

The Enclave

PROFESSIONAL OFFICE BUILDINGS

871 Hwy 466, Bldgs. 401 & 801, Lady Lake, FL 32159

For Lease: \$25-26/sf/yr + NNN



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

Offering Prime Professional Office Buildings at "The Enclave". Located on busy CR 466 with a traffic count of 23,500 cars per day. Convenient to UF Health Villages Hospital, and largest shopping area of The Villages area.

Unit 401:

- 3,831 SF (divisible) vanilla shell ready Fall 2024 for design and build to suit.
- Create a workspace that reflects your brand and maximizes efficiency.

Unit 801:

- 4,112 SF (divisible) vanilla shell ready Fall 2024 for your unique layout and design.
- Customize every detail to meet your unique requirements.

Outstanding demographics in area dominated by Medical. Build-to-Suit and tailor your office space to your needs.



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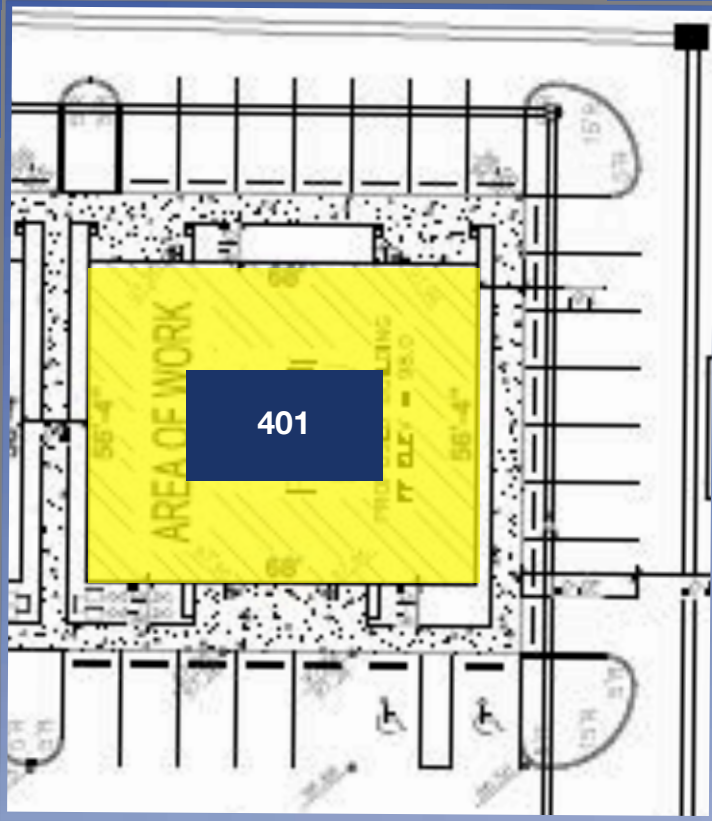
Photos - Building 801



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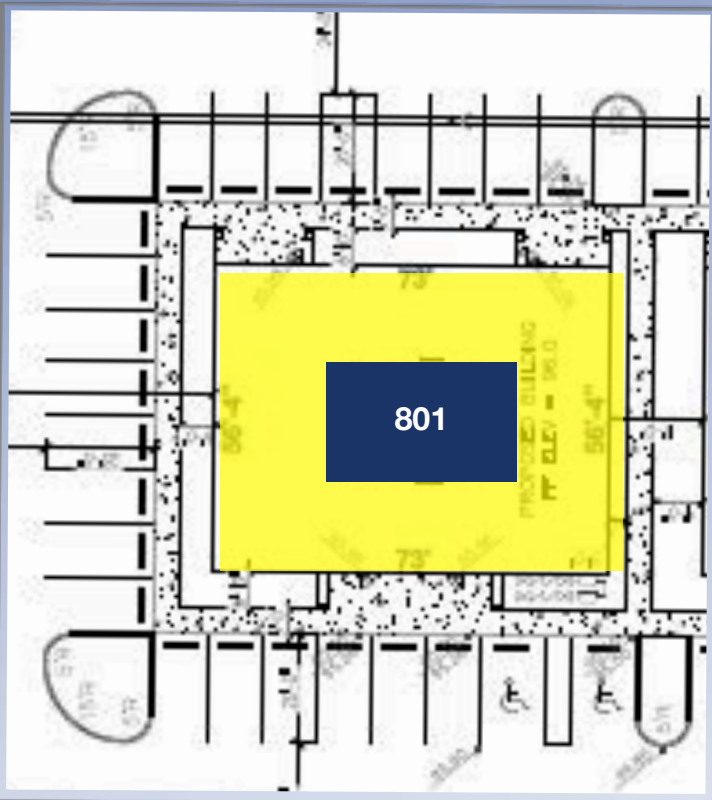


Executive Summary



Unit 401

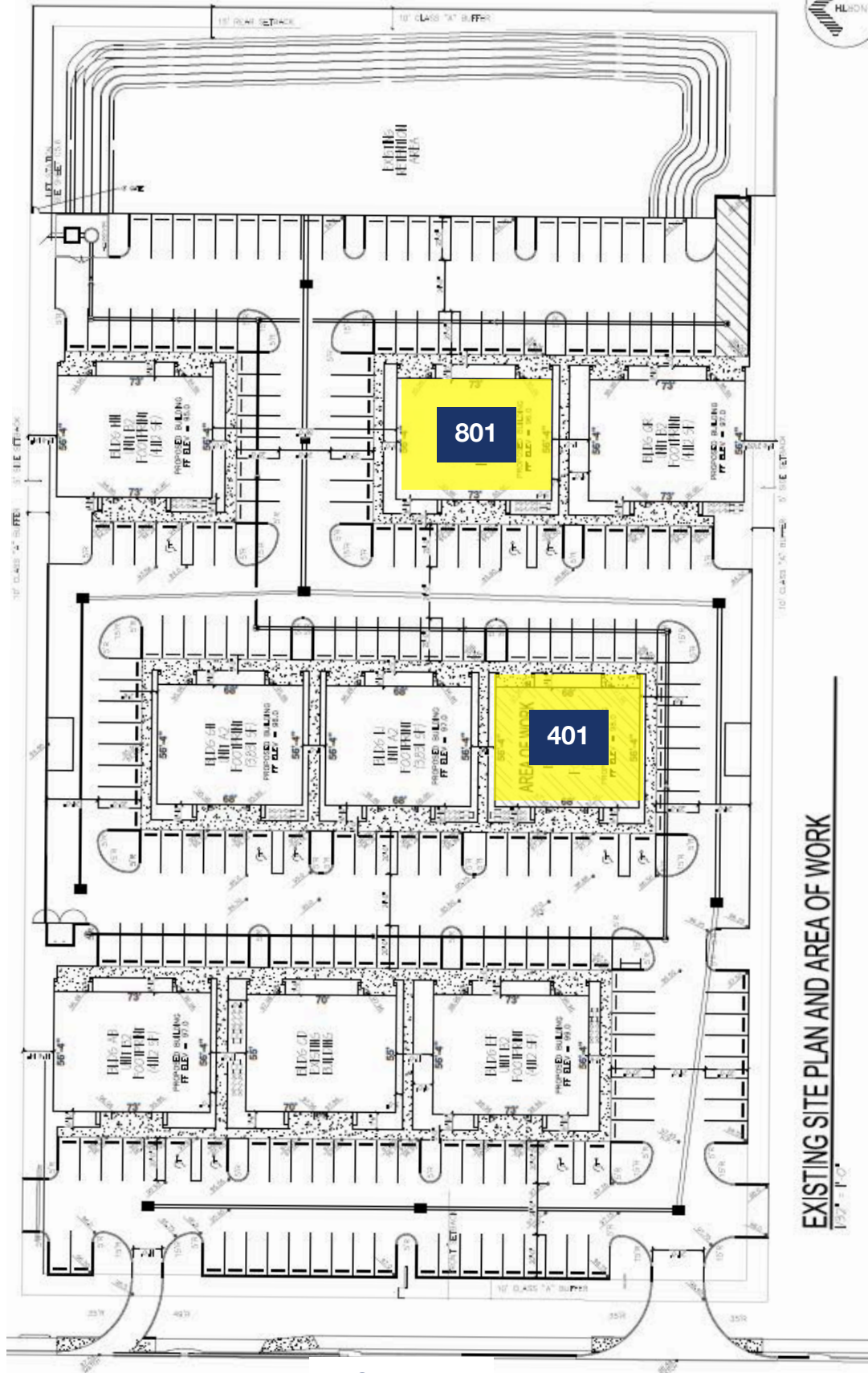
- **\$26/SF/YR + NNN \$TBD**
- 3,831 SF (divisible to 1,915 SF)
- Zoned PUD
- Lake County Alt Key # 3928456
- Vanilla Shell
- Parking in front of building
- MLS G5073075



Unit 801

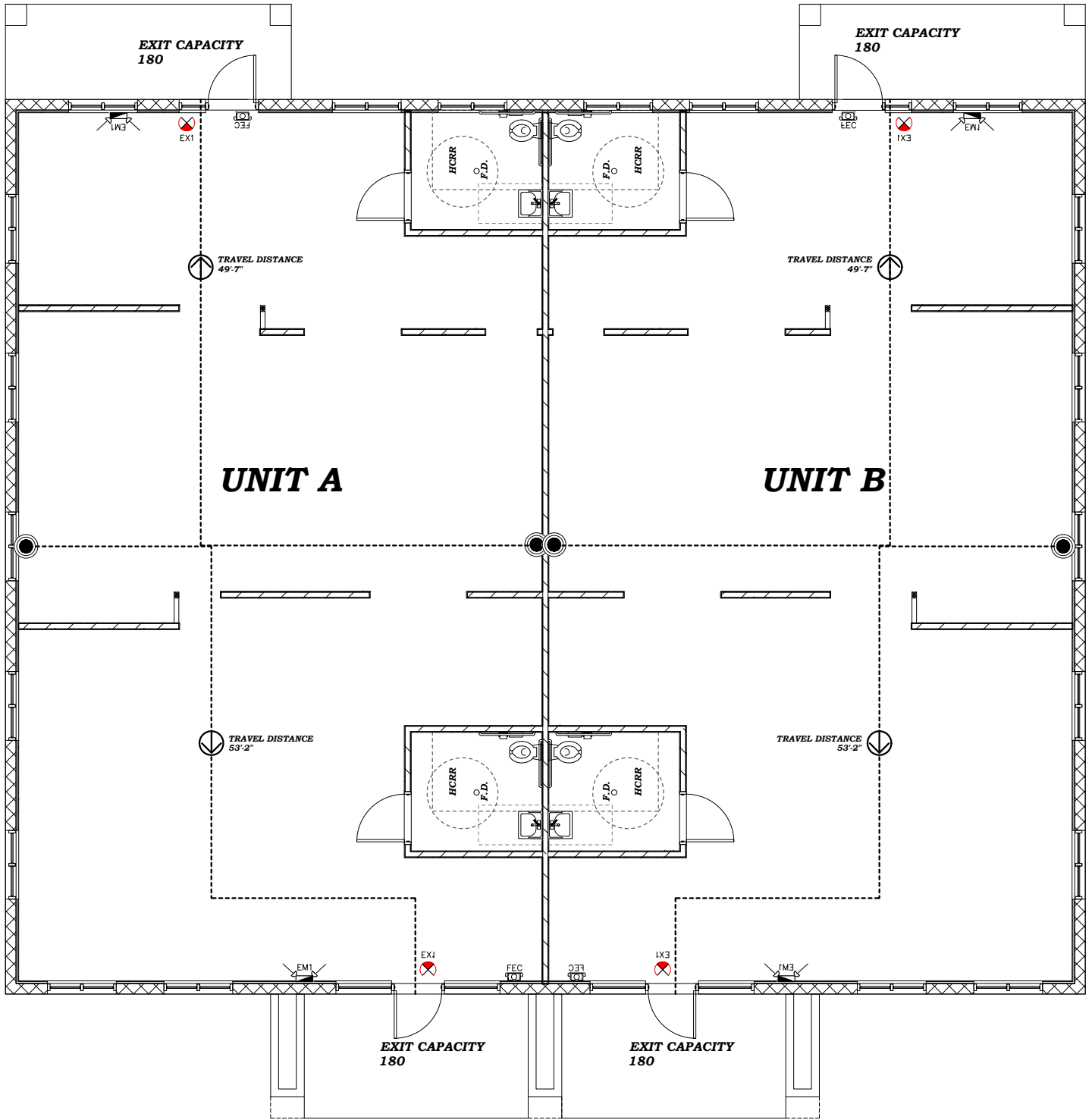
- **\$25/SF/YR + NNN \$TBD**
- 4,112 SF (divisible to 2,056 SF)
- Zoned PUD
- Lake County Alt Key # 3928460
- Vanilla Shell
- Parking in front of building
- MLS G5073118

Convenient parking around each building.

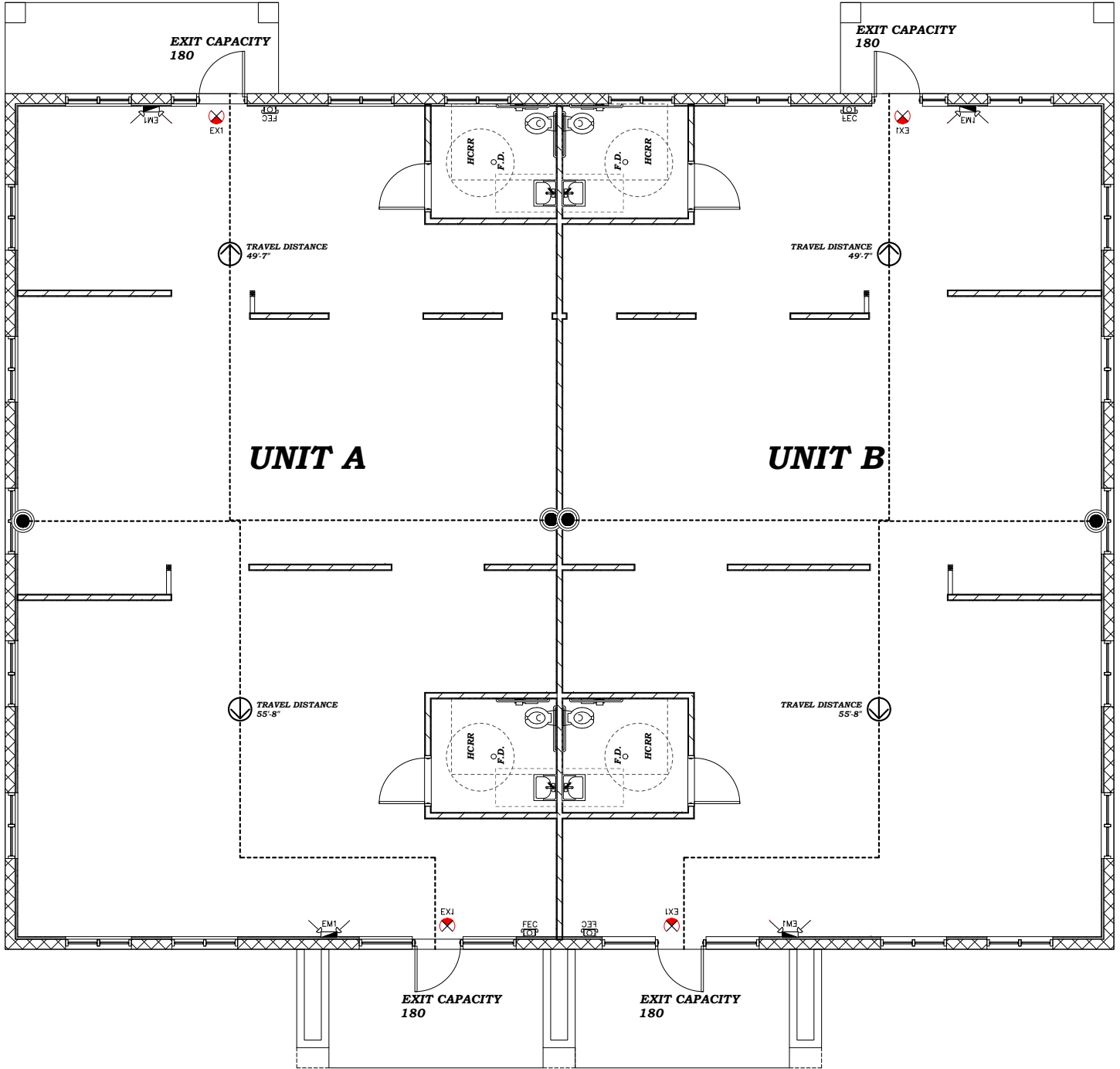


EXISTING SITE PLAN AND AREA OF WORK
157-1-C

Vanilla Shell



Vanilla Shell





Demographic and Income Profile

871 Highway 466, Lady Lake, Florida, 32159
 Ring: 5 mile radius

Prepared by Esri
 Latitude: 28.91622
 Longitude: -81.93835

Summary	Census 2010		Census 2020		2023		2028	
Population	79,769		98,410		99,870		104,088	
Households	41,523		53,141		54,319		57,427	
Families	28,530		-		34,170		35,633	
Average Household Size	1.91		1.84		1.83		1.80	
Owner Occupied Housing Units	37,728		-		47,285		50,231	
Renter Occupied Housing Units	3,792		-		7,034		7,196	
Median Age	66.7		-		69.4		72.0	
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	1.22%		0.93%		0.66%			
Median Household Income	2.69%		3.34%		2.57%			
Households by Income			2023		2028			
			Number	Percent	Number	Percent		
<\$15,000			3,665	6.7%	3,220	5.6%		
\$15,000 - \$24,999			3,867	7.1%	3,195	5.6%		
\$25,000 - \$34,999			4,693	8.6%	4,129	7.2%		
\$35,000 - \$49,999			7,251	13.3%	6,753	11.8%		
\$50,000 - \$74,999			11,757	21.6%	12,104	21.1%		
\$75,000 - \$99,999			9,253	17.0%	10,300	17.9%		
\$100,000 - \$149,999			7,751	14.3%	9,517	16.6%		
\$150,000 - \$199,999			3,814	7.0%	5,364	9.3%		
\$200,000+			2,268	4.2%	2,845	5.0%		
Median Household Income			\$63,906		\$72,975			
Average Household Income			\$86,890		\$99,370			
Per Capita Income			\$47,149		\$54,707			
Population by Age	Census 2010		2023		2028			
	Number	Percent	Number	Percent	Number	Percent		
0 - 4	1,451	1.8%	1,867	1.9%	1,836	1.8%		
5 - 9	1,420	1.8%	1,974	2.0%	1,863	1.8%		
10 - 14	1,469	1.8%	2,028	2.0%	1,988	1.9%		
15 - 19	1,455	1.8%	1,869	1.9%	1,834	1.8%		
20 - 24	1,255	1.6%	1,752	1.8%	1,642	1.6%		
25 - 34	2,701	3.4%	4,127	4.1%	3,765	3.6%		
35 - 44	3,298	4.1%	4,279	4.3%	4,280	4.1%		
45 - 54	5,119	6.4%	4,845	4.9%	4,555	4.4%		
55 - 64	16,543	20.7%	12,686	12.7%	9,807	9.4%		
65 - 74	27,956	35.0%	35,880	35.9%	32,291	31.0%		
75 - 84	14,020	17.6%	22,776	22.8%	32,333	31.1%		
85+	3,081	3.9%	5,787	5.8%	7,892	7.6%		
Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	75,585	94.8%	89,296	90.7%	90,397	90.5%	94,011	90.3%
Black Alone	2,217	2.8%	2,703	2.7%	2,800	2.8%	2,924	2.8%
American Indian Alone	152	0.2%	157	0.2%	164	0.2%	168	0.2%
Asian Alone	697	0.9%	1,086	1.1%	1,048	1.0%	1,048	1.0%
Pacific Islander Alone	36	0.0%	53	0.1%	55	0.1%	60	0.1%
Some Other Race Alone	486	0.6%	1,280	1.3%	1,363	1.4%	1,480	1.4%
Two or More Races	595	0.7%	3,835	3.9%	4,044	4.0%	4,397	4.2%
Hispanic Origin (Any Race)	2,213	2.8%	4,245	4.3%	4,579	4.6%	5,057	4.9%

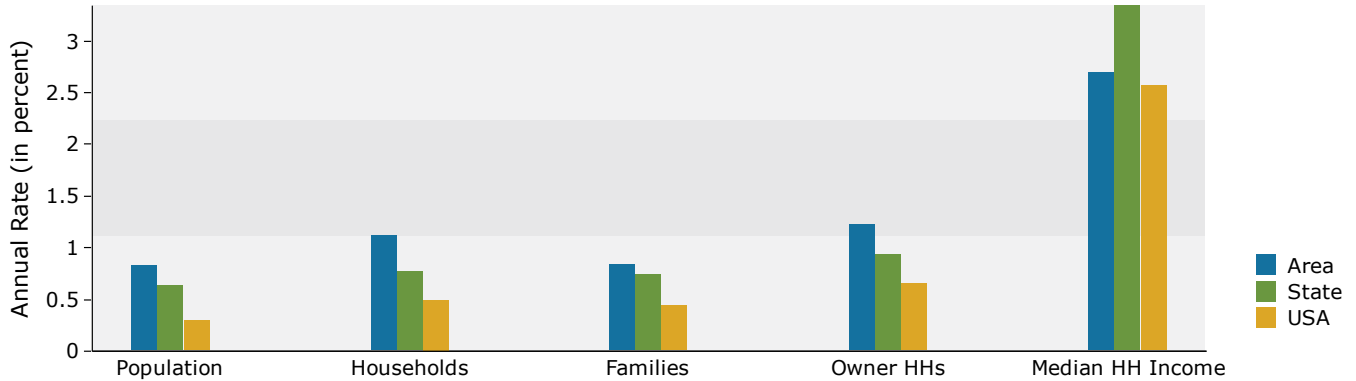
Data Note: Income is expressed in current dollars.

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

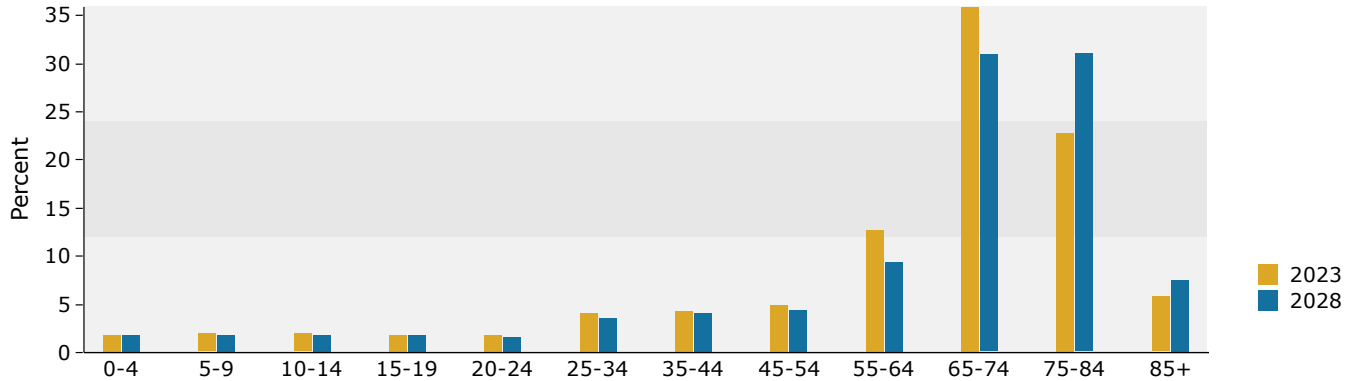
September 12, 2023



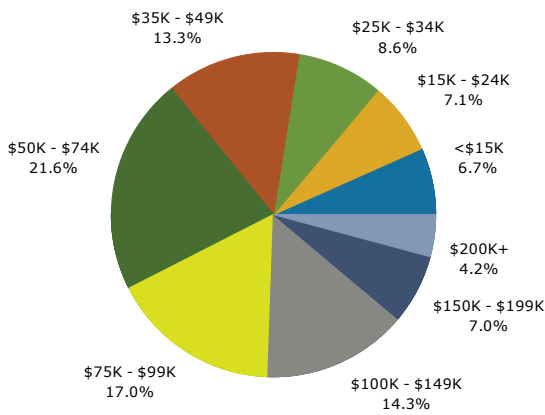
Trends 2023-2028



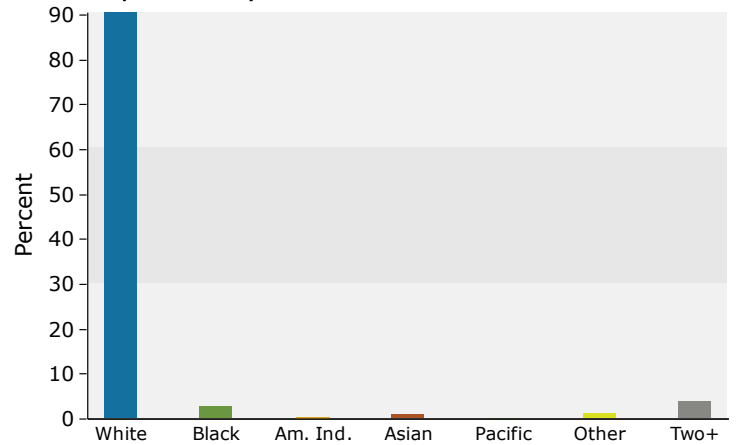
Population by Age



2023 Household Income



2023 Population by Race



2023 Percent Hispanic Origin: 4.6%

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



Medical Expenditures

871 Highway 466, Lady Lake, Florida, 32159
 Ring: 5 mile radius

Prepared by Esri
 Latitude: 28.91622
 Longitude: -81.93835

Demographic Summary	2023	2028	
Population	99,870	104,088	
Households	54,319	57,427	
Families	34,170	35,633	
Median Household Income	\$63,906	\$72,975	
Males per 100 Females	89.6	87.4	
Population by Age			
Population <5 Years	1.9%	1.8%	
Population 65+ Years	64.5%	69.7%	
Median Age	69.4	72.0	
	Spending Potential Index	Average Amount Spent	Total
Health Care	94	\$6,953.28	\$377,695,098
Medical Care	96	\$2,314.74	\$125,734,500
Physician Services	86	\$238.79	\$12,970,969
Dental Services	97	\$439.78	\$23,888,598
Eyecare Services	99	\$86.64	\$4,706,076
Lab Tests, X-rays	83	\$64.29	\$3,492,014
Hospital Room and Hospital Services	79	\$198.37	\$10,775,182
Convalescent or Nursing Home Care	148	\$47.93	\$2,603,485
Other Medical Services (1)	81	\$143.20	\$7,778,579
Nonprescription Drugs	95	\$162.36	\$8,819,459
Prescription Drugs	100	\$367.25	\$19,948,536
Nonprescription Vitamins	104	\$144.18	\$7,831,737
Medicare Prescription Drug Premium	134	\$180.35	\$9,796,292
Eyeglasses and Contact Lenses	83	\$92.59	\$5,029,399
Hearing Aids	127	\$51.28	\$2,785,594
Medical Equipment for General Use	95	\$9.25	\$502,251
Other Medical Supplies/Equipment (2)	102	\$88.48	\$4,806,331
Health Insurance	94	\$4,638.54	\$251,960,599
Blue Cross/Blue Shield	75	\$1,001.02	\$54,374,137
Fee for Service Health Plan	79	\$777.88	\$42,253,395
HMO	69	\$558.91	\$30,359,219
Medicare Payments	132	\$1,378.55	\$74,881,313
Long Term Care Insurance	129	\$83.09	\$4,513,619
Dental Care Insurance	80	\$144.08	\$7,826,245
Vision Care Insurance	76	\$33.25	\$1,806,290
Prescription Drug Insurance	95	\$6.51	\$353,457
Other Single Service Insurance (3)	95	\$16.28	\$884,279
Medicaid Premiums	64	\$7.38	\$400,991
Tricare/Military Premiums	82	\$10.05	\$546,151
Children's Health Ins Program Premiums	62	\$1.32	\$71,647

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.

September 12, 2023

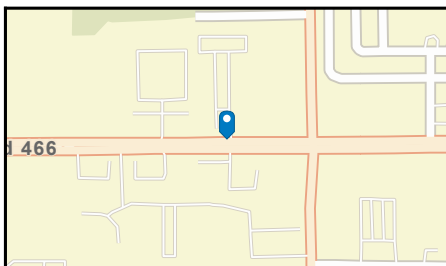
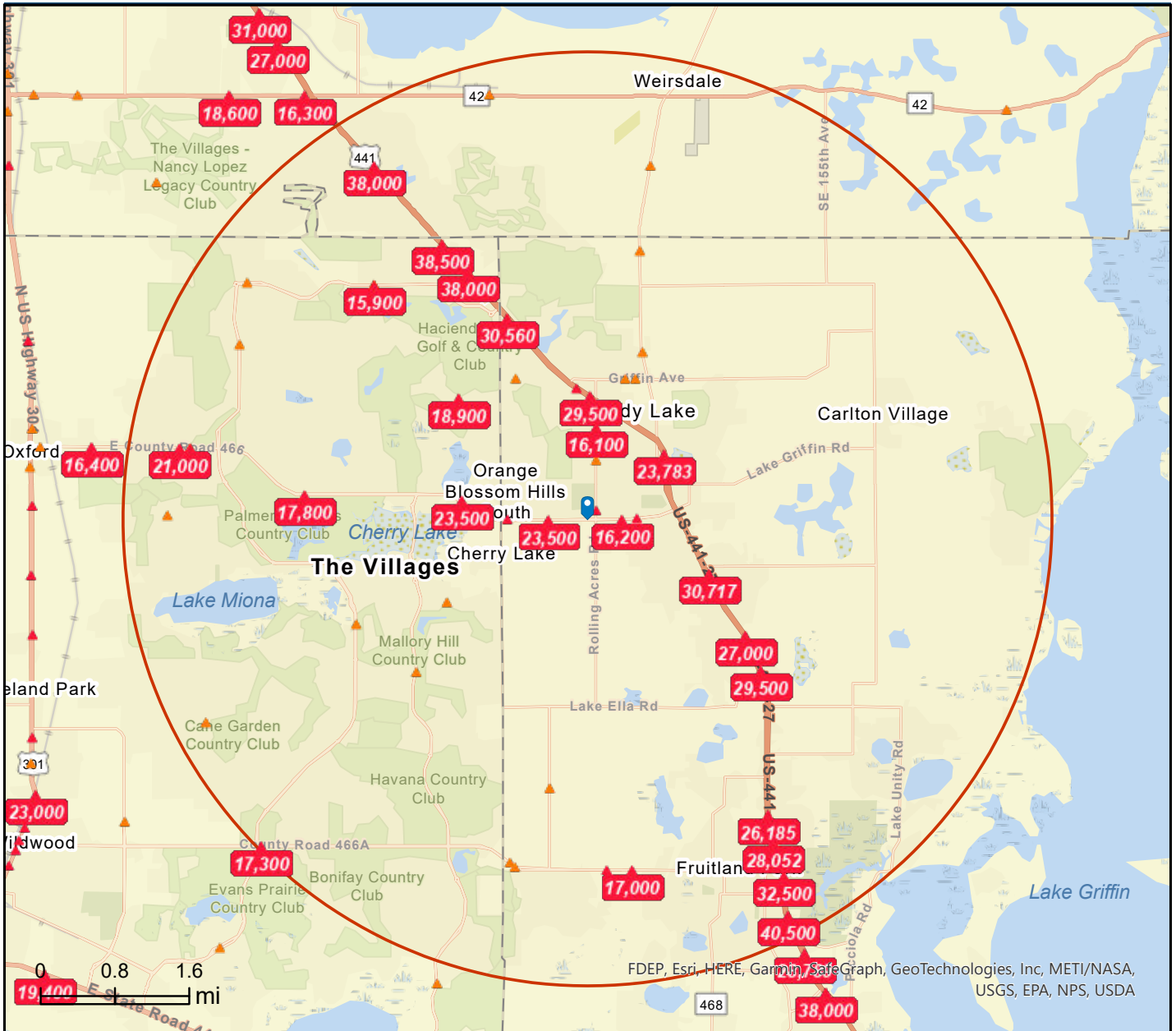




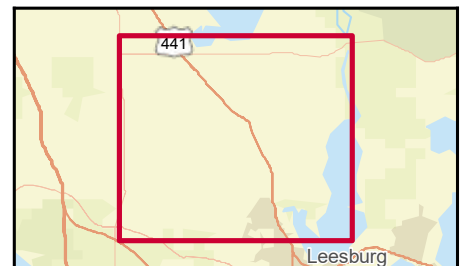
Traffic Count Map

871 Highway 466, Lady Lake, Florida, 32159
Rings: 5 mile radii

Prepared by Esri
Latitude: 28.91622
Longitude: -81.93835



- 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).

September 12, 2023

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