

Investment Opportunity

Summit Medical Park

781 CR 466, Lady Lake, FL 32159

Offered at: \$650,000



Exclusively Listed By:

FRAN DANN-AKIN, SIOR

8550 NE 138th Lane, Suite 2000

The Villages, FL 32159

fran@franakin.com

Direct: (352) 266-7795



Confidentiality & Disclaimer

CONTENTS

EXECUTIVE SUMMARY

AERIALS

INTERIOR PHOTOS

FLOOR DIAGRAM

DEMOGRAPHICS

MEDICAL EXPENDITURES

TRAFFIC COUNT MAP



All materials and information received or derived from Akin Realty Company, its directors, agents, advisors, affiliates, and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance (or lack of compliance) with applicable governmental requirements, develop-ability, or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Akin Realty Company or its directors, officers, agents, or affiliates makes any representation or warranty, expressed or implied, as to accuracy or completeness of the following materials or information provided, derived, or received. Materials and information from any source, written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Akin Realty Company will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Akin Realty Company makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Akin Realty Company does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors, and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, or governmental agencies.

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

Executive Summary

INVESTMENT OPPORTUNITY

- Offered at \$650,000
- 1,920 SF
- Year Built: 2009
- Lake County Alt Key: 3874885
- Zoned CP (Planned Commercial)

This fully leased 1,920 SF medical office is situated in the prestigious Summit Medical Park, this office space enjoys a prime location in Lady Lake, FL. The area is known for its vibrant medical community and proximity to The Villages, a premier active adult retirement community with a growing population and high demand for medical services.

Video Link of The Summit: <https://youtu.be/OuPCx4uvQEQ>

It is imperative tenants are not disturbed.

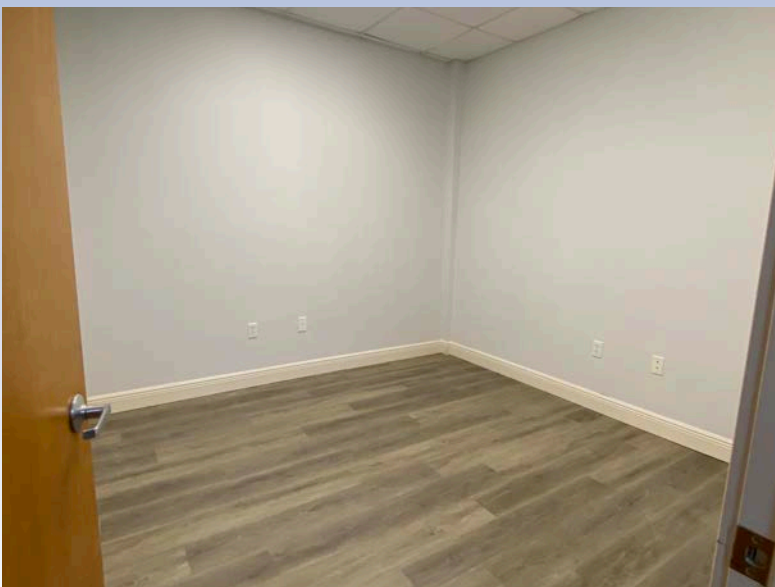


FRAN DANN-AKIN, SIOR
(352) 266-7795





Interior Photos



Architectural floor plan of a medical suite, likely a radiology department. The plan shows various rooms and corridors with dimensions and room numbers.

Rooms and Dimensions:

- 700 WAITING:** 31'-5" x 9'-10 1/2"
- 701 BUSINESS:** 12'-8" x 16'-0"
- 702 EXAM:** 12'-8" x 10'-0"
- 703 EXAM:** 12'-8" x 10'-0"
- 704 DR OFFICE:** 10'-7" x 11'-1 1/2"
- 704A CORRIDOR:** 6'-0" x 10'-0"
- 705:** 1'-10" x 5'
- 705A:** 5' x 5'
- 706 KITCHENETTE:** 18'-0" x 7'-8"
- 707 MECH:** 4'-7" x 4'-7"
- 708 EXAM:** 11'-11" x 10'-0"
- 709 EXAM:** 10'-0" x 10'-0"
- 710 R/R:** 7'-7" x 7'-0"
- 711 R/R:** 7'-0" x 7'-0"

Other Labels and Dimensions:

- 60/A10.5:** Multiple locations, often with dimensions like 12'-8" or 10'-0".
- 61/A10.5:** Located in room 701.
- 62/A10.5:** Located in rooms 702 and 703.
- 63/A10.5:** Located in room 706.
- 64/A10.5:** Located in room 707.
- 65/A10.5:** Located in room 708.
- 66/A10.5:** Located in room 709.
- 67/A10.5:** Located in room 710.
- 68/A10.5:** Located in room 711.
- 69/A10.5:** Located in room 711.
- 700A:** Located in the waiting area.
- 701A:** Located in the corridor.
- 702A:** Located in the corridor.
- 703A:** Located in the corridor.
- 704A:** Located in the corridor.
- 705A:** Located in the corridor.
- 706A:** Located in the corridor.
- 707A:** Located in the corridor.
- 708A:** Located in the corridor.
- 709A:** Located in the corridor.
- 710A:** Located in the corridor.
- 711A:** Located in the corridor.

Notes:

- DRYWALL & METAL STUD COLUMN ENCLOSURE TYPICAL TO 8' ABOVE CEILING



Demographic and Income Profile

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

Prepared by Esri
Latitude: 28.91725
Longitude: -81.93878

Summary	Census 2010		Census 2020		2024		2029			
Population	81,129		98,732		102,262		109,991			
Households	42,265		53,295		55,235		59,989			
Families	29,033		33,412		34,097		36,880			
Average Household Size	1.91		1.84		1.84		1.83			
Owner Occupied Housing Units	38,465		47,304		49,108		54,324			
Renter Occupied Housing Units	3,800		5,991		6,127		5,665			
Median Age	66.8		71.2		72.2		73.1			
Trends: 2024-2029 Annual Rate			Area		State		National			
Population			1.47%		0.93%		0.38%			
Households			1.66%		1.15%		0.64%			
Families			1.58%		1.12%		0.56%			
Owner HHs			2.04%		1.66%		0.97%			
Median Household Income			1.72%		3.25%		2.95%			
Households by Income					2024		2029			
					Number	Percent	Number	Percent		
<\$15,000					3,048	5.5%	2,686	4.5%		
\$15,000 - \$24,999					2,809	5.1%	2,201	3.7%		
\$25,000 - \$34,999					5,002	9.1%	4,313	7.2%		
\$35,000 - \$49,999					5,878	10.6%	5,370	9.0%		
\$50,000 - \$74,999					9,834	17.8%	10,023	16.7%		
\$75,000 - \$99,999					11,335	20.5%	12,751	21.3%		
\$100,000 - \$149,999					9,764	17.7%	12,255	20.4%		
\$150,000 - \$199,999					4,103	7.4%	5,902	9.8%		
\$200,000+					3,463	6.3%	4,488	7.5%		
Median Household Income					\$76,612		\$83,441			
Average Household Income					\$97,087		\$111,587			
Per Capita Income					\$52,350		\$60,772			
Population by Age			Census 2010		Census 2020		2024		2029	
			Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4			1,444	1.8%	1,295	1.3%	1,341	1.3%	1,398	1.3%
5 - 9			1,414	1.7%	1,583	1.6%	1,484	1.5%	1,500	1.4%
10 - 14			1,471	1.8%	1,680	1.7%	1,562	1.5%	1,540	1.4%
15 - 19			1,454	1.8%	1,643	1.7%	1,614	1.6%	1,525	1.4%
20 - 24			1,251	1.5%	1,359	1.4%	1,496	1.5%	1,508	1.4%
25 - 34			2,698	3.3%	3,079	3.1%	2,982	2.9%	3,234	2.9%
35 - 44			3,309	4.1%	3,189	3.2%	3,446	3.4%	3,610	3.3%
45 - 54			5,164	6.4%	4,888	5.0%	4,309	4.2%	4,164	3.8%
55 - 64			16,840	20.8%	11,976	12.1%	11,355	11.1%	10,657	9.7%
65 - 74			28,615	35.3%	33,835	34.3%	32,663	31.9%	33,599	30.5%
75 - 84			14,338	17.7%	27,894	28.3%	32,503	31.8%	36,456	33.1%
85+			3,131	3.9%	6,311	6.4%	7,508	7.3%	10,801	9.8%
Race and Ethnicity			Census 2010		Census 2020		2024		2029	
			Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone			76,947	94.8%	89,596	90.7%	91,853	89.8%	97,997	89.1%
Black Alone			2,208	2.7%	2,678	2.7%	3,008	2.9%	3,430	3.1%
American Indian Alone			154	0.2%	159	0.2%	171	0.2%	183	0.2%
Asian Alone			706	0.9%	1,107	1.1%	1,327	1.3%	1,571	1.4%
Pacific Islander Alone			34	0.0%	51	0.1%	54	0.1%	61	0.1%
Some Other Race Alone			483	0.6%	1,286	1.3%	1,465	1.4%	1,671	1.5%
Two or More Races			598	0.7%	3,855	3.9%	4,384	4.3%	5,080	4.6%
Hispanic Origin (Any Race)			2,229	2.7%	4,256	4.3%	4,993	4.9%	5,832	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.

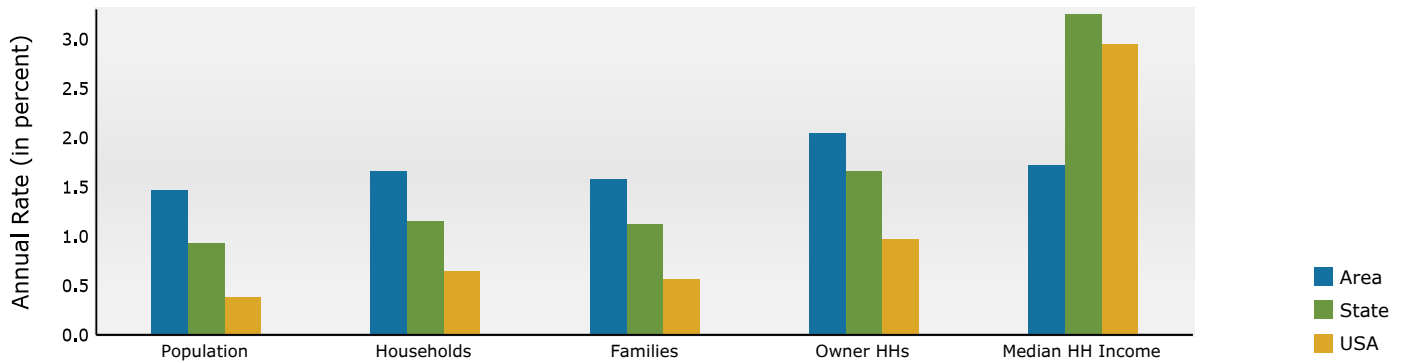


Demographic and Income Profile

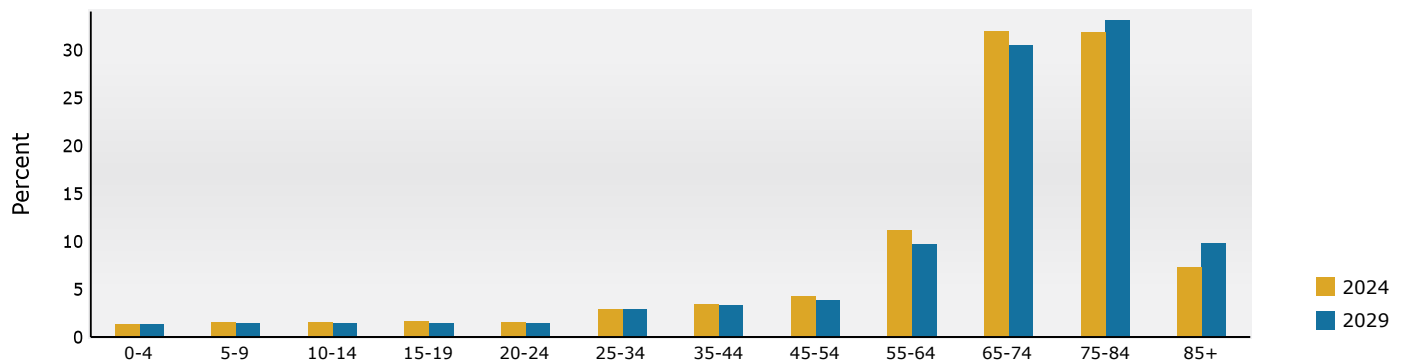
781 County Road 466, Lady Lake, Florida, 32159
Ring: 5 mile radius

Prepared by Esri
Latitude: 28.91725
Longitude: -81.93878

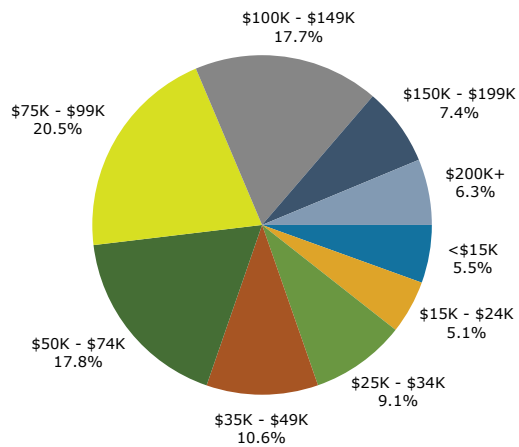
Trends 2024-2029



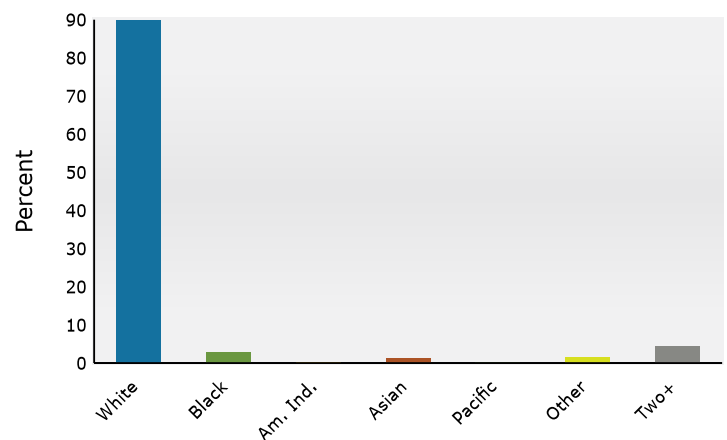
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 4.9%

Medical Expenditures



Medical Expenditures

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

Prepared by Esri
Latitude: 28.91725
Longitude: -81.93878

Demographic Summary		2024	2029
Population		102,262	109,991
Households		55,235	59,989
Families		34,097	36,880
Median Household Income		\$76,612	\$83,441
Males per 100 Females		85.8	86.2
Population by Age			
Population <5 Years		1.3%	1.3%
Population 65+ Years		71.1%	73.5%
Median Age		72.2	73.1
		Spending Potential Index	Average Amount Spent
			Total
Health Care		98	\$7,558.27 \$417,481,134
Medical Care		99	\$2,659.94 \$146,921,823
Physician Services		94	\$308.37 \$17,033,071
Dental Services		98	\$491.40 \$27,142,604
Eyecare Services		113	\$105.83 \$5,845,749
Lab Tests, X-rays		80	\$69.80 \$3,855,355
Hospital Room and Hospital Services		84	\$236.70 \$13,074,154
Convalescent or Nursing Home Care		132	\$58.50 \$3,231,483
Other Medical Services (1)		86	\$177.21 \$9,788,086
Nonprescription Drugs		106	\$187.58 \$10,360,956
Prescription Drugs		96	\$396.04 \$21,875,196
Nonprescription Vitamins		111	\$178.17 \$9,841,456
Medicare Prescription Drug Premium		140	\$185.01 \$10,219,284
Eyeglasses and Contact Lenses		86	\$109.10 \$6,026,261
Hearing Aids		126	\$44.71 \$2,469,414
Medical Equipment for General Use		106	\$10.57 \$583,642
Other Medical Supplies/Equipment (2)		109	\$100.93 \$5,575,112
Health Insurance		98	\$4,898.33 \$270,559,311
Blue Cross/Blue Shield		78	\$1,059.89 \$58,542,953
Fee for Service Health Plan		83	\$822.96 \$45,456,212
HMO		74	\$559.36 \$30,896,312
Medicare Payments		134	\$1,528.43 \$84,422,978
Long Term Care Insurance		133	\$90.15 \$4,979,302
Dental Care Insurance		86	\$155.29 \$8,577,395
Vision Care Insurance		81	\$35.94 \$1,984,890
Prescription Drug Insurance		111	\$8.40 \$463,798
Other Single Service Insurance (3)		107	\$16.57 \$915,368
Medicaid Premiums		62	\$7.07 \$390,289
Tricare/Military Premiums		98	\$11.40 \$629,788
Children's Health Ins Program Premiums		62	\$0.63 \$34,664

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

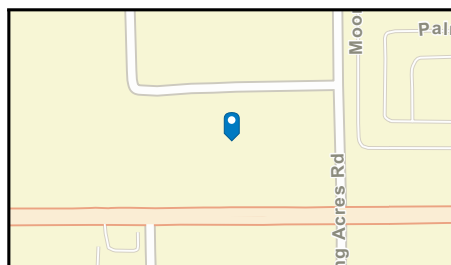
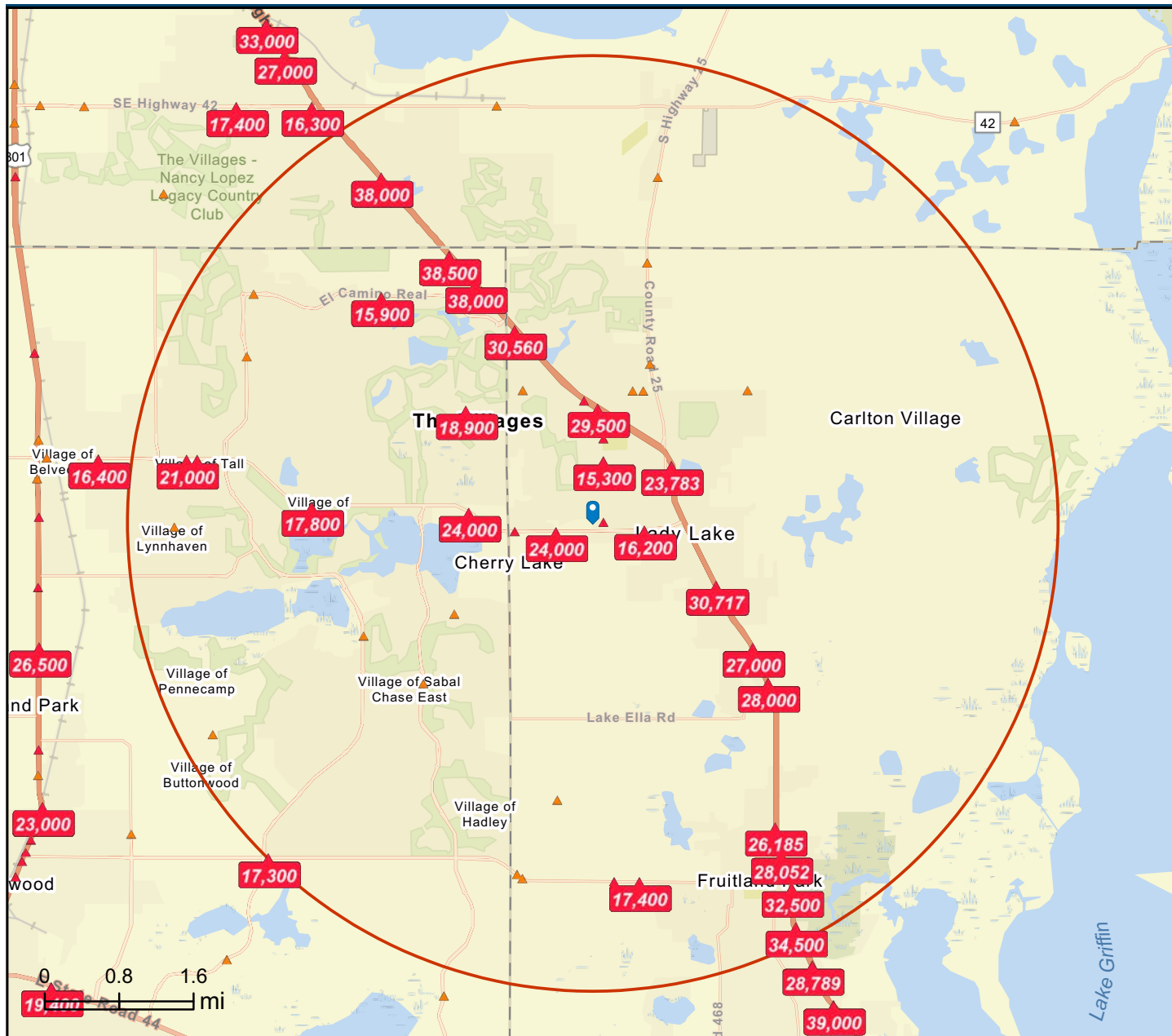
Traffic Count



Traffic Count Map

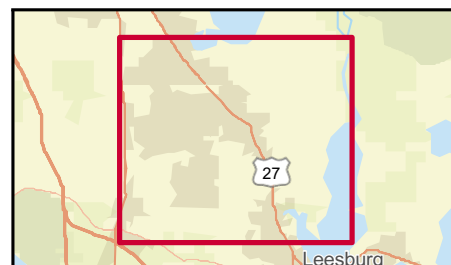
781 County Road 466, Lady Lake, Florida, 32159
Rings: 5 mile radii

Prepared by Esri
Latitude: 28.91725
Longitude: -81.93878



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 (Q4 2024).

May 30, 2025