

# Stonecrest Center

RETAIL | MEDICAL PARK | SENIOR LIVING

US Hwy 441, Summerfield, FL 34491

(17154 SE 109th Terrace Rd)

*For Lease: \$22/sf + NNN*



*Exclusively Listed By:*

**FRAN DANN-AKIN, SIOR**

8550 NE 138th Lane, Bldg. 600

The Villages, FL 32159

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Direct: (352) 266-7795



# Executive Summary

- New Office For Lease
- Base Rent \$22/SF + NNN ~\$5.08
- 1,500 SF to 3,000 SF offered of 6,000 SF total building
- Golf cart access to Stonecrest, Spruce Creek & The Villages
- Excellent location & visibility
- AADT 40,500 cars per day, 78,000 5-mile Population

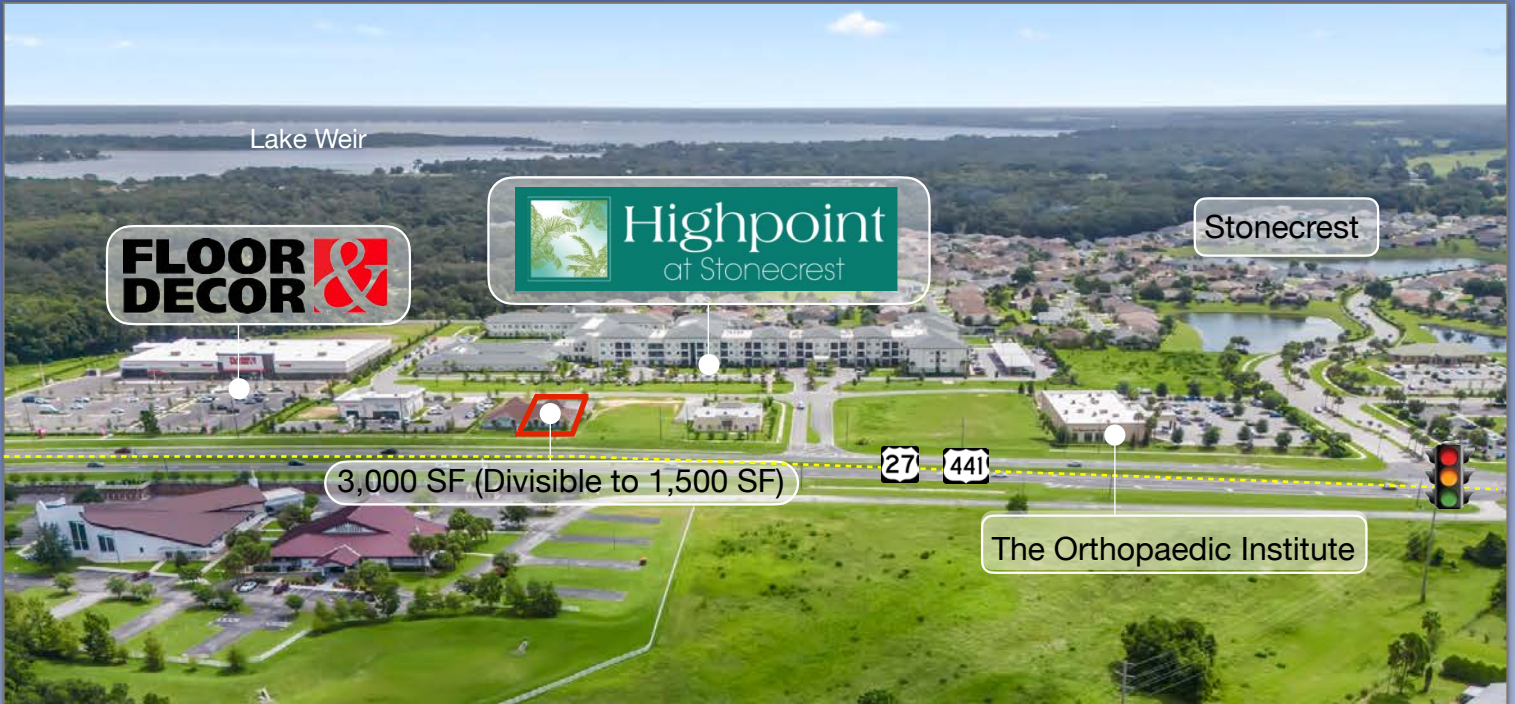
**STONECREST • Retail • Medical Park • Senior Living** is a 25.54 Acre Planned Unit Development which currently features golf car access to Stonecrest, The Villages and Spruce Creek South which is home to a population of over 200,000 within a 10 mile radius. The site is located on the east side of Highway 441/27, which is the predominant commercial corridor of the area with an Average Daily Traffic Count of 40,500 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, 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.



Golf Car Accessible



LADY LAKE

Winn-Dixie  
Chick-fil-A  
Kohl's  
Longhorn STEAKHOUSE  
Applebees  
Sam's CLUB

DUNKIN' DONUTS  
WELLS FARGO  
ALDI  
LOWE'S  
planet fitness  
CITIZENS FIRST  
Publix  
Cracker Barrel  
Old Country Store

THE VILLAGES

THE VILLAGES

STONECREST COUNTRY CLUB

27

Walmart  
CVS pharmacy  
McDonald's

CAMPUS USA credit union  
Advance Auto Parts

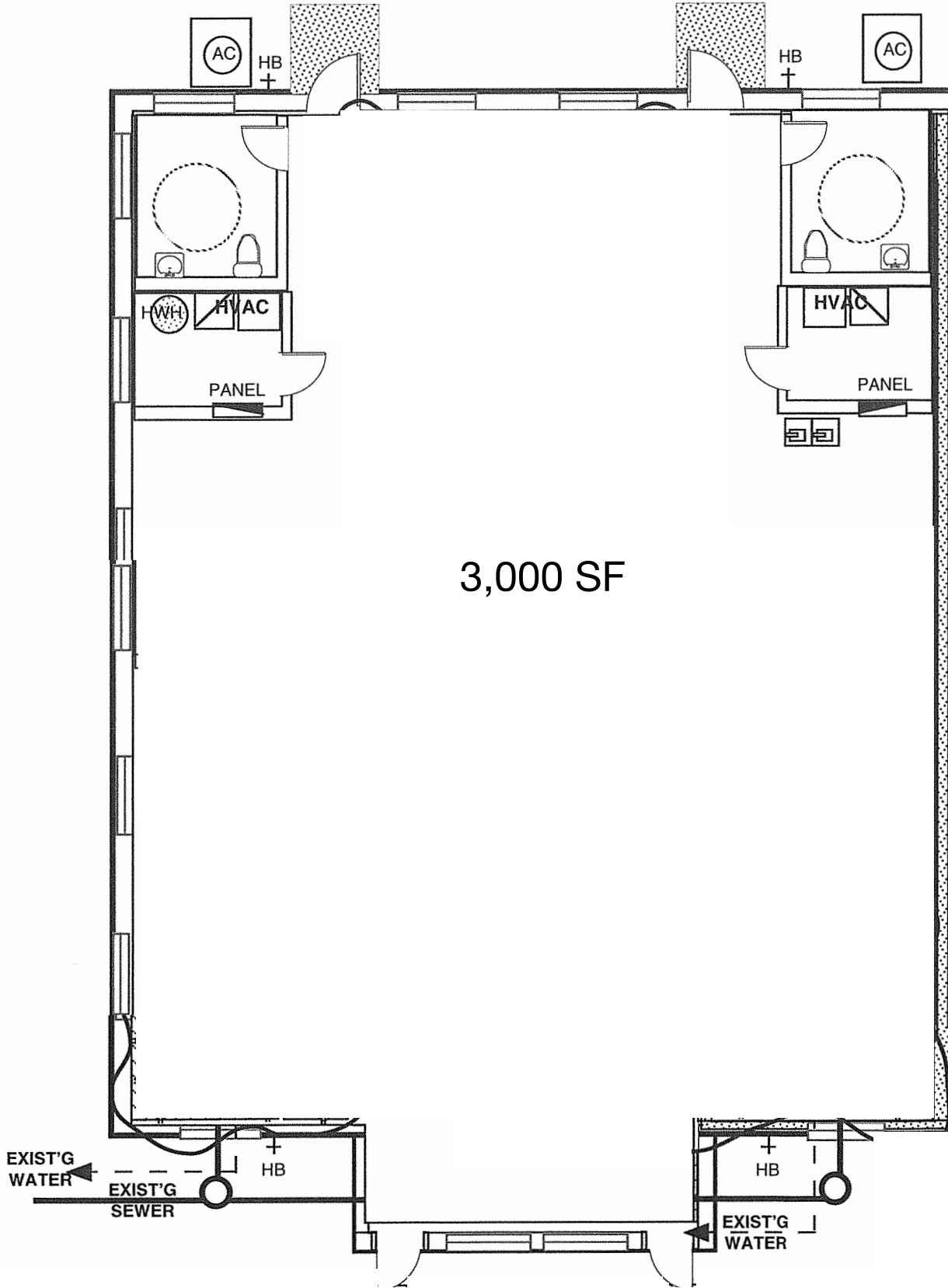
SPRUCE CREEK

441

The Orthopaedic Institute  
Highpoint at Stonecrest  
FLOOR DECOR

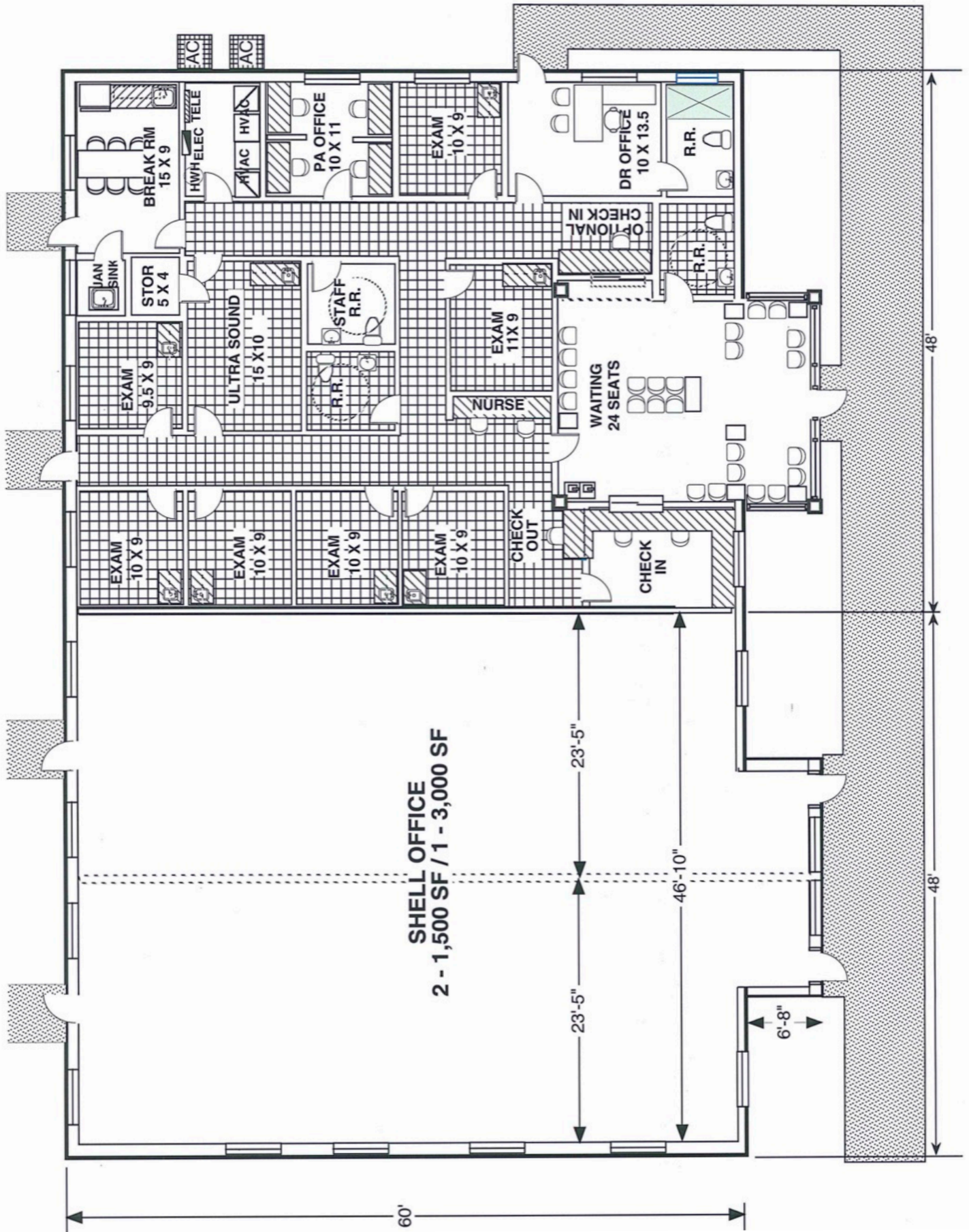
3,000 SF  
PROFESSIONAL  
OFFICE

# Floor Diagram





# Building Floor Diagram





## 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	2024	2029
Population	70,808	77,120	79,929	84,184
Households	37,378	41,876	43,506	46,290
Families	25,452	25,262	25,730	27,153
Average Household Size	1.89	1.83	1.83	1.81
Owner Occupied Housing Units	34,297	36,782	38,296	41,545
Renter Occupied Housing Units	3,081	5,094	5,210	4,745
Median Age	68.2	71.6	72.8	73.8

Trends: 2024-2029 Annual Rate	Area	State	National
Population	1.04%	0.93%	0.38%
Households	1.25%	1.15%	0.64%
Families	1.08%	1.12%	0.56%
Owner HHS	1.64%	1.66%	0.97%
Median Household Income	2.71%	3.25%	2.95%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	2,645	6.1%	2,342	5.1%
\$15,000 - \$24,999	2,761	6.3%	2,200	4.8%
\$25,000 - \$34,999	5,258	12.1%	4,549	9.8%
\$35,000 - \$49,999	4,696	10.8%	4,381	9.5%
\$50,000 - \$74,999	8,010	18.4%	8,154	17.6%
\$75,000 - \$99,999	8,079	18.6%	9,051	19.6%
\$100,000 - \$149,999	7,526	17.3%	9,437	20.4%
\$150,000 - \$199,999	2,680	6.2%	3,785	8.2%
\$200,000+	1,850	4.3%	2,390	5.2%

Median Household Income	\$68,302	\$78,059
Average Household Income	\$86,113	\$99,050
Per Capita Income	\$46,936	\$54,556

Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,020	1.4%	1,099	1.4%	1,131	1.4%	1,198	1.4%
5 - 9	1,105	1.6%	1,367	1.8%	1,272	1.6%	1,271	1.5%
10 - 14	1,148	1.6%	1,293	1.7%	1,253	1.6%	1,214	1.4%
15 - 19	1,099	1.6%	1,318	1.7%	1,298	1.6%	1,244	1.5%
20 - 24	986	1.4%	1,160	1.5%	1,214	1.5%	1,244	1.5%
25 - 34	2,120	3.0%	2,680	3.5%	2,683	3.4%	2,932	3.5%
35 - 44	2,639	3.7%	2,778	3.6%	2,961	3.7%	3,169	3.8%
45 - 54	4,112	5.8%	4,283	5.6%	3,821	4.8%	3,653	4.3%
55 - 64	12,667	17.9%	9,043	11.7%	8,903	11.1%	8,526	10.1%
65 - 74	26,235	37.1%	22,826	29.6%	21,164	26.5%	20,633	24.5%
75 - 84	14,614	20.6%	23,116	30.0%	26,756	33.5%	28,211	33.5%
85+	3,064	4.3%	6,157	8.0%	7,476	9.4%	10,891	12.9%

Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	67,797	95.7%	70,016	90.8%	71,777	89.8%	74,845	88.9%
Black Alone	1,360	1.9%	1,579	2.0%	1,756	2.2%	1,979	2.4%
American Indian Alone	123	0.2%	138	0.2%	145	0.2%	154	0.2%
Asian Alone	571	0.8%	940	1.2%	1,138	1.4%	1,362	1.6%
Pacific Islander Alone	13	0.0%	31	0.0%	36	0.0%	44	0.1%
Some Other Race Alone	433	0.6%	1,124	1.5%	1,302	1.6%	1,476	1.8%
Two or More Races	510	0.7%	3,293	4.3%	3,775	4.7%	4,324	5.1%
Hispanic Origin (Any Race)	2,136	3.0%	3,693	4.8%	4,404	5.5%	5,096	6.1%

**Data Note:** Income is expressed in current dollars.

**Source:** Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.



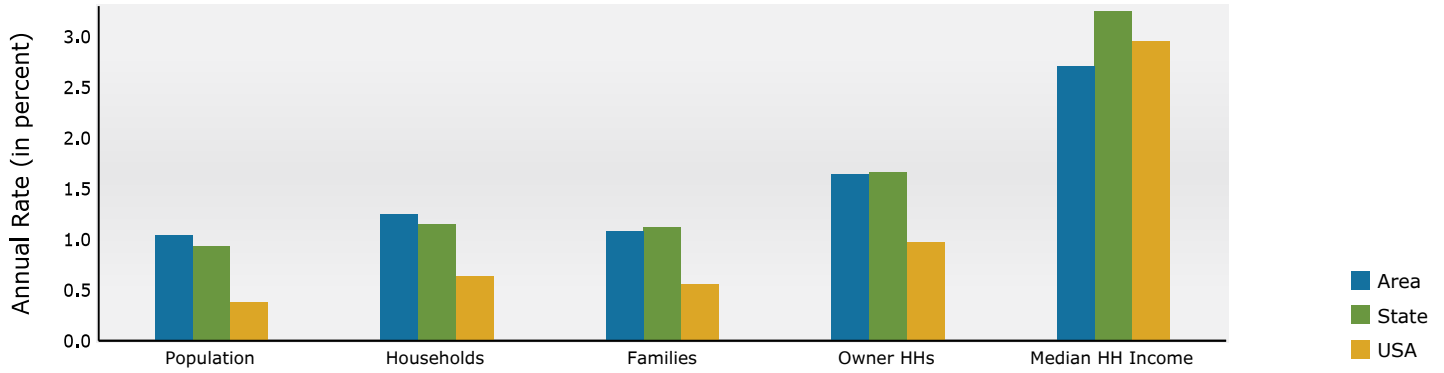


## Demographic and Income Profile

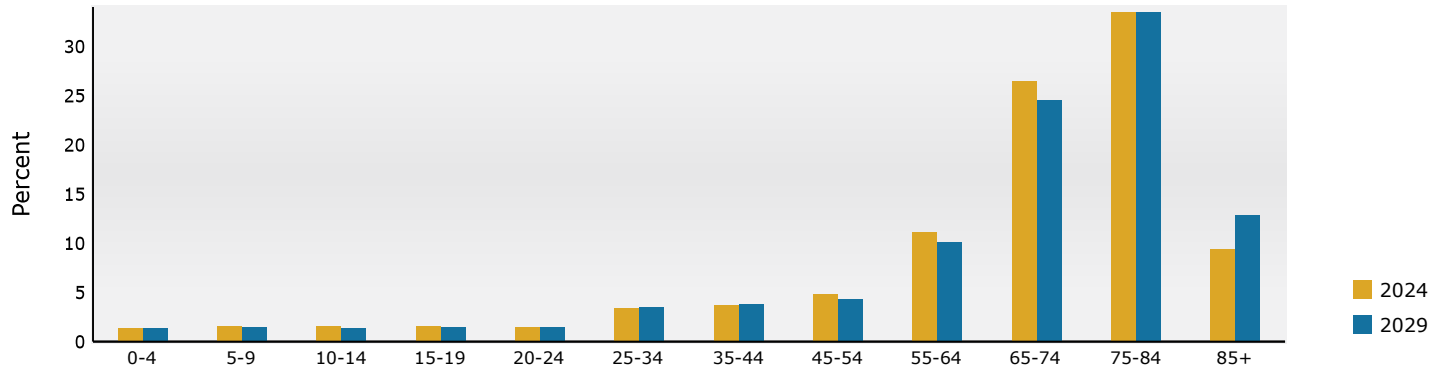
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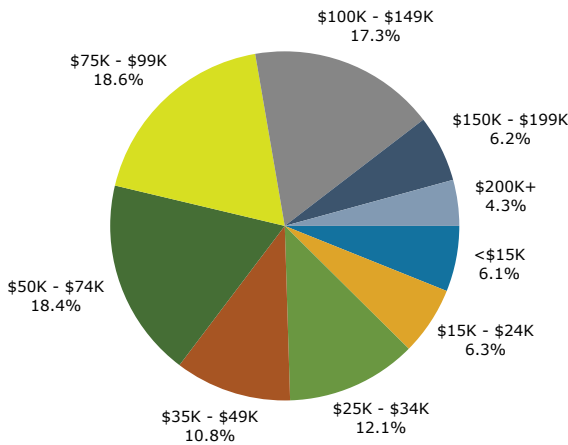
### Trends 2024-2029



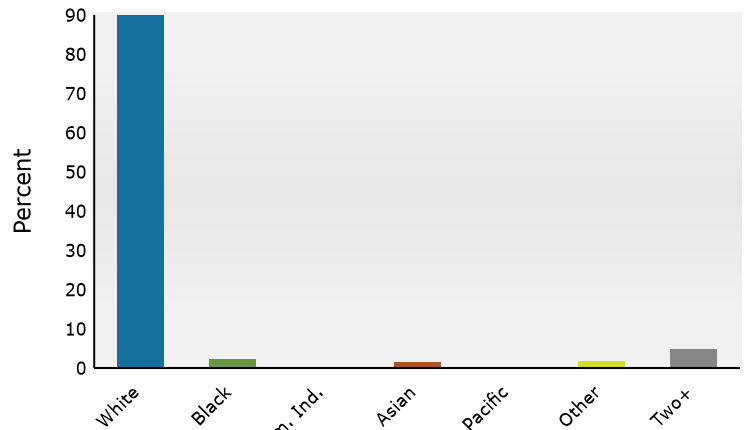
### Population by Age



### 2024 Household Income



### 2024 Population by Race



2024 Percent Hispanic Origin: 5.5%

# Medical Expenditures



## Medical Expenditures

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Ring: 5 mile radius

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Latitude: 28.97221  
Longitude: -81.97677

Demographic Summary		2024	2029
Population		79,929	84,184
Households		43,506	46,290
Families		25,730	27,153
Median Household Income		\$68,302	\$78,059
Males per 100 Females		85.3	85.2
<b>Population by Age</b>			
Population <5 Years		1.4%	1.4%
Population 65+ Years		69.3%	71.0%
Median Age		72.8	73.8
	<b>Spending Potential Index</b>	<b>Average Amount Spent</b>	<b>Total</b>
<b>Health Care</b>	87	\$6,678.05	\$290,535,325
<b>Medical Care</b>	87	\$2,347.05	\$102,110,814
Physician Services	83	\$272.33	\$11,847,923
Dental Services	87	\$435.10	\$18,929,364
Eyecare Services	100	\$93.87	\$4,084,010
Lab Tests, X-rays	71	\$61.80	\$2,688,631
Hospital Room and Hospital Services	74	\$207.17	\$9,013,274
Convalescent or Nursing Home Care	117	\$52.08	\$2,265,946
Other Medical Services (1)	76	\$156.94	\$6,827,873
Nonprescription Drugs	93	\$165.43	\$7,197,388
Prescription Drugs	85	\$351.57	\$15,295,376
Nonprescription Vitamins	95	\$153.72	\$6,687,860
Medicare Prescription Drug Premium	124	\$163.15	\$7,098,206
Eyeglasses and Contact Lenses	76	\$96.11	\$4,181,239
Hearing Aids	111	\$39.24	\$1,707,264
Medical Equipment for General Use	94	\$9.32	\$405,687
Other Medical Supplies/Equipment (2)	96	\$89.20	\$3,880,773
<b>Health Insurance</b>	87	\$4,331.00	\$188,424,511
Blue Cross/Blue Shield	70	\$943.18	\$41,033,943
Fee for Service Health Plan	74	\$731.02	\$31,803,923
HMO	65	\$493.24	\$21,459,043
Medicare Payments	118	\$1,344.25	\$58,482,886
Long Term Care Insurance	118	\$79.90	\$3,476,250
Dental Care Insurance	77	\$137.94	\$6,001,265
Vision Care Insurance	72	\$31.94	\$1,389,567
Prescription Drug Insurance	98	\$7.44	\$323,674
Other Single Service Insurance (3)	94	\$14.56	\$633,341
Medicaid Premiums	55	\$6.26	\$272,188
Tricare/Military Premiums	86	\$10.01	\$435,541
Children's Health Ins Program Premiums	55	\$0.56	\$24,560

**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 2024 and 2029; Consumer Spending data are derived from the 2021 and 2022 Consumer Expenditure Surveys, Bureau of Labor Statistics.

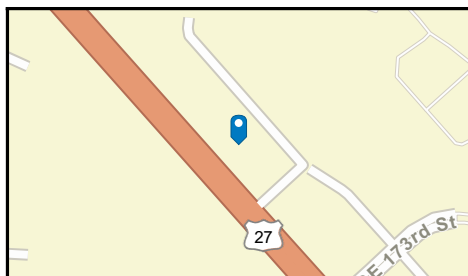
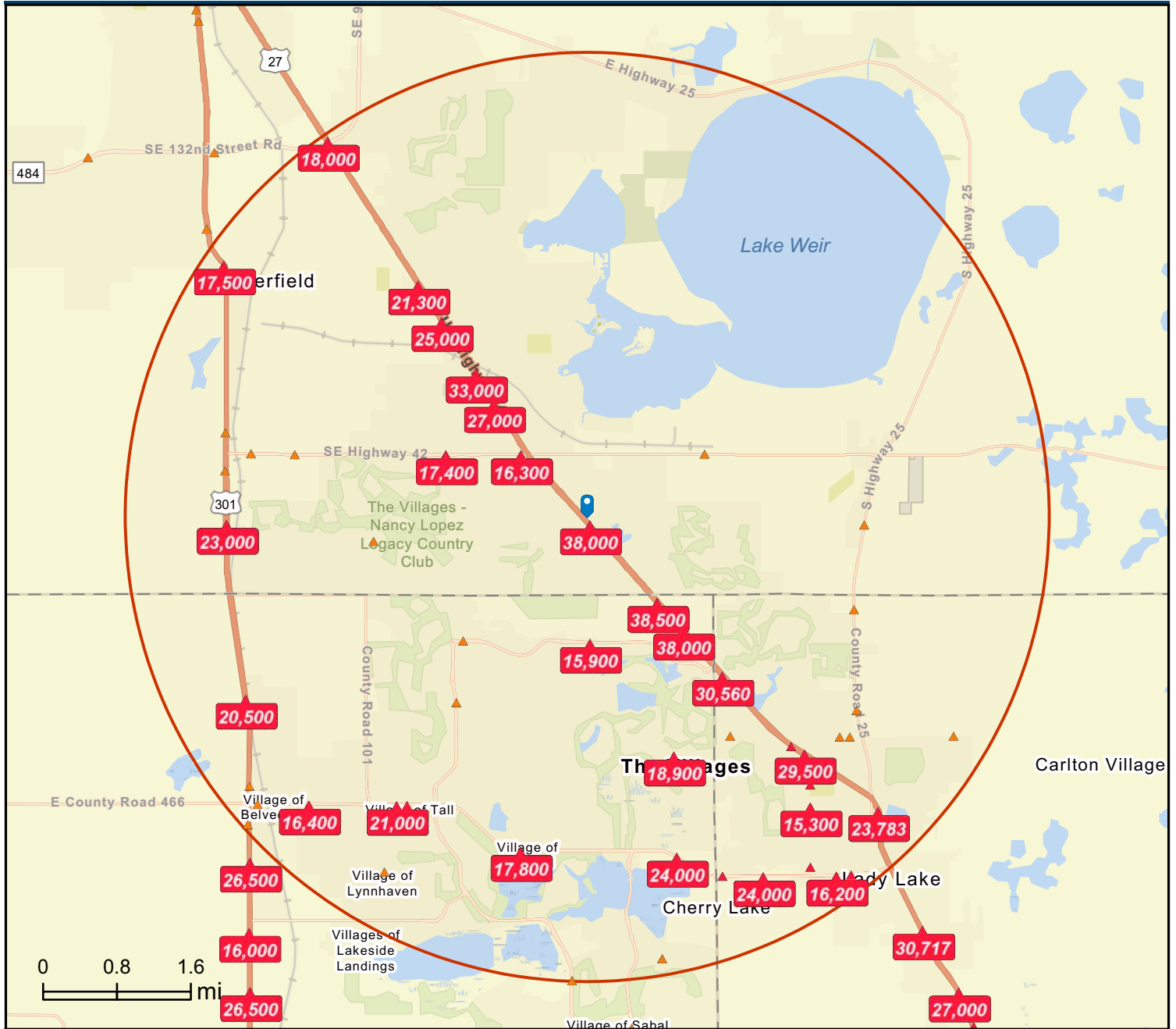
# Traffic Count



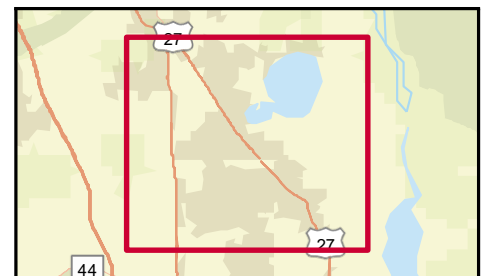
## Traffic Count Map

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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: ©2024 Kalibrate Technologies (Q2 2024).

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