

# Investment Opportunity

## *Summit Medical Park*



737 CR 466, Lady Lake, FL 32159

Leased to: AdventHealth Medical

*For Sale: \$720,000*



*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

## INVESTMENT OPPORTUNITY

Sale Price: \$720,000

1,920 SF

2009 Year Built

Lake County Alt Key 3874891

Zoned CP (Planned Commercial)

New three-year lease with AdventHealth Medical. Located in Summit Medical Park, close to area's largest retail concentration and The Villages. Meticulously maintained, 1,920 SF Medical Office. Tremendous growth going on in the area with over 1,500 additional homes approved and new Retail under construction.

It is imperative tenants are NOT disturbed. Please contact Fran Akin @ 352-266-7795 to schedule a visit.



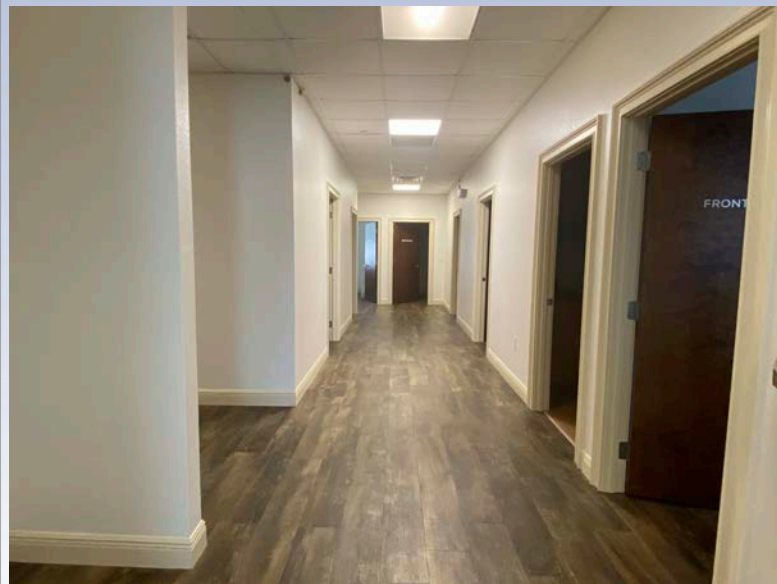
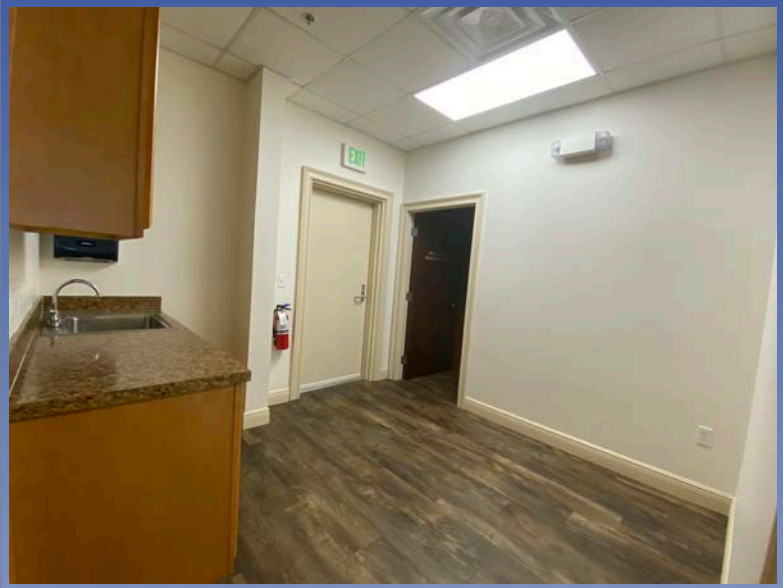
FRAN DANN-AKIN, SIOR  
(352) 266-7795



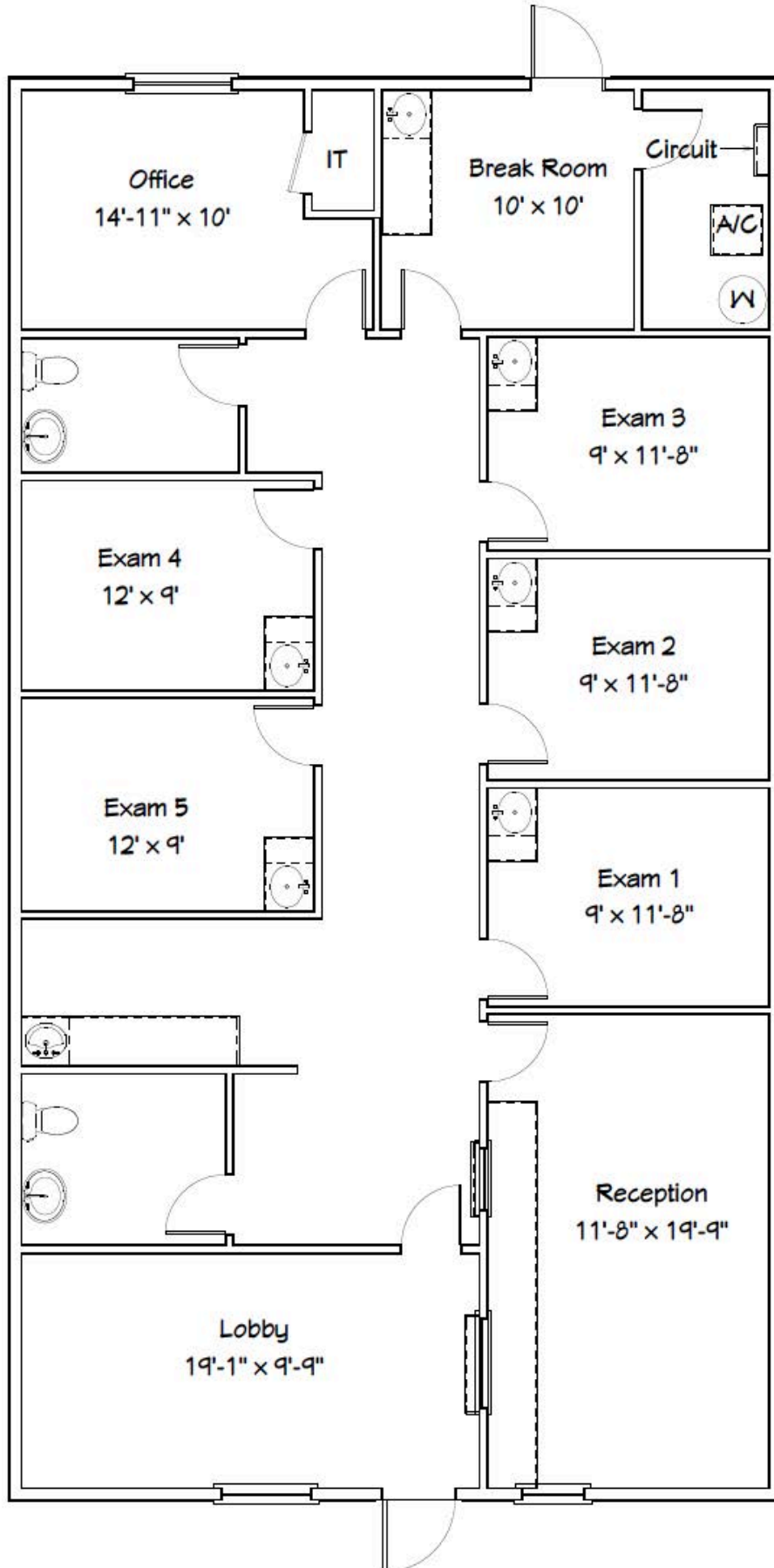


The Summit is located between the heart of the areas largest hospitality center, The Villages and The Villages Hospital.

# Interior Photos



# Floor Diagram





# Demographic and Income Profile

737 County Road 466, Lady Lake, Florida, 32159  
 Ring: 5 mile radius

Prepared by Esri  
 Latitude: 28.91679  
 Longitude: -81.93812

Summary	Census 2010	Census 2020	2024	2029
Population	81,485	99,468	102,989	110,642
Households	42,357	53,631	55,582	60,316
Families	29,106	33,672	34,360	37,134
Average Household Size	1.92	1.84	1.84	1.83
Owner Occupied Housing Units	38,526	47,634	49,455	54,665
Renter Occupied Housing Units	3,831	5,997	6,127	5,651
Median Age	66.7	71.2	72.1	73.0

Trends: 2024-2029 Annual Rate	Area	State	National
Population	1.44%	0.93%	0.38%
Households	1.65%	1.15%	0.64%
Families	1.56%	1.12%	0.56%
Owner HHs	2.02%	1.66%	0.97%
Median Household Income	1.73%	3.25%	2.95%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	3,080	5.5%	2,708	4.5%
\$15,000 - \$24,999	2,823	5.1%	2,207	3.7%
\$25,000 - \$34,999	4,994	9.0%	4,322	7.2%
\$35,000 - \$49,999	5,972	10.7%	5,462	9.1%
\$50,000 - \$74,999	9,884	17.8%	10,045	16.7%
\$75,000 - \$99,999	11,375	20.5%	12,766	21.2%
\$100,000 - \$149,999	9,802	17.6%	12,299	20.4%
\$150,000 - \$199,999	4,136	7.4%	5,952	9.9%
\$200,000+	3,515	6.3%	4,555	7.6%

Median Household Income	\$76,593	\$83,458
Average Household Income	\$97,236	\$111,795
Per Capita Income	\$52,358	\$60,817

Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,479	1.8%	1,328	1.3%	1,372	1.3%	1,426	1.3%
5 - 9	1,449	1.8%	1,604	1.6%	1,517	1.5%	1,529	1.4%
10 - 14	1,508	1.9%	1,705	1.7%	1,585	1.5%	1,574	1.4%
15 - 19	1,489	1.8%	1,679	1.7%	1,636	1.6%	1,541	1.4%
20 - 24	1,283	1.6%	1,383	1.4%	1,518	1.5%	1,514	1.4%
25 - 34	2,747	3.4%	3,160	3.2%	3,053	3.0%	3,279	3.0%
35 - 44	3,375	4.1%	3,239	3.3%	3,510	3.4%	3,694	3.3%
45 - 54	5,275	6.5%	4,954	5.0%	4,361	4.2%	4,210	3.8%
55 - 64	16,899	20.7%	12,149	12.2%	11,505	11.2%	10,759	9.7%
65 - 74	28,528	35.0%	34,113	34.3%	32,960	32.0%	33,901	30.6%
75 - 84	14,322	17.6%	27,890	28.0%	32,516	31.6%	36,494	33.0%
85+	3,131	3.8%	6,265	6.3%	7,455	7.2%	10,722	9.7%

Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	77,271	94.8%	90,267	90.7%	92,515	89.8%	98,599	89.1%
Black Alone	2,224	2.7%	2,707	2.7%	3,040	3.0%	3,462	3.1%
American Indian Alone	158	0.2%	160	0.2%	172	0.2%	183	0.2%
Asian Alone	707	0.9%	1,087	1.1%	1,298	1.3%	1,527	1.4%
Pacific Islander Alone	34	0.0%	52	0.1%	56	0.1%	63	0.1%
Some Other Race Alone	486	0.6%	1,302	1.3%	1,482	1.4%	1,688	1.5%
Two or More Races	604	0.7%	3,894	3.9%	4,426	4.3%	5,120	4.6%
Hispanic Origin (Any Race)	2,255	2.8%	4,321	4.3%	5,065	4.9%	5,905	5.3%

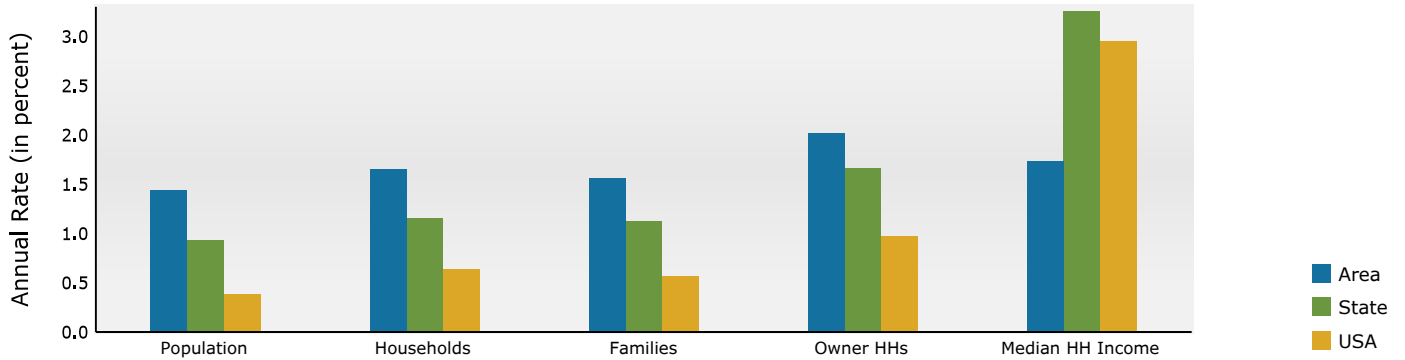
**Data Note:** Income is expressed in current dollars.

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

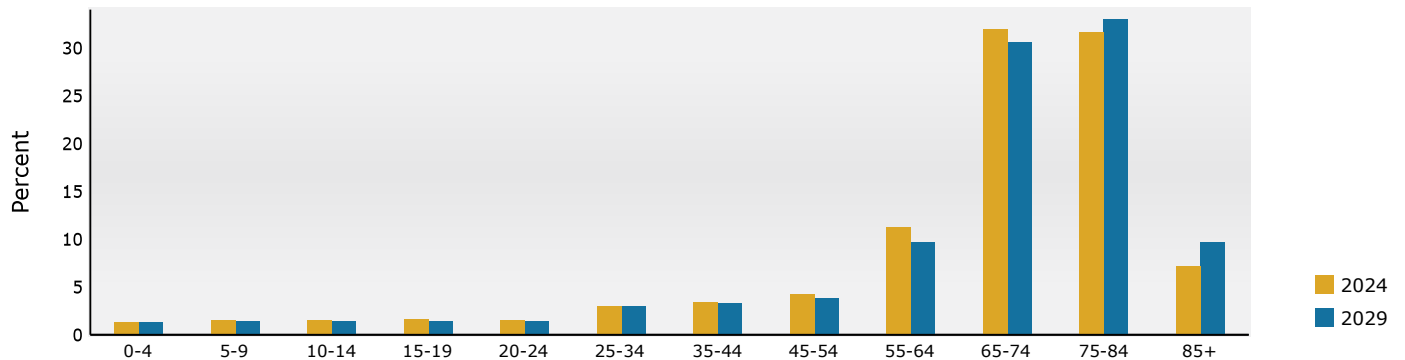
September 04, 2024



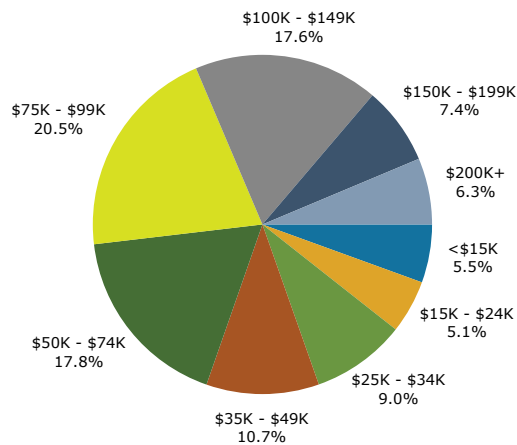
## Trends 2024-2029



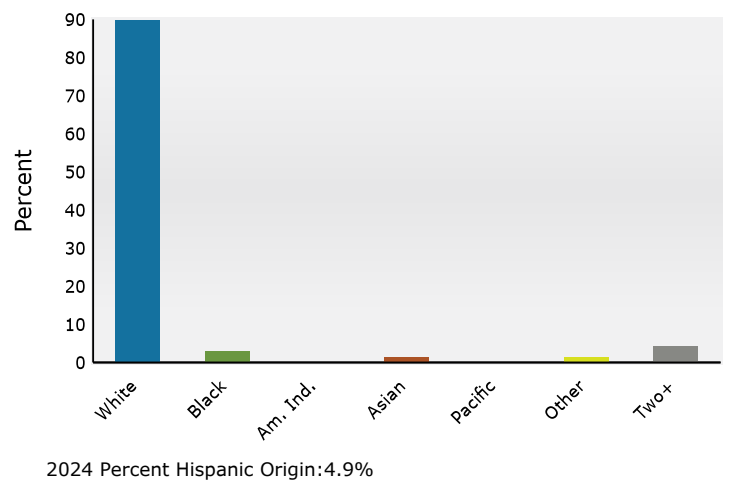
## Population by Age



## 2024 Household Income



## 2024 Population by Race



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

Demographic Summary		2024	2029
Population		102,989	110,642
Households		55,582	60,316
Families		34,360	37,134
Median Household Income		\$76,593	\$83,458
Males per 100 Females		86.0	86.4
<b>Population by Age</b>			
Population <5 Years		1.3%	1.3%
Population 65+ Years		70.8%	73.3%
Median Age		72.1	73.0
	<b>Spending Potential Index</b>	<b>Average Amount Spent</b>	<b>Total</b>
<b>Health Care</b>	99	\$7,577.47	\$421,171,199
<b>Medical Care</b>	99	\$2,667.70	\$148,276,047
Physician Services	94	\$309.03	\$17,176,286
Dental Services	98	\$492.28	\$27,361,934
Eyecare Services	113	\$105.91	\$5,886,824
Lab Tests, X-rays	80	\$70.11	\$3,896,847
Hospital Room and Hospital Services	85	\$238.33	\$13,247,111
Convalescent or Nursing Home Care	132	\$58.43	\$3,247,420
Other Medical Services (1)	86	\$177.77	\$9,880,900
Nonprescription Drugs	106	\$187.95	\$10,446,541
Prescription Drugs	96	\$397.25	\$22,080,060
Nonprescription Vitamins	111	\$179.14	\$9,956,684
Medicare Prescription Drug Premium	141	\$185.43	\$10,306,675
Eyeglasses and Contact Lenses	87	\$109.50	\$6,086,162
Hearing Aids	127	\$44.84	\$2,492,212
Medical Equipment for General Use	106	\$10.60	\$589,390
Other Medical Supplies/Equipment (2)	109	\$101.13	\$5,621,003
<b>Health Insurance</b>	98	\$4,909.78	\$272,895,152
Blue Cross/Blue Shield	79	\$1,062.94	\$59,080,456
Fee for Service Health Plan	84	\$824.15	\$45,808,052
HMO	74	\$560.65	\$31,161,832
Medicare Payments	135	\$1,532.17	\$85,161,159
Long Term Care Insurance	133	\$90.30	\$5,018,827
Dental Care Insurance	86	\$155.50	\$8,643,246
Vision Care Insurance	81	\$36.01	\$2,001,722
Prescription Drug Insurance	111	\$8.41	\$467,593
Other Single Service Insurance (3)	107	\$16.63	\$924,531
Medicaid Premiums	63	\$7.08	\$393,586
Tricare/Military Premiums	98	\$11.41	\$634,348
Children's Health Ins Program Premiums	62	\$0.63	\$35,050

**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.

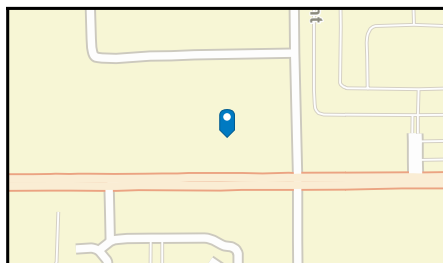
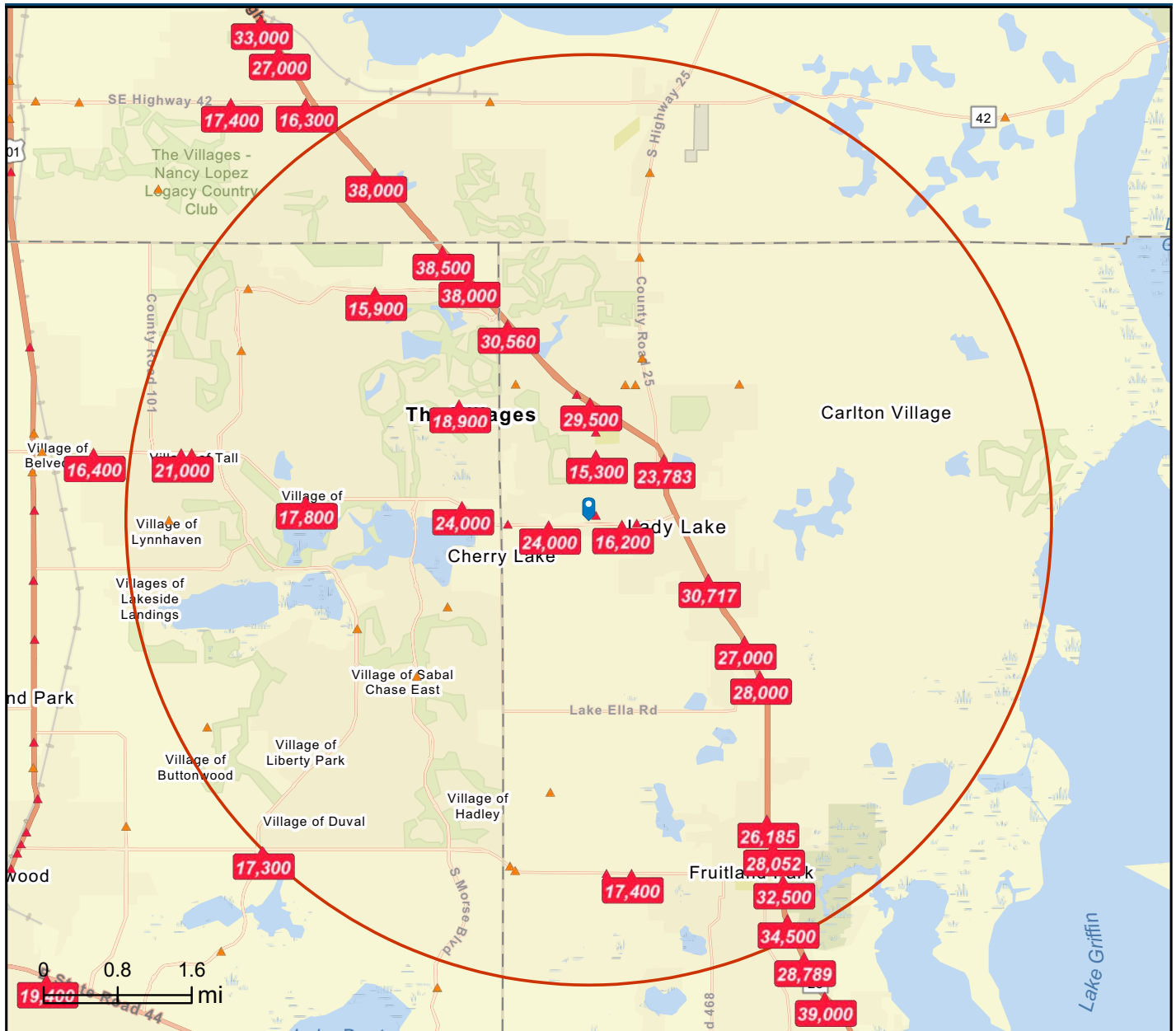
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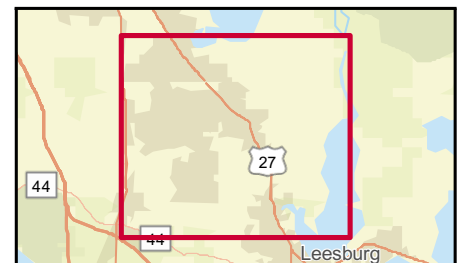
# Traffic Count Map

737 County Road 466, Lady Lake, Florida, 32159  
Rings: 5 mile radii

Prepared by Esri  
Latitude: 28.91679  
Longitude: -81.93812



- 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).

September 04, 2024

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