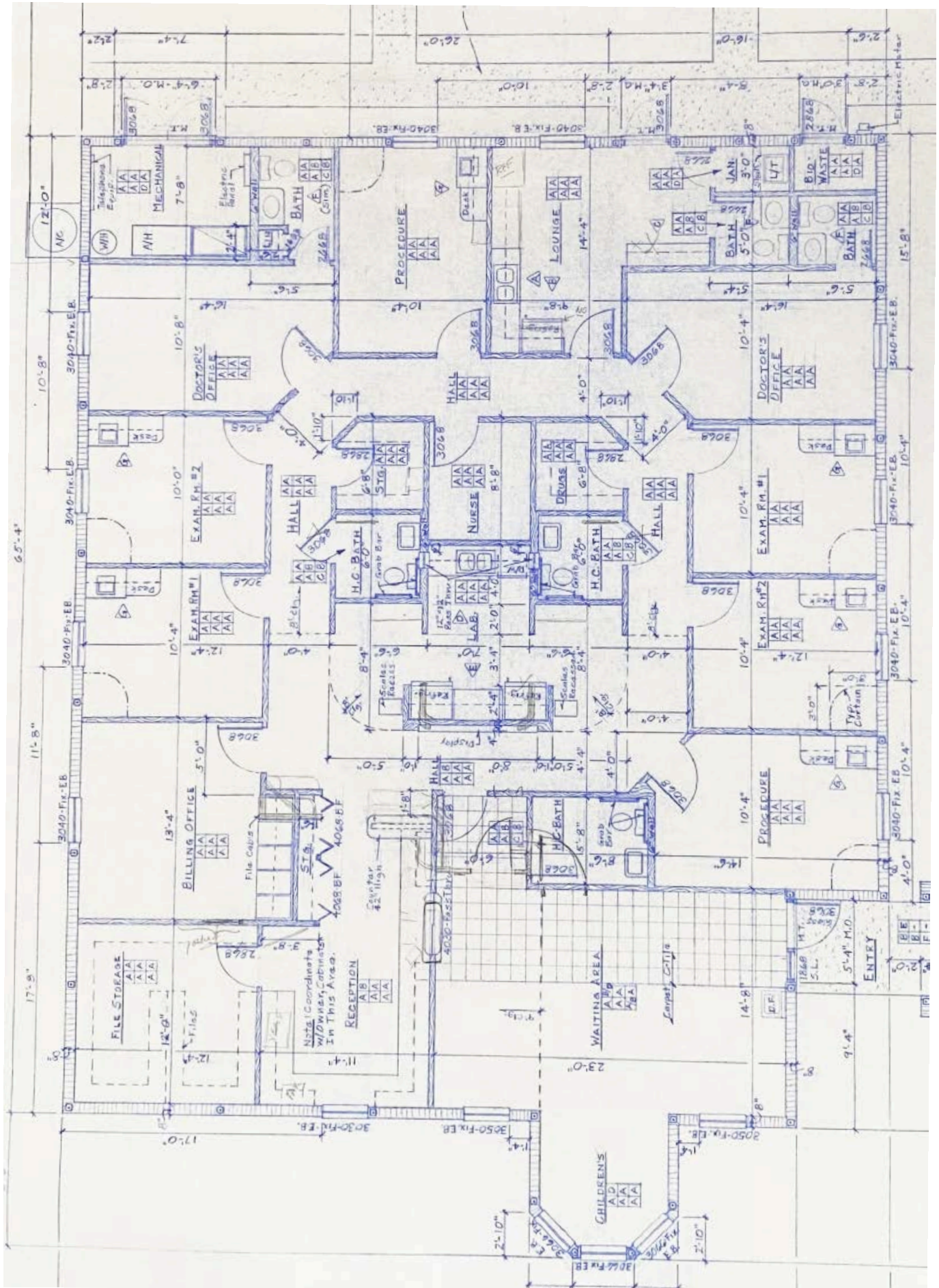


# Interior Photos





# Floor Diagram







## Demographic and Income Profile

1414 E Main St, Leesburg, Florida, 34748 3  
 1414 E Main St, Leesburg, Florida, 34748  
 Ring: 5 mile radius

Prepared by Esri  
 Latitude: 28.81222  
 Longitude: -81.85511

Summary	Census 2010	Census 2020	2023	2028
Population	40,405	48,754	52,084	52,349
Households	17,997	21,332	22,783	23,182
Families	11,274	-	13,959	14,080
Average Household Size	2.22	2.25	2.26	2.23
Owner Occupied Housing Units	12,577	-	15,462	15,994
Renter Occupied Housing Units	5,422	-	7,321	7,188
Median Age	49.0	-	54.3	55.9

Trends: 2023-2028 Annual Rate	Area	State	National
Population	0.10%	0.63%	0.30%
Households	0.35%	0.77%	0.49%
Families	0.17%	0.74%	0.44%
Owner HHs	0.68%	0.93%	0.66%
Median Household Income	2.12%	3.34%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	3,220	14.1%	2,931	12.6%
\$15,000 - \$24,999	2,514	11.0%	2,120	9.1%
\$25,000 - \$34,999	2,596	11.4%	2,360	10.2%
\$35,000 - \$49,999	3,203	14.1%	2,890	12.5%
\$50,000 - \$74,999	4,758	20.9%	5,001	21.6%
\$75,000 - \$99,999	2,860	12.6%	3,225	13.9%
\$100,000 - \$149,999	2,026	8.9%	2,521	10.9%
\$150,000 - \$199,999	924	4.1%	1,304	5.6%
\$200,000+	681	3.0%	829	3.6%

Median Household Income	\$49,115	\$54,546
Average Household Income	\$67,918	\$78,197
Per Capita Income	\$29,894	\$34,820

Population by Age	Census 2010		2023		2028	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,382	5.9%	2,540	4.9%	2,530	4.8%
5 - 9	2,140	5.3%	2,488	4.8%	2,360	4.5%
10 - 14	2,022	5.0%	2,411	4.6%	2,432	4.6%
15 - 19	2,185	5.4%	2,239	4.3%	2,215	4.2%
20 - 24	1,965	4.9%	2,225	4.3%	2,123	4.1%
25 - 34	3,849	9.5%	5,194	10.0%	4,874	9.3%
35 - 44	3,902	9.7%	4,669	9.0%	4,719	9.0%
45 - 54	4,577	11.3%	4,607	8.8%	4,422	8.4%
55 - 64	5,440	13.5%	6,809	13.1%	6,233	11.9%
65 - 74	5,731	14.2%	9,366	18.0%	9,485	18.1%
75 - 84	4,358	10.8%	6,752	13.0%	7,793	14.9%
85+	1,855	4.6%	2,784	5.3%	3,162	6.0%

Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	31,053	76.9%	32,825	67.3%	34,899	67.0%	34,694	66.3%
Black Alone	6,874	17.0%	8,593	17.6%	9,214	17.7%	9,408	18.0%
American Indian Alone	127	0.3%	188	0.4%	210	0.4%	217	0.4%
Asian Alone	640	1.6%	888	1.8%	868	1.7%	802	1.5%
Pacific Islander Alone	61	0.2%	127	0.3%	138	0.3%	144	0.3%
Some Other Race Alone	855	2.1%	2,036	4.2%	2,259	4.3%	2,397	4.6%
Two or More Races	795	2.0%	4,097	8.4%	4,495	8.6%	4,687	9.0%

Hispanic Origin (Any Race)	2,614	6.5%	6,077	12.5%	6,712	12.9%	6,972	13.3%
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**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.

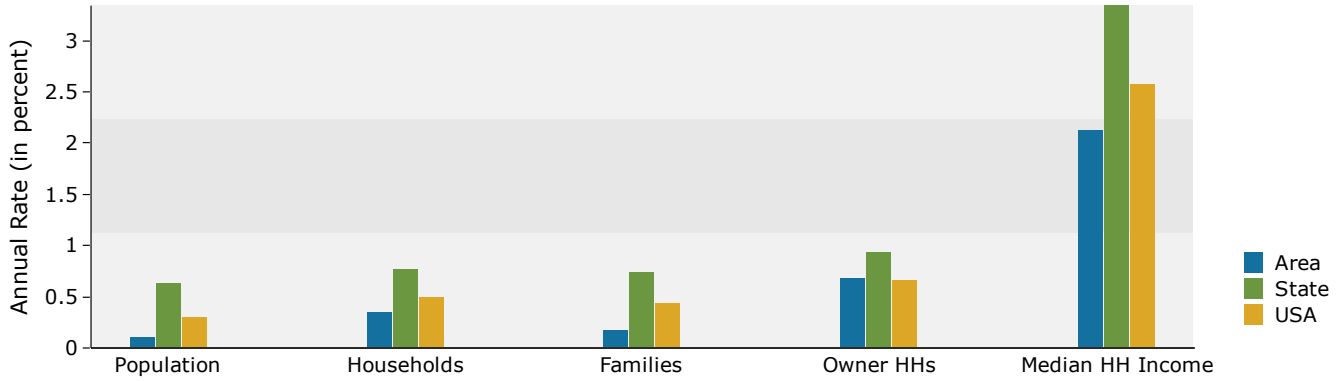


## Demographic and Income Profile

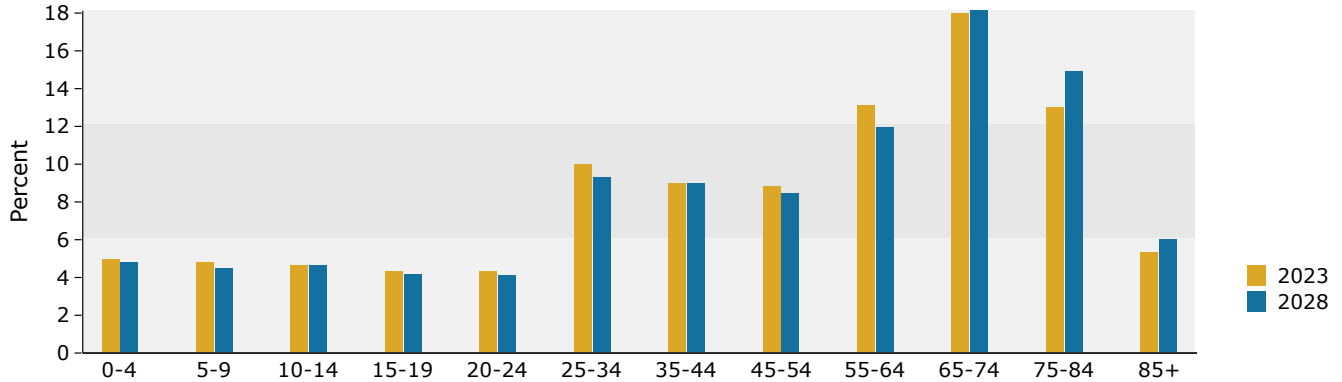
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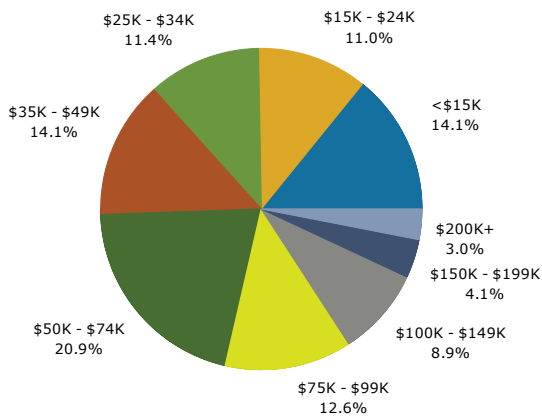
### Trends 2023-2028



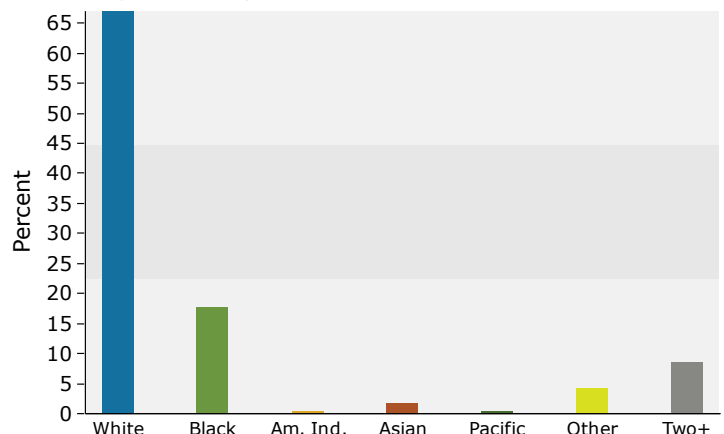
### Population by Age



### 2023 Household Income



### 2023 Population by Race



2023 Percent Hispanic Origin: 12.9%

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



## Medical Expenditures

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Demographic Summary		2023	2028
Population		52,084	52,349
Households		22,783	23,182
Families		13,959	14,080
Median Household Income		\$49,115	\$54,546
Males per 100 Females		90.2	90.4
<b>Population by Age</b>			
Population <5 Years		4.9%	4.8%
Population 65+ Years		36.3%	39.0%
Median Age		54.3	55.9
	<b>Spending Potential Index</b>	<b>Average Amount Spent</b>	<b>Total</b>
<b>Health Care</b>	71	\$5,244.42	\$119,483,677
<b>Medical Care</b>	72	\$1,738.34	\$39,604,552
Physician Services	67	\$184.71	\$4,208,191
Dental Services	71	\$320.04	\$7,291,371
Eyecare Services	72	\$63.09	\$1,437,345
Lab Tests, X-rays	67	\$52.18	\$1,188,842
Hospital Room and Hospital Services	67	\$168.68	\$3,842,926
Convalescent or Nursing Home Care	88	\$28.69	\$653,735
Other Medical Services (1)	65	\$113.86	\$2,594,021
Nonprescription Drugs	73	\$124.74	\$2,841,937
Prescription Drugs	75	\$277.74	\$6,327,646
Nonprescription Vitamins	77	\$106.16	\$2,418,644
Medicare Prescription Drug Premium	89	\$120.03	\$2,734,734
Eyeglasses and Contact Lenses	67	\$74.34	\$1,693,693
Hearing Aids	81	\$32.73	\$745,678
Medical Equipment for General Use	69	\$6.68	\$152,138
Other Medical Supplies/Equipment (2)	75	\$64.68	\$1,473,650
<b>Health Insurance</b>	71	\$3,506.08	\$79,879,125
Blue Cross/Blue Shield	64	\$843.21	\$19,210,876
Fee for Service Health Plan	63	\$623.47	\$14,204,628
HMO	59	\$471.63	\$10,745,131
Medicare Payments	89	\$932.48	\$21,244,586
Long Term Care Insurance	81	\$52.41	\$1,194,129
Dental Care Insurance	65	\$115.59	\$2,633,485
Vision Care Insurance	64	\$28.16	\$641,498
Prescription Drug Insurance	70	\$4.81	\$109,553
Other Single Service Insurance (3)	82	\$13.98	\$318,411
Medicaid Premiums	62	\$7.13	\$162,353
Tricare/Military Premiums	70	\$8.59	\$195,719
Children's Health Ins Program Premiums	55	\$1.17	\$26,561

**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.

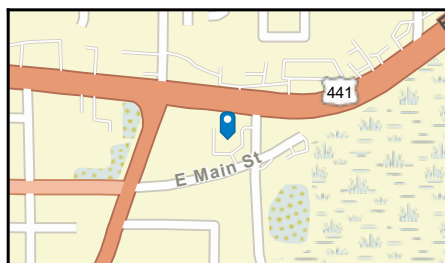
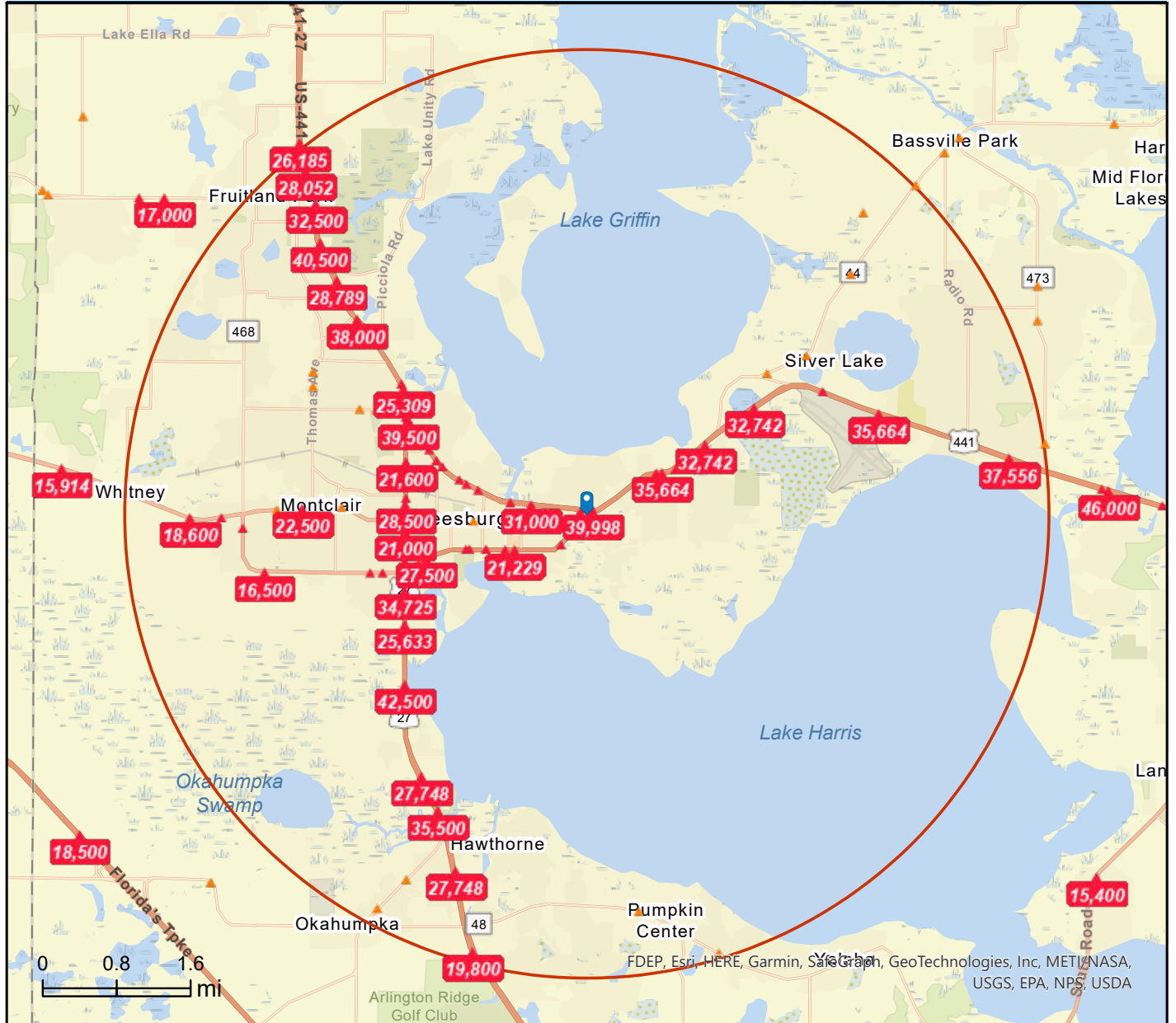
# Traffic Count Map



## Traffic Count Map

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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).

October 16, 2023

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