

# 1.12 Acres - Stonecrest

Hwy 441 & 174th Place, Summerfield, FL 34491

Adjacent to: 17450 SE 109th Ter Rd, Summerfield, FL 34491

*Offered at: \$925,000*



The Villages, FL

Lowe's

Walmart

ALDI

UFFHealth

McDonald's

The Villages, FL

Stonecrest

Spruce Creek South

1.12 Acres

27

441



*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

- \$925,000
- 1.12 AC
- Golf car accessible
- Marion County Parcel ID 6200-102-004
- Zoning: PUD
- AADT: 40,500 cars per day (FDOT)
- Adjacent to Campus USA Credit Union
- Stonecrest Center Phase 1, Blk B Lot 4

Hwy. 441/27 FRONTAGE Outparcel 1.12 acre shovel ready site, zoned PUD Marion County with B2 uses. RETAIL/MEDICAL/OFFICE. GOLF CART accessible to Stonecrest, The Villages, Spruce Creek and all conveniences. Water & Sewer to site, property is cleared, filled to grade with off site stormwater ponds. outstanding restaurants and every convenience make this area most popular! Neighboring retail includes, Floor & Décor, Super Walmart, Publix, Lowes, McDonalds, Beall's, Aldi, Truist. 1.3 miles from UF Health Hospital.

# Aerial with Amenities



View to the North

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





## View to the South

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



*Aerial*



Lake Weir

Stonecrest

1.12 Acres

CAMPUS  
USA  
CREDIT UNION

View to the East

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



# Aerial with Amenities



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





# Demographic and Income Profile

17450 SE 109th Terrace Rd, Summerfield, Florida, 34491  
 Ring: 5 mile radius

Prepared by Esri  
 Latitude: 28.96764  
 Longitude: -81.97211

Summary	Census 2010	Census 2020	2023	2028
Population	72,846	79,238	80,308	82,540
Households	38,433	43,052	44,069	45,887
Families	26,208	25,999	27,228	27,723
Average Household Size	1.89	1.83	1.81	1.79
Owner Occupied Housing Units	35,158	37,754	38,245	40,130
Renter Occupied Housing Units	3,274	5,298	5,824	5,757
Median Age	68.1	71.7	71.1	73.4

Trends: 2023-2028 Annual Rate	Area	State	National
Population	0.55%	0.63%	0.30%
Households	0.81%	0.77%	0.49%
Families	0.36%	0.74%	0.44%
Owner HHs	0.97%	0.93%	0.66%
Median Household Income	2.48%	3.34%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	3,012	6.8%	2,688	5.9%
\$15,000 - \$24,999	3,507	8.0%	2,932	6.4%
\$25,000 - \$34,999	4,643	10.5%	3,988	8.7%
\$35,000 - \$49,999	6,077	13.8%	5,602	12.2%
\$50,000 - \$74,999	9,645	21.9%	9,915	21.6%
\$75,000 - \$99,999	7,518	17.1%	8,465	18.4%
\$100,000 - \$149,999	5,834	13.2%	7,109	15.5%
\$150,000 - \$199,999	2,476	5.6%	3,448	7.5%
\$200,000+	1,357	3.1%	1,740	3.8%

Median Household Income	\$59,814	\$67,608
Average Household Income	\$80,136	\$91,821
Per Capita Income	\$43,927	\$51,005

Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,069	1.5%	1,108	1.4%	1,028	1.3%	977	1.2%
5 - 9	1,154	1.6%	1,401	1.8%	1,121	1.4%	1,019	1.2%
10 - 14	1,191	1.6%	1,337	1.7%	1,171	1.5%	1,089	1.3%
15 - 19	1,127	1.5%	1,350	1.7%	1,130	1.4%	1,022	1.2%
20 - 24	1,015	1.4%	1,187	1.5%	1,097	1.4%	968	1.2%
25 - 34	2,204	3.0%	2,739	3.5%	2,460	3.1%	2,232	2.7%
35 - 44	2,731	3.7%	2,856	3.6%	2,625	3.3%	2,536	3.1%
45 - 54	4,244	5.8%	4,367	5.5%	3,310	4.1%	3,041	3.7%
55 - 64	13,237	18.2%	9,257	11.7%	9,431	11.7%	7,532	9.1%
65 - 74	26,983	37.0%	23,593	29.8%	30,369	37.8%	25,876	31.3%
75 - 84	14,791	20.3%	23,785	30.0%	21,398	26.6%	29,042	35.2%
85+	3,102	4.3%	6,256	7.9%	5,165	6.4%	7,206	8.7%

Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	69,667	95.6%	71,871	90.7%	72,632	90.4%	74,301	90.0%
Black Alone	1,450	2.0%	1,644	2.1%	1,693	2.1%	1,775	2.2%
American Indian Alone	127	0.2%	143	0.2%	148	0.2%	153	0.2%
Asian Alone	612	0.8%	991	1.3%	1,001	1.2%	1,062	1.3%
Pacific Islander Alone	15	0.0%	32	0.0%	33	0.0%	36	0.0%
Some Other Race Alone	455	0.6%	1,159	1.5%	1,229	1.5%	1,367	1.7%
Two or More Races	519	0.7%	3,399	4.3%	3,571	4.4%	3,846	4.7%
Hispanic Origin (Any Race)	2,186	3.0%	3,826	4.8%	4,090	5.1%	4,481	5.4%

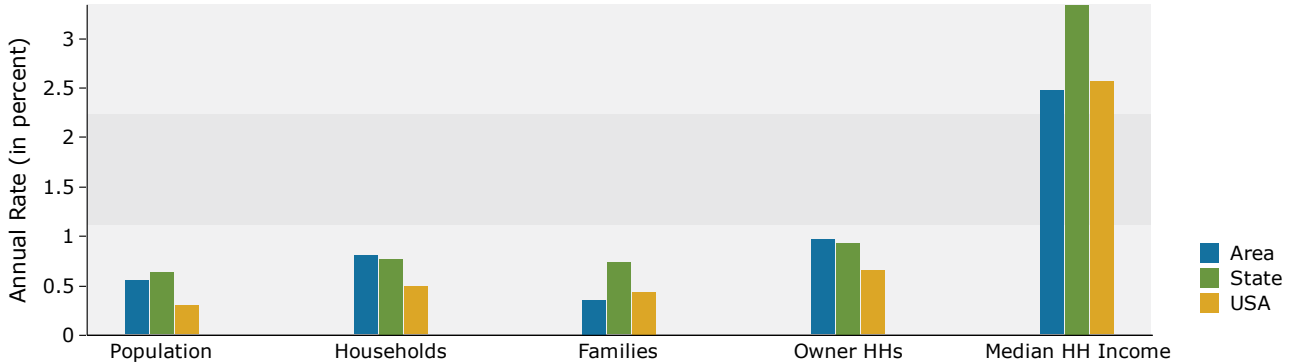
Data Note: Income is expressed in current dollars.

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

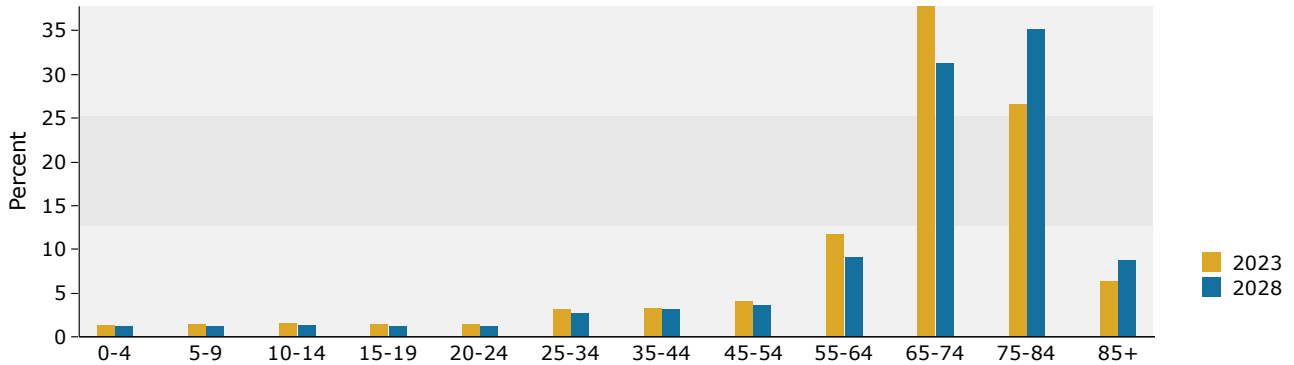
May 13, 2024



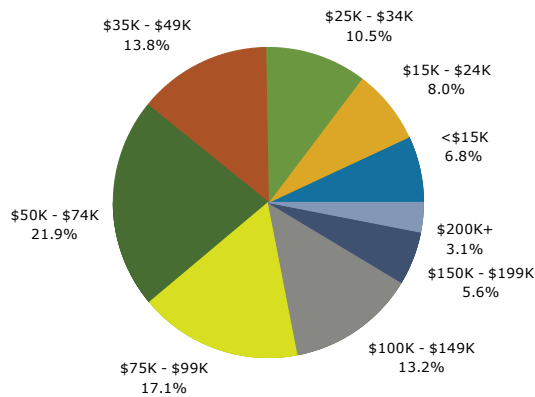
## Trends 2023-2028



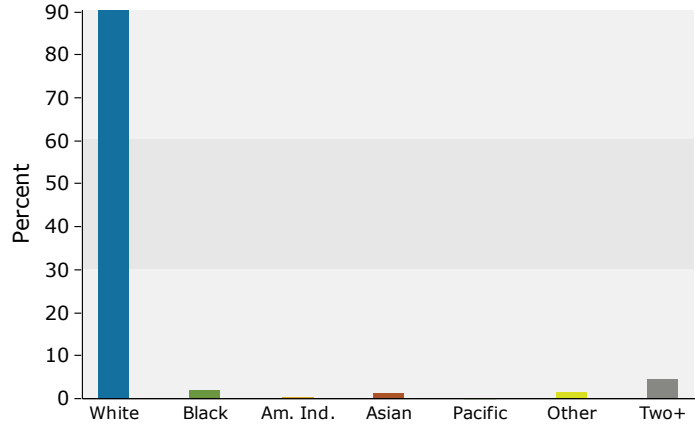
## Population by Age



## 2023 Household Income



## 2023 Population by Race



2023 Percent Hispanic Origin: 5.1%

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





# Medical Expenditures

17450 SE 109th Terrace Rd, Summerfield, Florida, 34491  
 Ring: 5 mile radius

Prepared by Esri  
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Demographic Summary		2023	2028
Population		80,308	82,540
Households		44,069	45,887
Families		27,228	27,723
Median Household Income		\$59,814	\$67,608
Males per 100 Females		89.3	86.5
<b>Population by Age</b>			
Population <5 Years		1.3%	1.2%
Population 65+ Years		70.9%	75.3%
Median Age		71.1	73.4
	<b>Spending Potential Index</b>	<b>Average Amount Spent</b>	<b>Total</b>
<b>Health Care</b>	88	\$6,488.26	\$285,930,962
<b>Medical Care</b>	90	\$2,165.41	\$95,427,478
Physician Services	80	\$220.37	\$9,711,465
Dental Services	91	\$412.97	\$18,198,985
Eyecare Services	93	\$81.38	\$3,586,468
Lab Tests, X-rays	75	\$58.54	\$2,579,736
Hospital Room and Hospital Services	72	\$181.36	\$7,992,349
Convalescent or Nursing Home Care	141	\$45.80	\$2,018,462
Other Medical Services (1)	75	\$132.56	\$5,841,907
Nonprescription Drugs	89	\$152.08	\$6,701,999
Prescription Drugs	93	\$343.31	\$15,129,288
Nonprescription Vitamins	99	\$137.58	\$6,063,090
Medicare Prescription Drug Premium	129	\$173.18	\$7,631,836
Eyeglasses and Contact Lenses	76	\$84.91	\$3,741,952
Hearing Aids	123	\$49.62	\$2,186,813
Medical Equipment for General Use	89	\$8.64	\$380,655
Other Medical Supplies/Equipment (2)	96	\$83.11	\$3,662,473
<b>Health Insurance</b>	87	\$4,322.85	\$190,503,484
Blue Cross/Blue Shield	69	\$909.49	\$40,080,420
Fee for Service Health Plan	71	\$704.66	\$31,053,568
HMO	63	\$506.60	\$22,325,449
Medicare Payments	127	\$1,324.73	\$58,379,602
Long Term Care Insurance	122	\$78.82	\$3,473,529
Dental Care Insurance	73	\$131.20	\$5,781,825
Vision Care Insurance	69	\$30.03	\$1,323,529
Prescription Drug Insurance	88	\$6.02	\$265,177
Other Single Service Insurance (3)	89	\$15.22	\$670,677
Medicaid Premiums	58	\$6.62	\$291,777
Tricare/Military Premiums	77	\$9.38	\$413,536
Children's Health Ins Program Premiums	55	\$1.17	\$51,614

**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 13, 2024





# Retail Goods and Services Expenditures

17450 SE 109th Terrace Rd, Summerfield, Florida, 34491  
 Ring: 5 mile radius

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Top Tapestry Segments	Percent	Demographic Summary	2023	2028
The Elders (9C)	84.5%	Population	80,308	82,540
Senior Escapes (9D)	6.1%	Households	44,069	45,887
Heartland Communities (6F)	3.8%	Families	27,228	27,723
Down the Road (10D)	1.9%	Median Age	71.1	73.4
Front Porches (8E)	1.6%	Median Household Income	\$59,814	\$67,608
		Spending Potential Index	Average Amount Spent	Total
<b>Apparel and Services</b>				
			\$1,496.95	\$65,969,050
Men's		79	\$324.35	\$14,293,693
Women's		73	\$547.92	\$24,146,497
Children's		52	\$171.09	\$7,539,832
Footwear		62	\$311.27	\$13,717,475
Watches & Jewelry		63	\$106.31	\$4,684,939
Apparel Products and Services (1)		81	\$36.00	\$1,586,614
<b>Computer</b>				
Computers and Hardware for Home Use		72	\$184.54	\$8,132,455
Portable Memory		69	\$3.17	\$139,637
Computer Software		74	\$10.71	\$471,765
Computer Accessories		85	\$21.38	\$942,358
<b>Entertainment &amp; Recreation</b>				
Fees and Admissions		78	\$2,961.61	\$130,515,134
Membership Fees for Clubs (2)		75	\$535.85	\$23,614,434
Membership Fees for Clubs (2)		77	\$212.81	\$9,378,104
Fees for Participant Sports, excl. Trips		102	\$122.56	\$5,401,015
Tickets to Theatre/Operas/Concerts		81	\$44.38	\$1,955,936
Tickets to Movies		73	\$20.24	\$892,049
Tickets to Parks or Museums		67	\$18.65	\$821,944
Admission to Sporting Events, excl. Trips		59	\$34.56	\$1,523,186
Fees for Recreational Lessons		57	\$82.02	\$3,614,321
Dating Services		59	\$0.63	\$27,879
TV/Video/Audio		81	\$1,102.57	\$48,589,082
Cable and Satellite Television Services		88	\$760.12	\$33,497,532
Televisions		75	\$109.45	\$4,823,547
Satellite Dishes		58	\$1.00	\$44,112
VCRs, Video Cameras, and DVD Players		69	\$3.34	\$147,202
Miscellaneous Video Equipment		73	\$9.18	\$404,393
Video Cassettes and DVDs		81	\$5.28	\$232,815
Video Game Hardware/Accessories		55	\$22.21	\$978,697
Video Game Software		60	\$11.55	\$508,981
Rental/Streaming/Downloaded Video		66	\$81.69	\$3,599,794
Installation of Televisions		86	\$1.39	\$61,403
Audio (3)		71	\$95.34	\$4,201,744
Rental and Repair of TV/Radio/Sound Equipment		73	\$2.02	\$88,861
Pets		82	\$752.71	\$33,171,397
Toys/Games/Crafts/Hobbies (4)		70	\$111.11	\$4,896,551
Recreational Vehicles and Fees (5)		64	\$96.88	\$4,269,595
Sports/Recreation/Exercise Equipment (6)		71	\$199.94	\$8,811,319
Photo Equipment and Supplies (7)		68	\$32.01	\$1,410,828
Reading (8)		92	\$116.44	\$5,131,225
Catered Affairs (9)		46	\$14.08	\$620,702
<b>Food</b>				
Food at Home		75	\$7,914.31	\$348,775,780
Food at Home		77	\$5,231.14	\$230,531,087
Bakery and Cereal Products		76	\$671.56	\$29,595,182
Meats, Poultry, Fish, and Eggs		77	\$1,128.36	\$49,725,776
Dairy Products		79	\$518.45	\$22,847,451
Fruits and Vegetables		78	\$1,044.50	\$46,030,049
Snacks and Other Food at Home (10)		76	\$1,868.27	\$82,332,628
Food Away from Home		72	\$2,683.17	\$118,244,693
Alcoholic Beverages		81	\$547.19	\$24,113,981

**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. This report is not a comprehensive list of all consumer spending variables therefore the variables in each section may not sum to totals.

**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 13, 2024





# Retail Goods and Services Expenditures

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 Ring: 5 mile radius

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	Spending Potential Index	Average Amount Spent	Total
<b>Financial</b>			
Value of Stocks/Bonds/Mutual Funds	87	\$34,136.04	\$1,504,341,331
Value of Retirement Plans	84	\$118,229.46	\$5,210,254,075
Value of Other Financial Assets	93	\$7,979.58	\$351,652,201
Vehicle Loan Amount excluding Interest	69	\$2,524.67	\$111,259,777
Value of Credit Card Debt	72	\$2,287.41	\$100,803,722
<b>Health</b>			
Nonprescription Drugs	89	\$152.08	\$6,701,999
Prescription Drugs	93	\$343.31	\$15,129,288
Eyeglasses and Contact Lenses	76	\$84.91	\$3,741,952
<b>Home</b>			
Mortgage Payment and Basics (11)	76	\$9,846.80	\$433,938,481
Maintenance and Remodeling Services	91	\$3,452.97	\$152,168,829
Maintenance and Remodeling Materials (12)	81	\$633.61	\$27,922,364
Utilities, Fuel, and Public Services	78	\$4,528.52	\$199,567,343
<b>Household Furnishings and Equipment</b>			
Household Textiles (13)	77	\$93.85	\$4,135,665
Furniture	77	\$636.55	\$28,052,326
Rugs	82	\$34.12	\$1,503,726
Major Appliances (14)	80	\$423.88	\$18,679,751
Housewares (15)	82	\$87.93	\$3,874,969
Small Appliances	73	\$53.22	\$2,345,207
Luggage	76	\$10.89	\$479,956
Telephones and Accessories	79	\$84.49	\$3,723,478
<b>Household Operations</b>			
Child Care	47	\$241.95	\$10,662,326
Lawn and Garden (16)	87	\$582.68	\$25,678,089
Moving/Storage/Freight Express	80	\$72.08	\$3,176,572
Housekeeping Supplies (17)	83	\$774.74	\$34,141,933
<b>Insurance</b>			
Owners and Renters Insurance	84	\$657.61	\$28,980,060
Vehicle Insurance	77	\$1,665.89	\$73,414,254
Life/Other Insurance	78	\$541.71	\$23,872,405
Health Insurance	87	\$4,322.85	\$190,503,484
Personal Care Products (18)	78	\$430.42	\$18,968,075
School Books and Supplies (19)	70	\$93.97	\$4,141,268
Smoking Products	66	\$285.06	\$12,562,172
<b>Transportation</b>			
Payments on Vehicles excluding Leases	69	\$2,075.39	\$91,460,161
Gasoline and Motor Oil	72	\$1,824.64	\$80,410,064
Vehicle Maintenance and Repairs	78	\$1,027.12	\$45,264,187
<b>Travel</b>			
Airline Fares	77	\$356.87	\$15,727,120
Lodging on Trips	74	\$533.07	\$23,491,698
Auto/Truck Rental on Trips	74	\$59.04	\$2,601,776
Food and Drink on Trips	75	\$417.31	\$18,390,315

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- (1) Apparel Products and Services** includes shoe repair and other shoe services, apparel laundry and dry cleaning, alteration, repair and tailoring of apparel, clothing rental and storage, and watch and jewelry repair.
- (2) Membership Fees for Clubs** includes membership fees for social, recreational, and health clubs.
- (3) Audio** includes satellite radio service, radios, stereos, sound components, equipment and accessories, digital audio players, records, CDs, audio tapes, streaming/downloaded audio, musical instruments and accessories, and rental and repair of musical instruments.
- (4) Toys and Games** includes toys, games, arts and crafts, tricycles, playground equipment, arcade games, online entertainment and games, and stamp and coin collecting.
- (5) Recreational Vehicles & Fees** includes docking and landing fees for boats and planes, payments on boats, trailers, campers and RVs, rental of boats, trailers, campers and RVs, and camp fees.
- (6) Sports/Recreation/Exercise Equipment** includes exercise equipment and gear, game tables, bicycles, camping equipment, hunting and fishing equipment, winter sports equipment, water sports equipment, other sports equipment, and rental/repair of sports/recreation/exercise equipment.
- (7) Photo Equipment and Supplies** includes film, film processing, photographic equipment, rental and repair of photo equipment, and photographer fees.
- (8) Reading** includes digital book readers, books, magazine and newspaper subscriptions, and single copies of magazines and newspapers.
- (9) Catered Affairs** includes expenses associated with live entertainment and rental of party supplies.
- (10) Snacks and Other Food at Home** includes candy, chewing gum, sugar, artificial sweeteners, jam, jelly, preserves, margarine, fats and oils, salad dressing, nondairy cream and milk, peanut butter, frozen prepared food, potato chips and other snacks, nuts, salt, spices, seasonings, olives, pickles, relishes, sauces, gravy, other condiments, soup, prepared salad, prepared dessert, baby food, miscellaneous prepared food, and nonalcoholic beverages.
- (11) Mortgage Payment and Basics** includes mortgage interest, mortgage principal, property taxes, homeowners insurance, and ground rent on owned dwellings.
- (12) Maintenance and Remodeling Materials** includes supplies/tools/equipment for painting and wallpapering, plumbing supplies and equipment, electrical/heating/AC supplies, materials for roofing/gutters, materials for plaster/panel/siding, materials for patio/fence/brick work, landscaping materials, and insulation materials for owned homes.
- (13) Household Textiles** includes bathroom linens, bedroom linens, kitchen linens, dining room linens, other linens, curtains, draperies, slipcovers and decorative pillows.
- (14) Major Appliances** includes dishwashers, disposals, refrigerators, freezers, washers, dryers, stoves, ovens, microwaves, window air conditioners, electric floor cleaning equipment, sewing machines, and miscellaneous appliances.
- (15) Housewares** includes flatware, dishes, cups glasses, serving pieces, nonelectric cookware, and tableware.
- (16) Lawn and Garden** includes lawn and garden supplies, equipment and care service, indoor plants, fresh flowers, and repair/rental of lawn and garden equipment.
- (17) Housekeeping Supplies** includes soaps and laundry detergents, cleaning products, toilet tissue, paper towels, napkins, paper/plastic/foil products, stationery, giftwrap supplies, postage, and delivery services.
- (18) Personal Care Products** includes hair care products, nonelectric articles for hair, wigs, hairpieces, oral hygiene products, shaving needs, perfume, cosmetics, skincare, bath products, nail products, deodorant, feminine hygiene products, adult diapers, other miscellaneous care products and personal care appliances.
- (19) School Books and Supplies** includes school books and supplies for college, elementary school, high school, vocational/technical school, preschool and other schools.

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