

1.12 Acres - Stonecrest

Hwy 441 & 174th Place, Summerfield, FL 34491

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

Offered at: \$835,000



Exclusively Listed By:

FRAN DANN-AKIN, SIOR

8550 NE 138th Lane, Suite 2000

The Villages, FL 32159

fran@franakin.com

Direct: (352) 266-7795



Executive Summary

- \$835,000
- 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



Aerial



View to the South

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



Aerial



View to the East

FRAN DANN-AKIN, SIOR
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Aerial with Amenities



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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

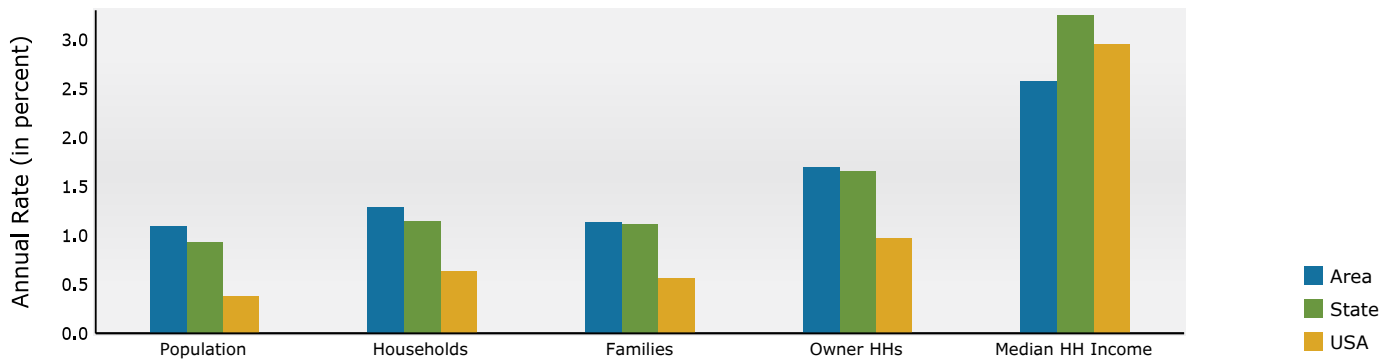
Summary	Census 2010		Census 2020		2024		2029	
Population	72,698		79,118		81,964		86,537	
Households	38,307		42,924		44,594		47,551	
Families	26,113		25,923		26,414		27,949	
Average Household Size	1.89		1.83		1.83		1.81	
Owner Occupied Housing Units	35,020		37,620		39,181		42,617	
Renter Occupied Housing Units	3,287		5,304		5,413		4,934	
Median Age	68.0		71.6		72.7		73.7	
Trends: 2024-2029 Annual Rate			Area		State		National	
Population	1.09%				0.93%		0.38%	
Households	1.29%				1.15%		0.64%	
Families	1.14%				1.12%		0.56%	
Owner HHs	1.70%				1.66%		0.97%	
Median Household Income	2.57%				3.25%		2.95%	
Households by Income					2024		2029	
					Number	Percent	Number	Percent
<\$15,000					2,754	6.2%	2,433	5.1%
\$15,000 - \$24,999					2,794	6.3%	2,223	4.7%
\$25,000 - \$34,999					5,297	11.9%	4,578	9.6%
\$35,000 - \$49,999					4,741	10.6%	4,435	9.3%
\$50,000 - \$74,999					8,100	18.2%	8,269	17.4%
\$75,000 - \$99,999					8,355	18.7%	9,355	19.7%
\$100,000 - \$149,999					7,740	17.4%	9,693	20.4%
\$150,000 - \$199,999					2,783	6.2%	3,943	8.3%
\$200,000+					2,030	4.6%	2,624	5.5%
Median Household Income					\$69,258		\$78,621	
Average Household Income					\$87,362		\$100,534	
Per Capita Income					\$47,548		\$55,279	
Census 2010			Census 2020		2024		2029	
Population by Age	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,080	1.5%	1,121	1.4%	1,156	1.4%	1,224	1.4%
5 - 9	1,164	1.6%	1,416	1.8%	1,304	1.6%	1,306	1.5%
10 - 14	1,198	1.6%	1,351	1.7%	1,293	1.6%	1,243	1.4%
15 - 19	1,140	1.6%	1,363	1.7%	1,348	1.6%	1,288	1.5%
20 - 24	1,025	1.4%	1,197	1.5%	1,271	1.6%	1,309	1.5%
25 - 34	2,223	3.1%	2,762	3.5%	2,764	3.4%	3,030	3.5%
35 - 44	2,750	3.8%	2,880	3.6%	3,065	3.7%	3,271	3.8%
45 - 54	4,263	5.9%	4,390	5.5%	3,925	4.8%	3,772	4.4%
55 - 64	13,167	18.1%	9,258	11.7%	9,081	11.1%	8,696	10.0%
65 - 74	26,847	36.9%	23,478	29.7%	21,831	26.6%	21,398	24.7%
75 - 84	14,749	20.3%	23,661	29.9%	27,371	33.4%	29,011	33.5%
85+	3,093	4.3%	6,240	7.9%	7,554	9.2%	10,989	12.7%
Census 2010			Census 2020		2024		2029	
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	69,506	95.6%	71,722	90.7%	73,497	89.7%	76,833	88.8%
Black Alone	1,458	2.0%	1,654	2.1%	1,838	2.2%	2,074	2.4%
American Indian Alone	127	0.2%	143	0.2%	153	0.2%	163	0.2%
Asian Alone	611	0.8%	988	1.2%	1,191	1.5%	1,425	1.6%
Pacific Islander Alone	15	0.0%	31	0.0%	37	0.0%	45	0.1%
Some Other Race Alone	458	0.6%	1,165	1.5%	1,345	1.6%	1,524	1.8%
Two or More Races	523	0.7%	3,413	4.3%	3,902	4.8%	4,474	5.2%
Hispanic Origin (Any Race)	2,195	3.0%	3,844	4.9%	4,566	5.6%	5,282	6.1%

Data Note: Income is expressed in current dollars.

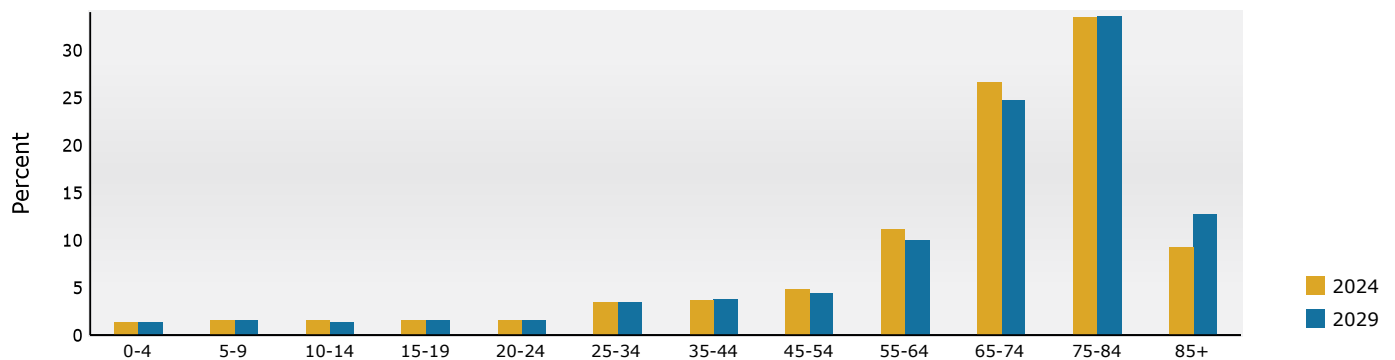
Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

April 18, 2025

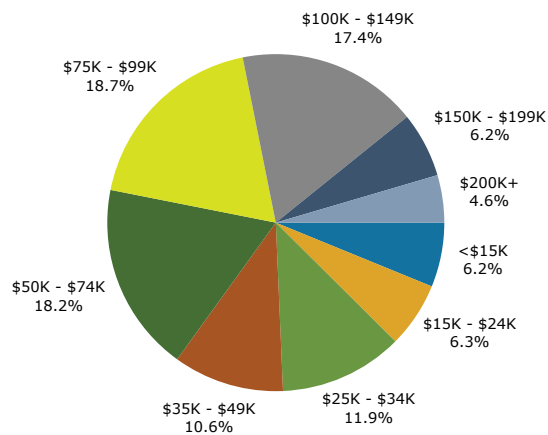
Trends 2024-2029



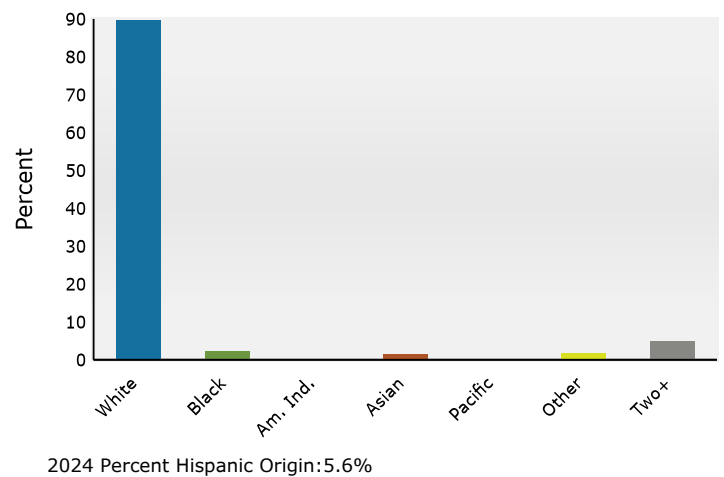
Population by Age



2024 Household Income



2024 Population by Race



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

April 18, 2025

Medical Expenditures

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

Prepared by Esri
Latitude: 28.96764
Longitude: -81.97211

Demographic Summary		2024	2029
Population		81,964	86,537
Households		44,594	47,551
Families		26,414	27,949
Median Household Income		\$69,258	\$78,621
Males per 100 Females		85.2	85.2
Population by Age			
Population <5 Years		1.4%	1.4%
Population 65+ Years		69.2%	70.9%
Median Age		72.7	73.7
	Spending Potential Index	Average Amount Spent	Total
Health Care	88	\$6,769.39	\$301,874,259
Medical Care	88	\$2,379.51	\$106,111,715
Physician Services	84	\$276.22	\$12,317,623
Dental Services	88	\$441.13	\$19,671,707
Eyecare Services	101	\$95.07	\$4,239,679
Lab Tests, X-rays	72	\$62.72	\$2,796,954
Hospital Room and Hospital Services	75	\$210.41	\$9,383,131
Convalescent or Nursing Home Care	119	\$52.68	\$2,349,407
Other Medical Services (1)	77	\$159.28	\$7,102,896
Nonprescription Drugs	94	\$167.61	\$7,474,492
Prescription Drugs	86	\$356.30	\$15,888,870
Nonprescription Vitamins	97	\$155.82	\$6,948,678
Medicare Prescription Drug Premium	125	\$165.11	\$7,362,710
Eyeglasses and Contact Lenses	77	\$97.55	\$4,350,068
Hearing Aids	112	\$39.74	\$1,772,326
Medical Equipment for General Use	95	\$9.46	\$421,640
Other Medical Supplies/Equipment (2)	97	\$90.41	\$4,031,534
Health Insurance	88	\$4,389.89	\$195,762,544
Blue Cross/Blue Shield	71	\$956.61	\$42,659,110
Fee for Service Health Plan	75	\$741.87	\$33,083,005
HMO	66	\$500.95	\$22,339,356
Medicare Payments	119	\$1,360.66	\$60,677,472
Long Term Care Insurance	120	\$80.93	\$3,609,043
Dental Care Insurance	78	\$139.99	\$6,242,698
Vision Care Insurance	73	\$32.42	\$1,445,674
Prescription Drug Insurance	99	\$7.53	\$335,957
Other Single Service Insurance (3)	95	\$14.74	\$657,528
Medicaid Premiums	56	\$6.36	\$283,805
Tricare/Military Premiums	87	\$10.14	\$451,998
Children's Health Ins Program Premiums	57	\$0.58	\$25,677

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.

April 18, 2025

Retail Goods and Services Expenditures

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

Prepared by Esri
Latitude: 28.96764
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Top Tapestry Segments	Percent	Demographic Summary	2024	2029
The Elders (9C)	84.2%	Population	81,964	86,537
Senior Escapes (9D)	6.2%	Households	44,594	47,551
Heartland Communities (6F)	3.8%	Families	26,414	27,949
Down the Road (10D)	2.0%	Median Age	72.7	73.7
Front Porches (8E)	1.6%	Median Household Income	\$69,258	\$78,621
		Spending Potential Index	Average Amount Spent	Total
Apparel and Services				
Men's		69	\$1,636.44	\$72,975,429
Women's		71	\$310.77	\$13,858,569
Children's		76	\$610.63	\$27,230,648
Footwear		53	\$193.80	\$8,642,304
Watches & Jewelry		69	\$343.35	\$15,311,409
Apparel Products and Services (1)		63	\$142.63	\$6,360,262
		72	\$35.26	\$1,572,235
Computer				
Computers and Hardware for Home Use		73	\$198.69	\$8,860,191
Portable Memory		80	\$3.27	\$145,716
Computer Software		73	\$11.36	\$506,607
Computer Accessories		84	\$19.95	\$889,624
Entertainment & Recreation				
Fees and Admissions		80	\$3,284.42	\$146,465,599
Membership Fees for Clubs (2)		77	\$633.89	\$28,267,675
Fees for Participant Sports, excl. Trips		79	\$238.51	\$10,636,321
Tickets to Theatre/Operas/Concerts		92	\$122.57	\$5,465,721
Tickets to Movies		86	\$65.34	\$2,913,652
Tickets to Parks or Museums		78	\$19.16	\$854,494
Admission to Sporting Events, excl. Trips		71	\$26.72	\$1,191,453
Fees for Recreational Lessons		61	\$48.26	\$2,152,044
Dating Services		65	\$112.72	\$5,026,673
TV/Video/Audio		77	\$0.61	\$27,316
Cable and Satellite Television Services		82	\$1,093.71	\$48,772,906
Televisions		91	\$686.37	\$30,607,797
Satellite Dishes		78	\$118.87	\$5,300,824
VCRs, Video Cameras, and DVD Players		61	\$0.76	\$33,991
Miscellaneous Video Equipment		79	\$3.92	\$175,030
Video Cassettes and DVDs		47	\$10.75	\$479,342
Video Game Hardware/Accessories		84	\$4.82	\$215,088
Video Game Software		58	\$26.97	\$1,202,780
Rental/Streaming/Downloaded Video		56	\$11.38	\$507,589
Installation of Televisions		70	\$120.75	\$5,384,871
Audio (3)		87	\$1.48	\$66,207
Rental and Repair of TV/Radio/Sound Equipment		75	\$106.10	\$4,731,542
Pets		96	\$1.52	\$67,846
Toys/Games/Crafts/Hobbies (4)		82	\$825.08	\$36,793,422
Recreational Vehicles and Fees (5)		70	\$128.39	\$5,725,543
Sports/Recreation/Exercise Equipment (6)		80	\$158.37	\$7,062,258
Photo Equipment and Supplies (7)		83	\$253.35	\$11,297,915
Reading (8)		66	\$40.41	\$1,802,250
Catered Affairs (9)		91	\$126.86	\$5,657,163
		61	\$24.36	\$1,086,468
Food				
Food at Home		76	\$8,512.60	\$379,611,006
Bakery and Cereal Products		77	\$5,618.94	\$250,571,063
Meats, Poultry, Fish, and Eggs		77	\$719.27	\$32,075,123
Dairy Products		77	\$1,211.74	\$54,036,468
Fruits and Vegetables		80	\$551.66	\$24,600,941
Snacks and Other Food at Home (10)		76	\$1,101.09	\$49,101,917
Food Away from Home		77	\$2,035.18	\$90,756,614
Alcoholic Beverages		74	\$2,893.66	\$129,039,944
		80	\$519.38	\$23,161,414

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

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Retail Goods and Services Expenditures

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

Prepared by Esri
Latitude: 28.96764
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	Spending Potential Index	Average Amount Spent	Total
Financial			
Value of Stocks/Bonds/Mutual Funds	91	\$42,019.43	\$1,873,814,430
Value of Retirement Plans	87	\$140,599.73	\$6,269,904,366
Value of Other Financial Assets	100	\$9,133.19	\$407,285,609
Vehicle Loan Amount excluding Interest	72	\$2,548.16	\$113,632,718
Value of Credit Card Debt	74	\$2,129.99	\$94,984,596
Health			
Nonprescription Drugs	94	\$167.61	\$7,474,492
Prescription Drugs	86	\$356.30	\$15,888,870
Eyeglasses and Contact Lenses	77	\$97.55	\$4,350,068
Home			
Mortgage Payment and Basics (11)	81	\$10,948.05	\$488,217,203
Maintenance and Remodeling Services	91	\$4,233.90	\$188,806,539
Maintenance and Remodeling Materials (12)	79	\$686.74	\$30,624,387
Utilities, Fuel, and Public Services	78	\$4,642.50	\$207,027,819
Household Furnishings and Equipment			
Household Textiles (13)	73	\$95.59	\$4,262,870
Furniture	77	\$760.19	\$33,900,017
Rugs	76	\$34.76	\$1,550,133
Major Appliances (14)	80	\$470.28	\$20,971,761
Housewares (15)	83	\$89.47	\$3,990,028
Small Appliances	72	\$57.57	\$2,567,425
Luggage	76	\$15.74	\$701,870
Telephones and Accessories	91	\$92.15	\$4,109,523
Household Operations			
Child Care	56	\$307.35	\$13,706,069
Lawn and Garden (16)	88	\$613.91	\$27,376,884
Moving/Storage/Freight Express	75	\$90.59	\$4,039,859
Housekeeping Supplies (17)	85	\$769.66	\$34,322,243
Insurance			
Owners and Renters Insurance	85	\$704.60	\$31,420,807
Vehicle Insurance	78	\$1,662.81	\$74,151,293
Life/Other Insurance	84	\$565.58	\$25,221,328
Health Insurance	88	\$4,389.89	\$195,762,544
Personal Care Products (18)	78	\$436.18	\$19,450,920
School Books (19)	65	\$27.46	\$1,224,723
Smoking Products	70	\$328.53	\$14,650,631
Transportation			
Payments on Vehicles excluding Leases	71	\$2,152.18	\$95,974,180
Gasoline and Motor Oil	73	\$2,445.32	\$109,046,772
Vehicle Maintenance and Repairs	80	\$1,190.80	\$53,102,551
Travel			
Airline Fares	82	\$519.12	\$23,149,614
Lodging on Trips	80	\$787.89	\$35,135,162
Auto/Truck Rental on Trips	75	\$86.67	\$3,865,084
Food and Drink on Trips	80	\$591.95	\$26,397,521

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April 18, 2025



- (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** 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** includes school books for college, elementary school, high school, vocational/technical school, preschool and other schools.

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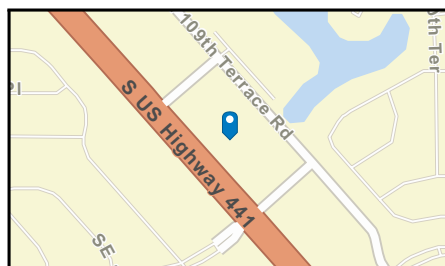
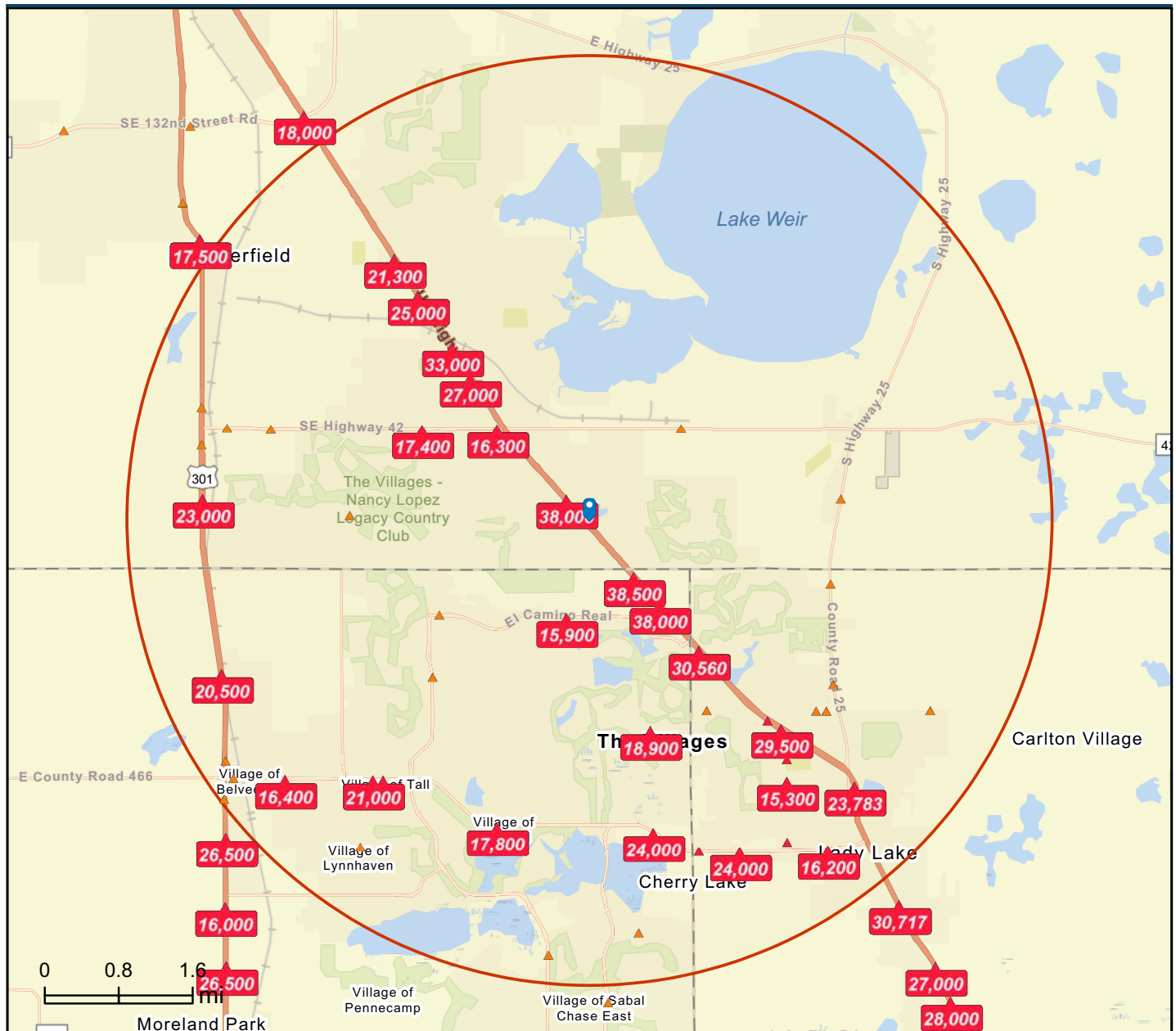
Source: Esri forecasts for 2024 and 2029; Consumer Spending data are derived from the 2021 and 2022 Consumer Expenditure Surveys, Bureau of Labor Statistics.

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Traffic Count Map

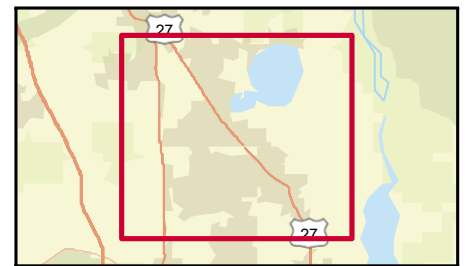
17450 SE 109th Terrace Rd, Summerfield, Florida, 34491
Rings: 5 mile radii

Prepared by Esri
Latitude: 28.96764
Longitude: -81.97211



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



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