

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, Unit 2000

The Villages, FL 32159

fran@franakin.com

Direct: (352) 266-7795



Executive Summary

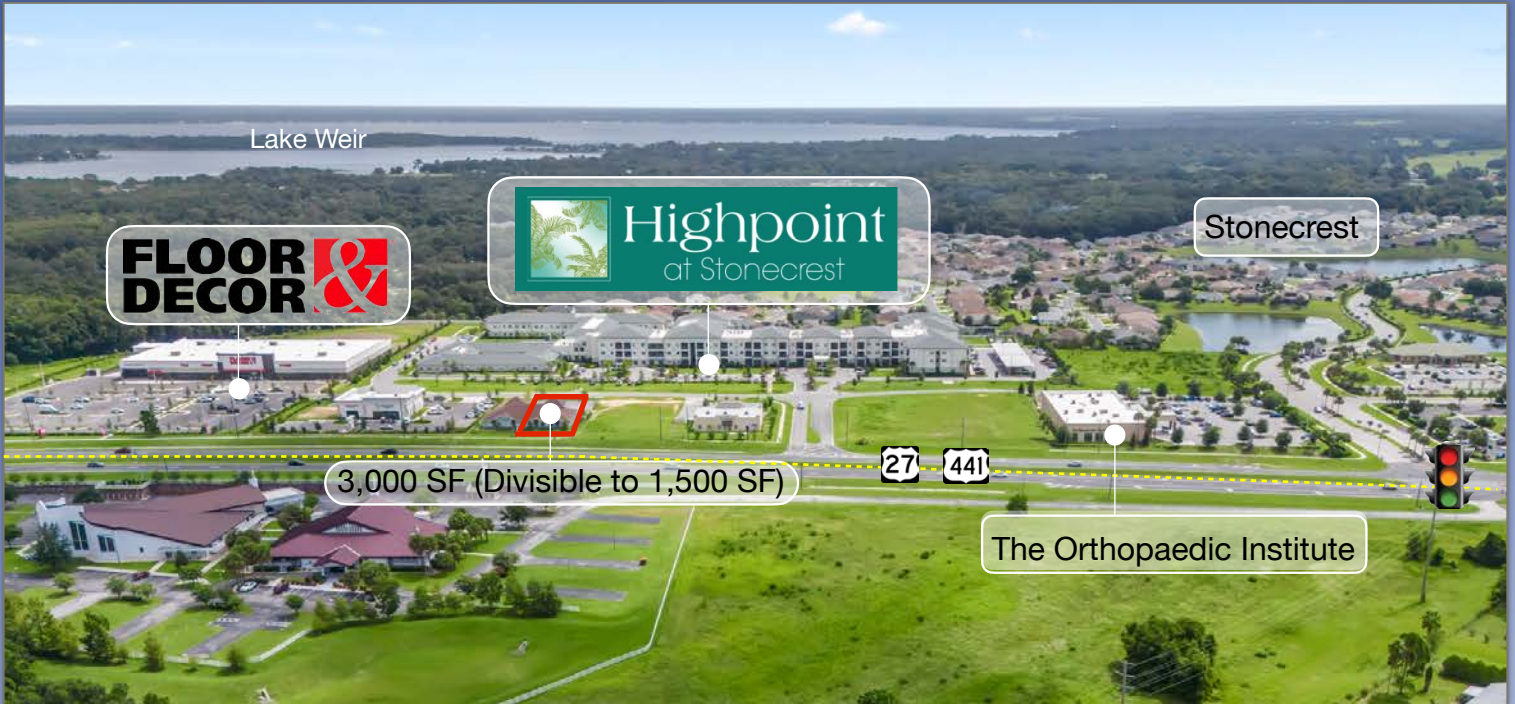
- New Office For Lease
- Base Rent \$22/SF + NNN ~\$5.08
- 1,500 SF to 3,000 SF offered of 6,000 SF total building
- Golf cart access to Stonecrest, Spruce Creek & The Villages
- Excellent location & visibility
- AADT 40,500 cars per day, 78,000 5-mile Population

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.





LADY LAKE



THE VILLAGES



THE VILLAGES

STONECREST
COUNTRY CLUB

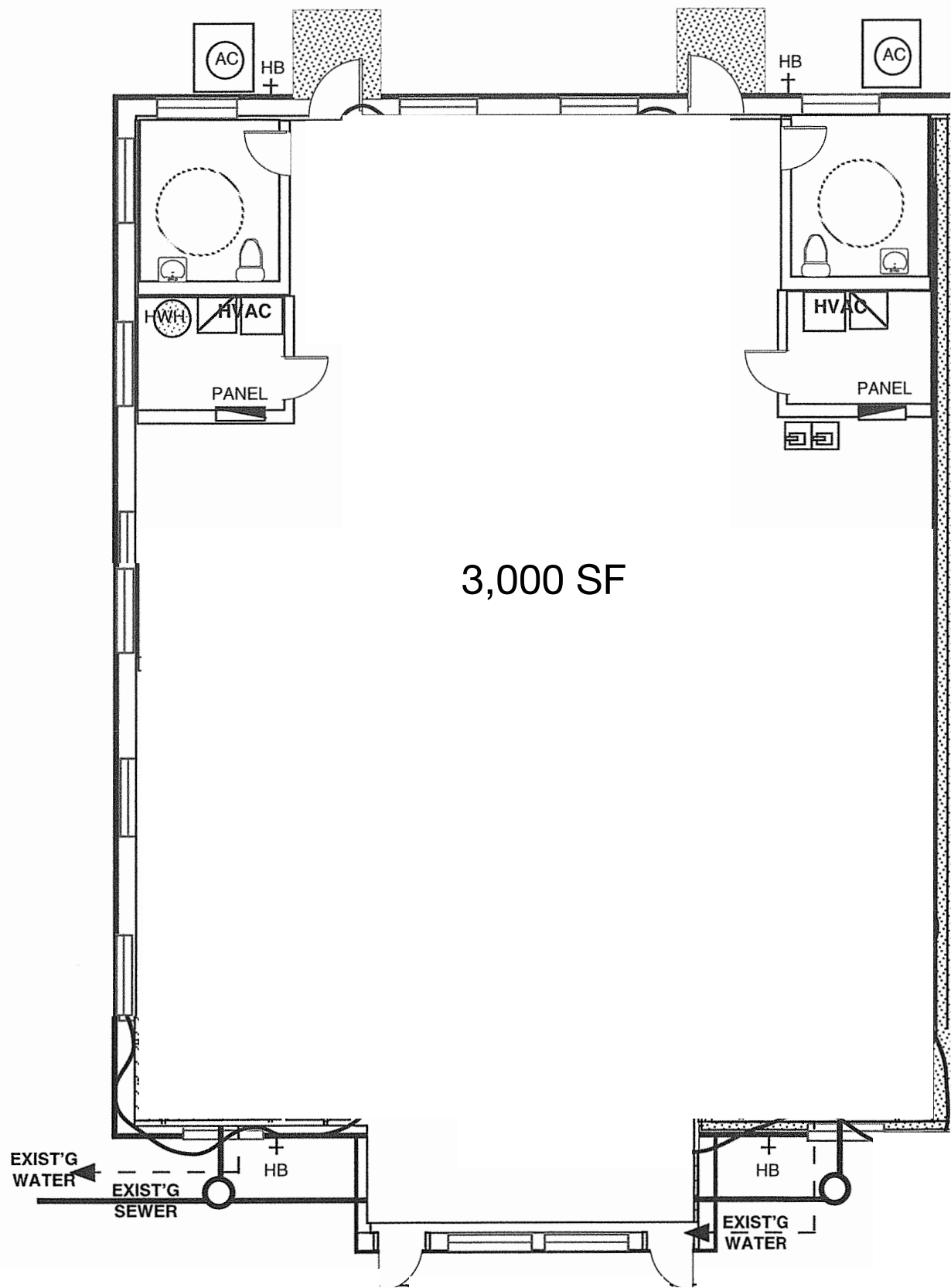


SPRUCE CREEK

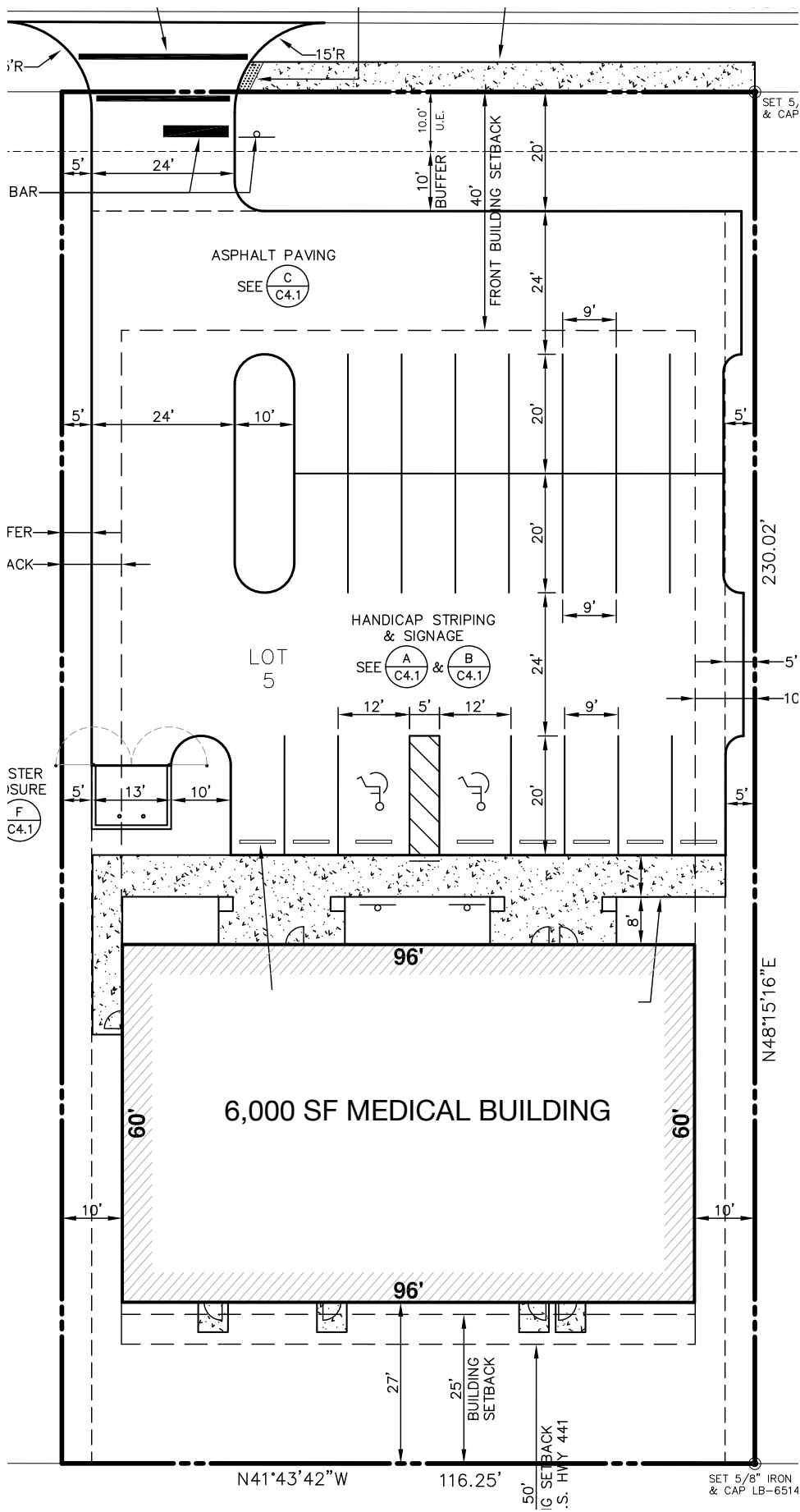


3,000 SF
PROFESSIONAL
OFFICE

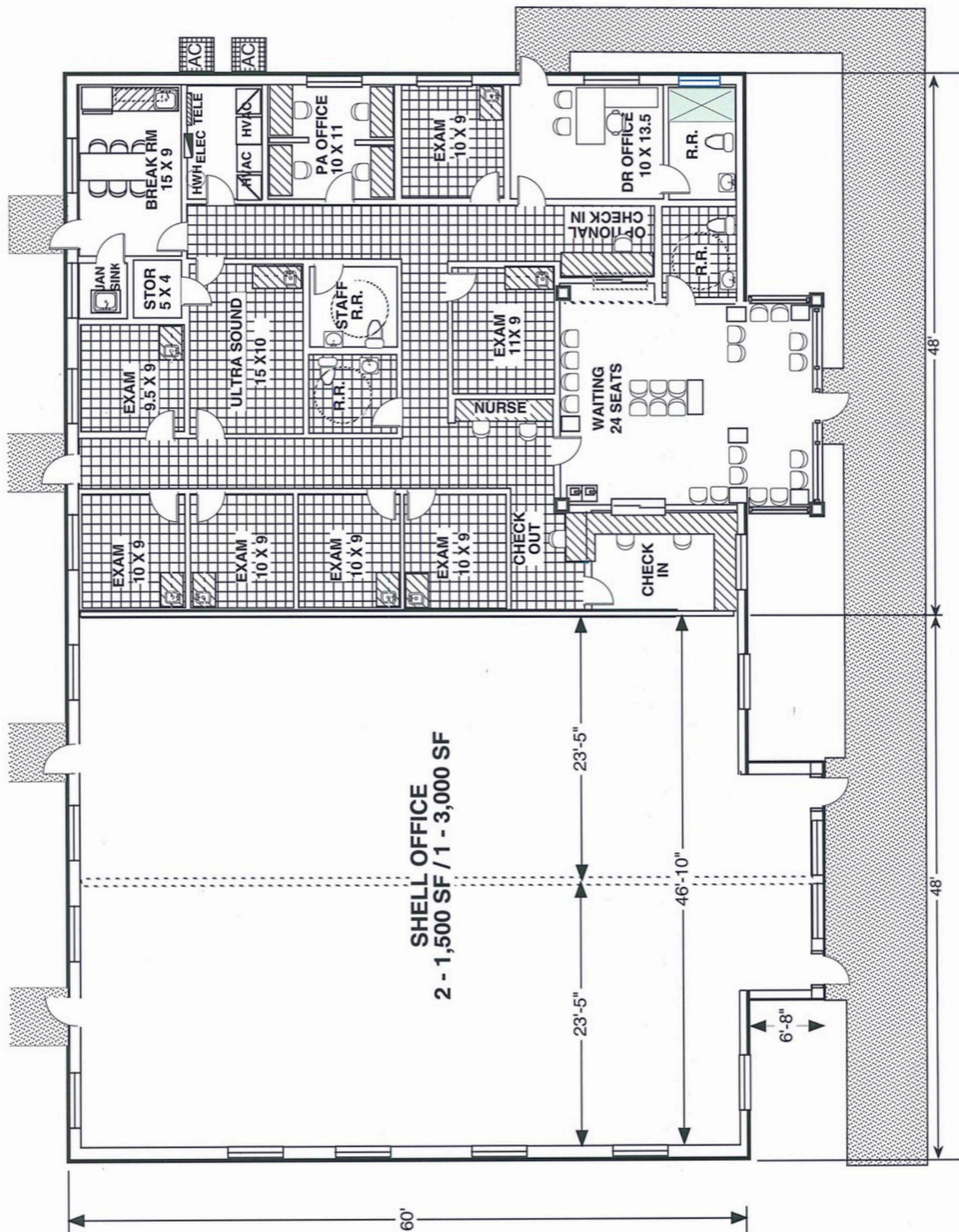
Floor Diagram



Site Diagram



Building Floor Diagram





Demographic and Income Profile

17154 SE 109th Terrace Rd, Summerfield, Florida, 34491 2
 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.

May 30, 2025

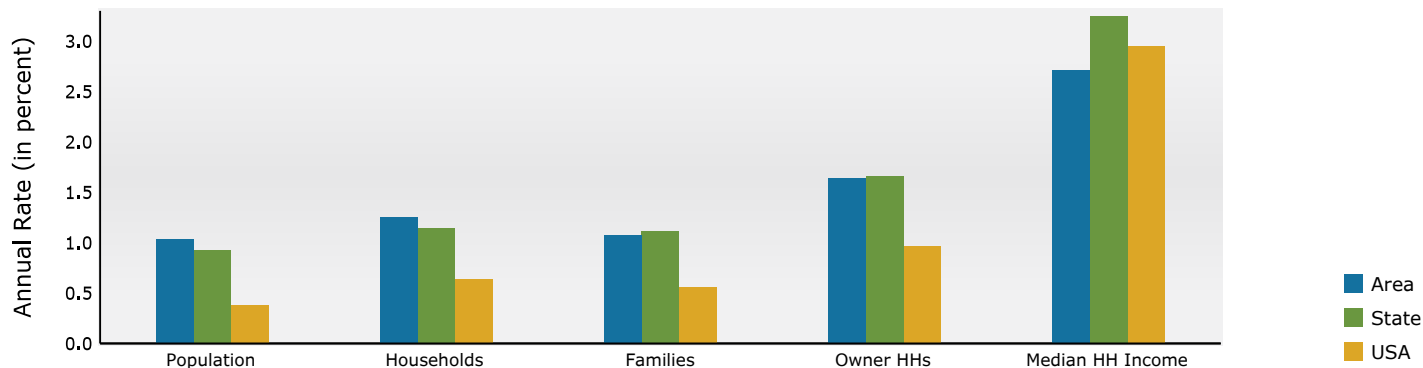


Demographic and Income Profile

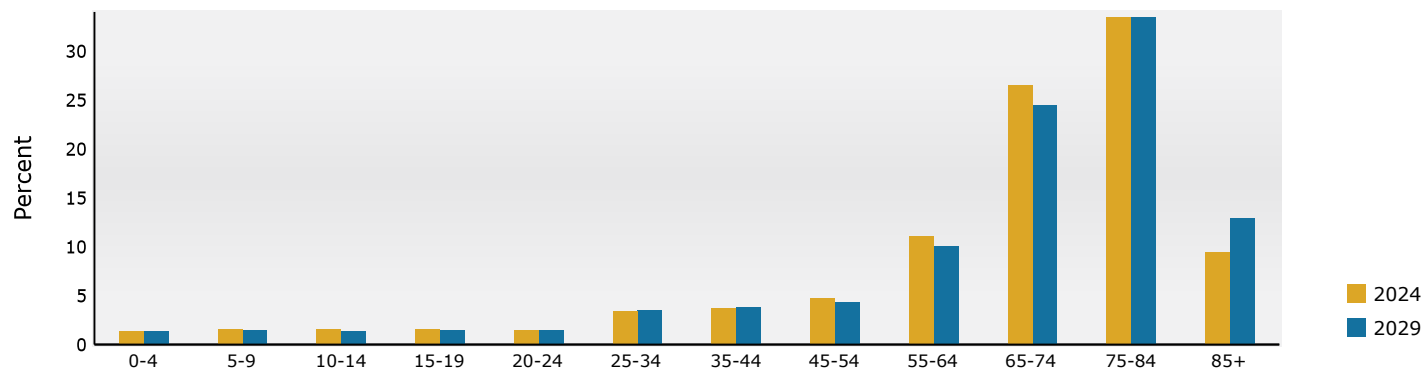
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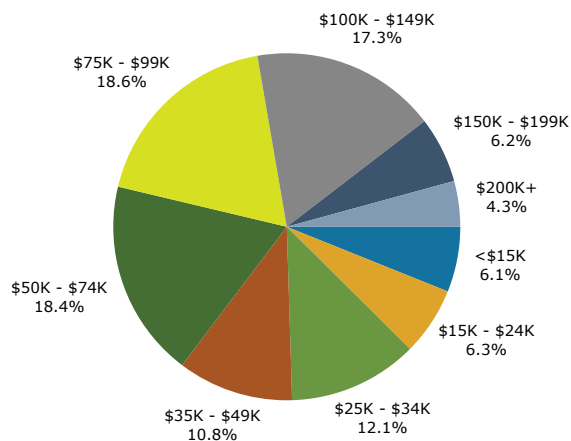
Trends 2024-2029



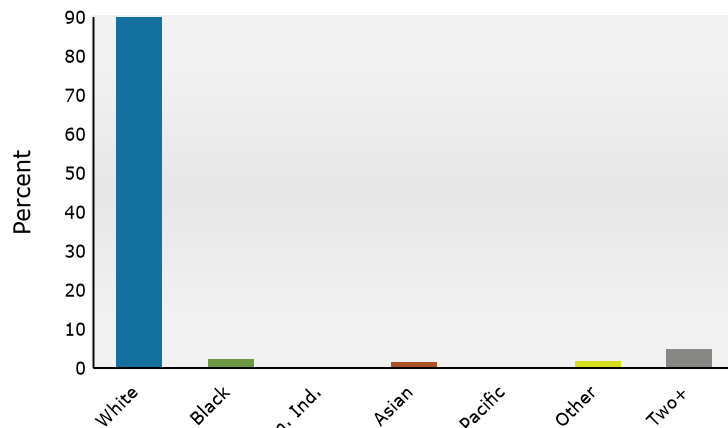
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 5.5%

Medical Expenditures



Medical Expenditures

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| 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 |
| | | | |
| Population by Age | | | |
| Population <5 Years | | 1.4% | 1.4% |
| Population 65+ Years | | 69.3% | 71.0% |
| Median Age | | 72.8 | 73.8 |
| | Spending Potential Index | Average Amount Spent | Total |
| Health Care | 87 | \$6,678.05 | \$290,535,325 |
| | | | |
| Medical Care | 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 |
| | | | |
| Health Insurance | 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.

May 30, 2025

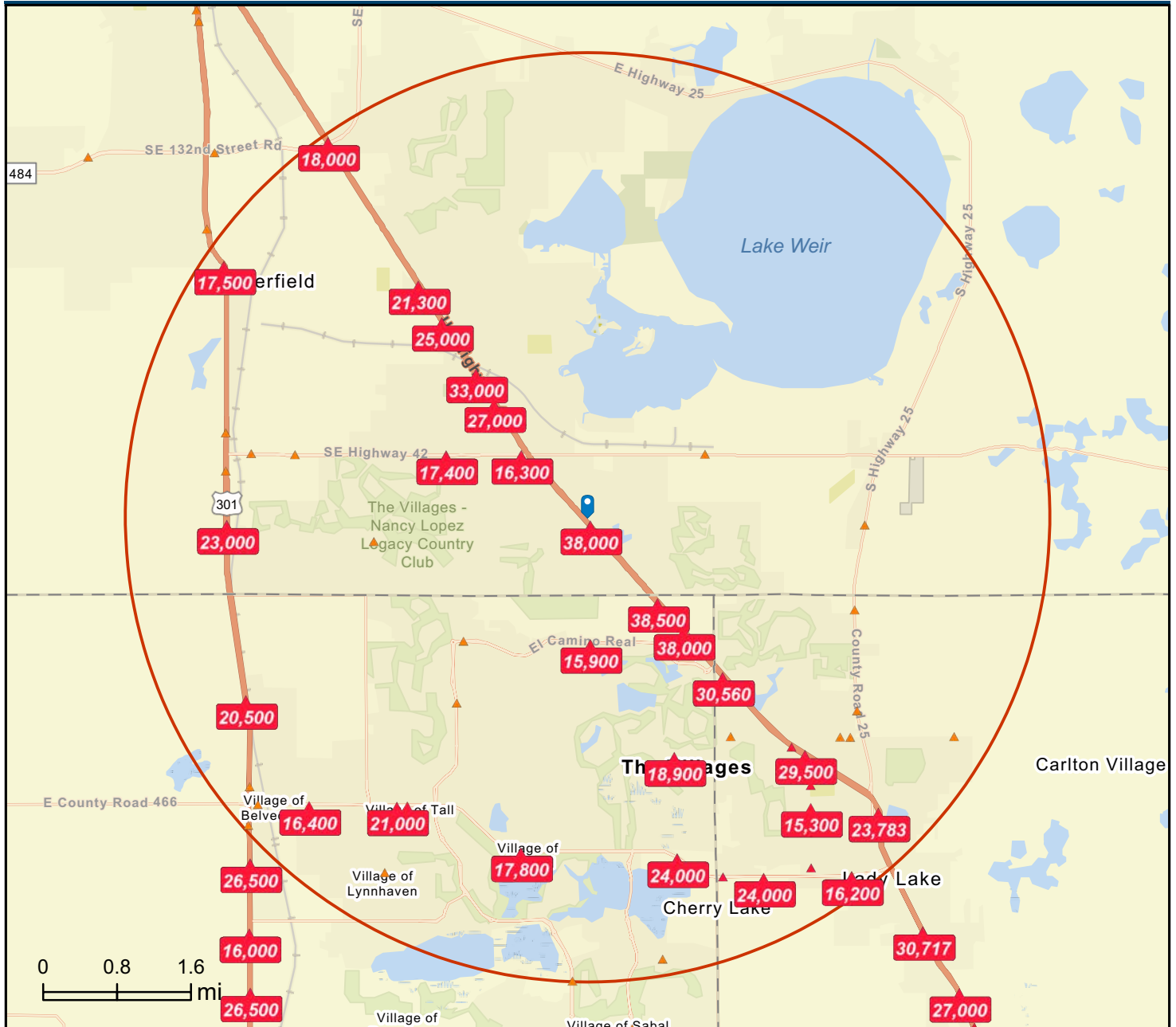
Traffic Count



Traffic Count Map

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