

Lange Eye Institute

11834 CR 101, The Villages, FL 32162

For Lease: \$25/sf + NNN



Exclusively Listed By:

FRAN DANN-AKIN, SIOR

8550 NE 138th Lane, Suite 2000

The Villages, FL 32159

fran@franakin.com

Direct: (352) 266-7795



- Base Rent \$25/SF/YR plus NNN \$TBD/SF/YR
- Available Unit: Unit 202
- 2,391 SF
- Year Built 2006
- Parcel ID D16-005
- Golf cart accessible

Prime Medical Office Space for Lease at Lange Eye Institute!

Welcome to an exceptional opportunity to establish your medical practice in the heart of The Villages! This spacious 2,391 SF medical office space on the 2nd floor of Lange Eye Institute.

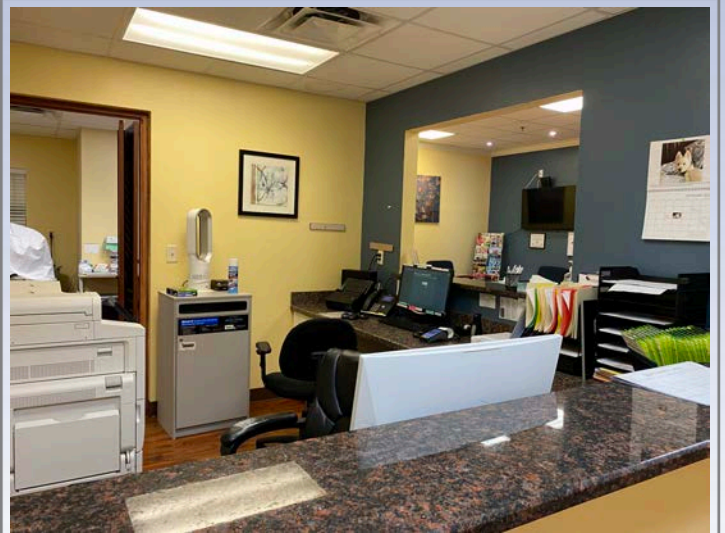
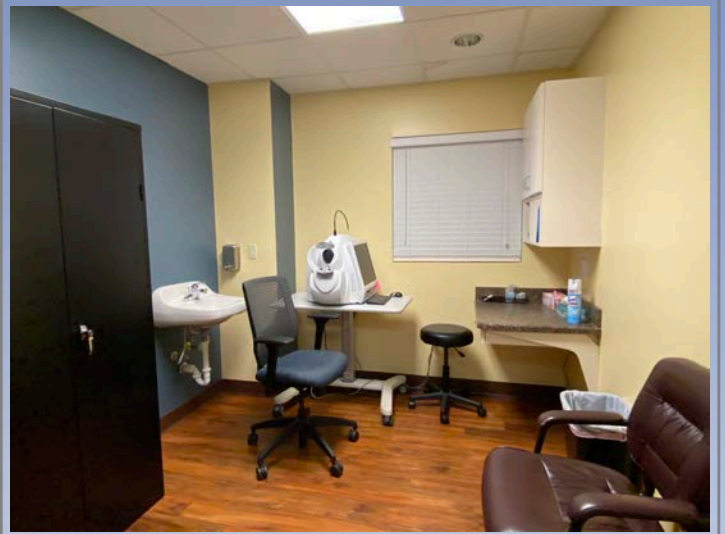
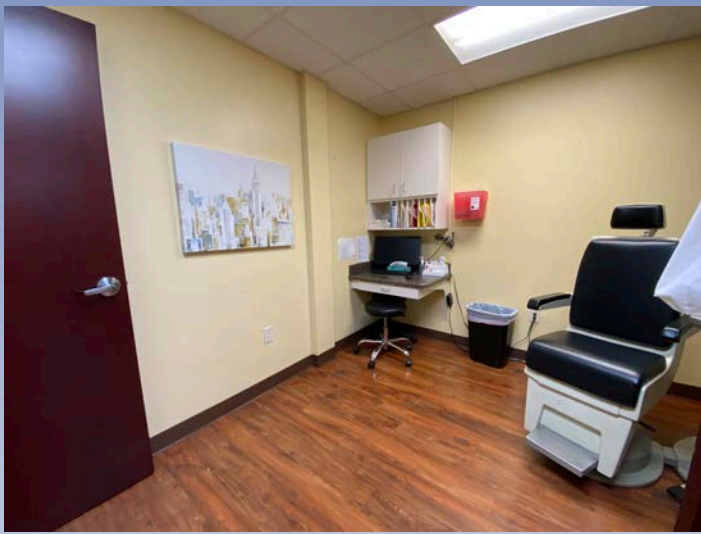
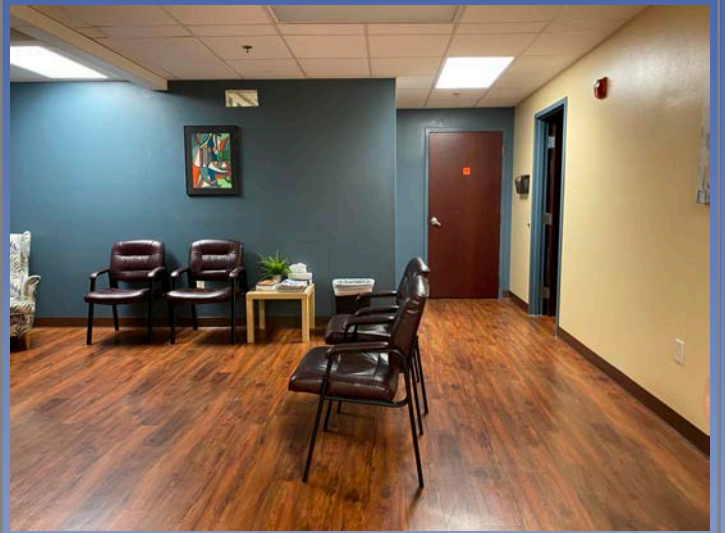
Unbeatable Location: Surrounded by a vibrant mix of retail businesses, your medical office will be at the center of all the action, ensuring a constant stream of potential patients.

Easy Accessibility: Patients will love the convenience of golf cart accessibility, providing them with seamless access to your practice. Unit is on the 2nd floor accessible by stairs and elevator.

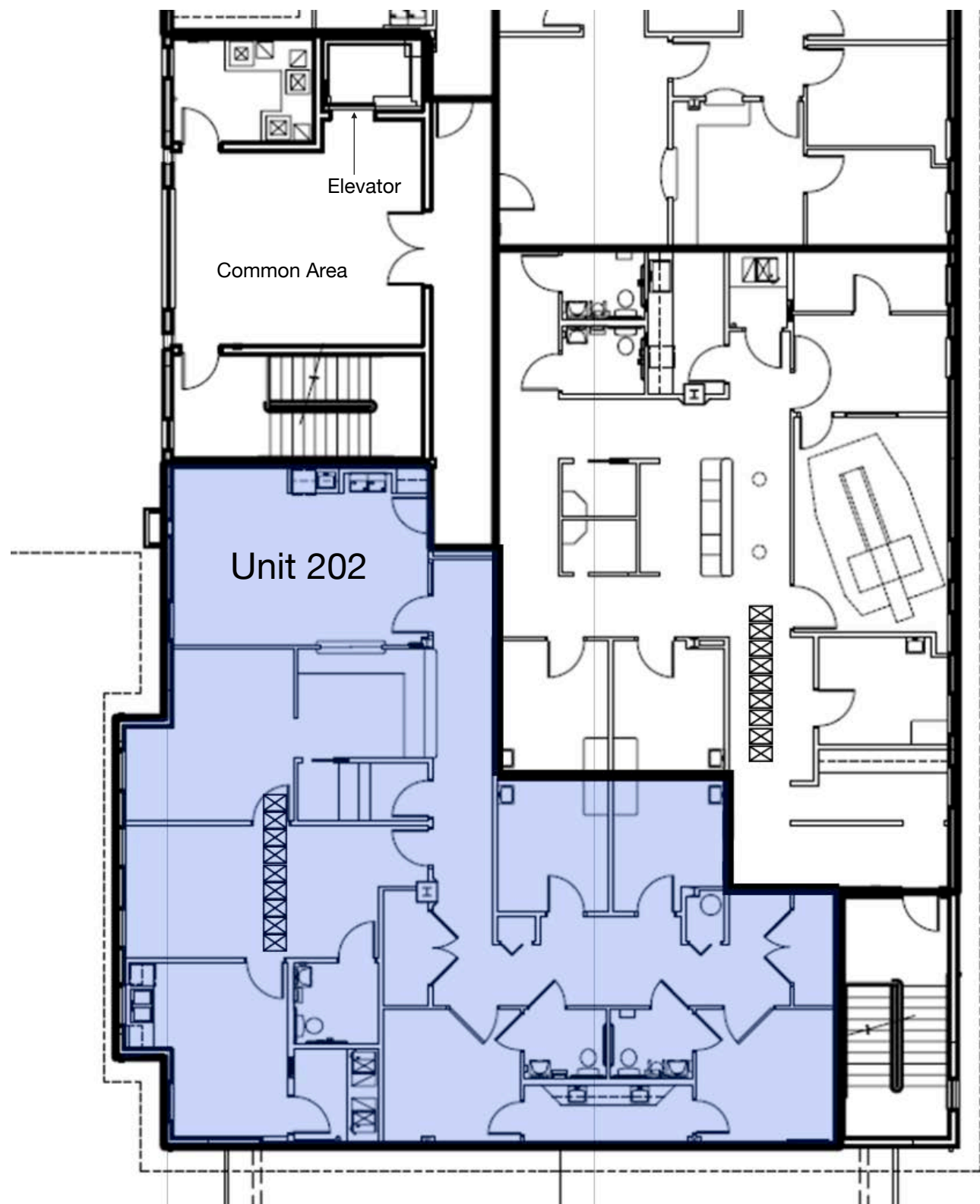
Stability and Flexibility: Unlike many other properties in The Villages, Lange Eye Institute does not sit on a ground lease, offering you stability and flexibility for your medical practice.



Interior Photos

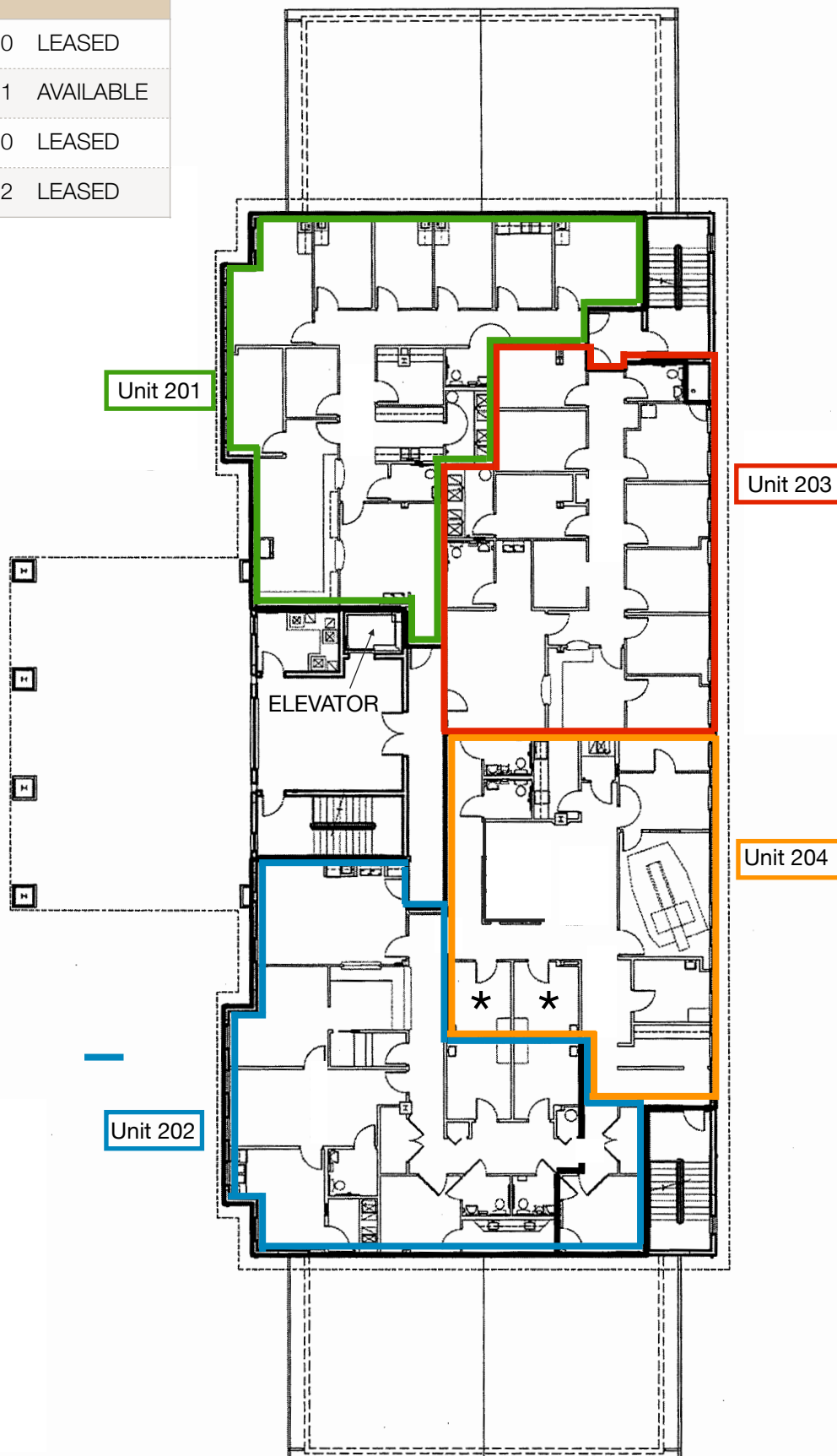


Floor Diagram: Suite 202



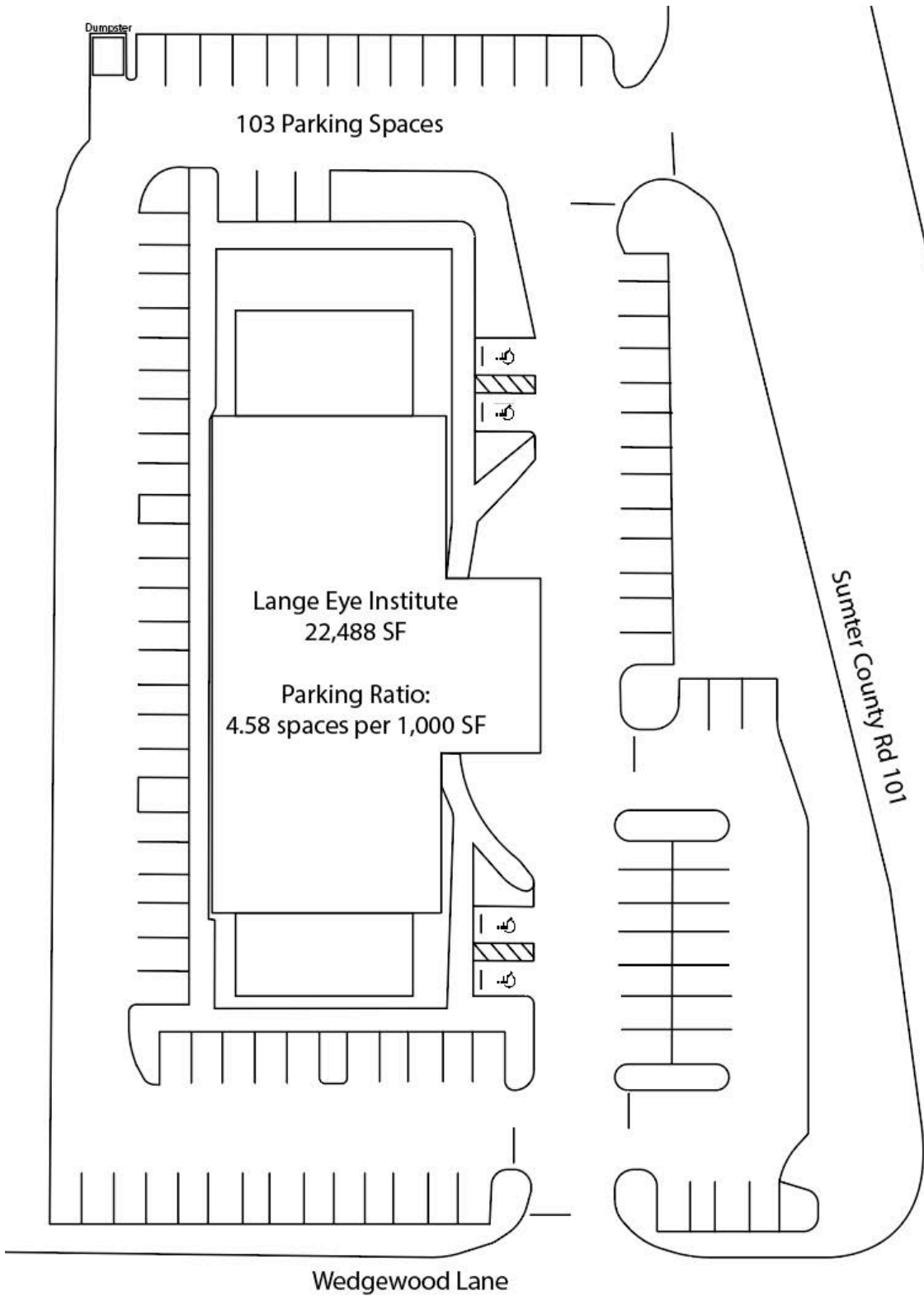
Building Diagram: Second Floor

Unit	SF	
201	2,670	LEASED
202	2,391	AVAILABLE
203	2,120	LEASED
204	1,832	LEASED





Parking Ratio



Demographics & Income Profile



Demographic and Income Profile

11834 County Road 101, The Villages, Florida, 32162
Ring: 5 mile radius

Prepared by Esri
Latitude: 28.92877
Longitude: -82.01656

Summary	Census 2010		Census 2020		2024		2029	
Population	77,272		92,329		98,325		109,868	
Households	40,892		50,514		53,338		59,714	
Families	28,473		31,565		32,954		36,738	
Average Household Size	1.88		1.81		1.83		1.83	
Owner Occupied Housing Units	38,047		45,250		47,365		53,821	
Renter Occupied Housing Units	2,845		5,264		5,973		5,893	
Median Age	67.7		72.2		72.9		73.5	
Trends: 2024-2029 Annual Rate	Area		State		State		National	
Population	2.24%		0.93%		0.93%		0.38%	
Households	2.28%		1.15%		1.15%		0.64%	
Families	2.20%		1.12%		1.12%		0.56%	
Owner HHs	2.59%		1.66%		1.66%		0.97%	
Median Household Income	1.58%		3.25%		3.25%		2.95%	
Households by Income			2024		2029			
			Number	Percent	Number	Percent		
<\$15,000			2,823	5.3%	2,603	4.4%		
\$15,000 - \$24,999			2,847	5.3%	2,324	3.9%		
\$25,000 - \$34,999			4,247	8.0%	3,748	6.3%		
\$35,000 - \$49,999			5,183	9.7%	4,796	8.0%		
\$50,000 - \$74,999			10,105	18.9%	10,553	17.7%		
\$75,000 - \$99,999			11,837	22.2%	13,653	22.9%		
\$100,000 - \$149,999			9,724	18.2%	12,606	21.1%		
\$150,000 - \$199,999			3,484	6.5%	5,164	8.6%		
\$200,000+			3,086	5.8%	4,268	7.1%		
Median Household Income			\$77,140		\$83,427			
Average Household Income			\$95,494		\$109,904			
Per Capita Income			\$51,789		\$59,658			
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	957	1.2%	1,025	1.1%	1,164	1.2%	1,367	1.2%
5 - 9	1,030	1.3%	1,273	1.4%	1,300	1.3%	1,452	1.3%
10 - 14	1,043	1.3%	1,309	1.4%	1,276	1.3%	1,410	1.3%
15 - 19	1,017	1.3%	1,317	1.4%	1,428	1.5%	1,474	1.3%
20 - 24	824	1.1%	1,051	1.1%	1,303	1.3%	1,536	1.4%
25 - 34	1,949	2.5%	2,329	2.5%	2,573	2.6%	3,293	3.0%
35 - 44	2,323	3.0%	2,843	3.1%	3,200	3.3%	3,676	3.3%
45 - 54	3,997	5.2%	4,164	4.5%	4,068	4.1%	4,361	4.0%
55 - 64	16,752	21.7%	10,181	11.0%	9,939	10.1%	9,800	8.9%
65 - 74	30,207	39.1%	31,751	34.4%	30,916	31.4%	32,626	29.7%
75 - 84	14,208	18.4%	28,516	30.9%	33,306	33.9%	37,490	34.1%
85+	2,963	3.8%	6,569	7.1%	7,852	8.0%	11,384	10.4%
Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	73,102	94.6%	83,766	90.7%	87,939	89.4%	96,626	87.9%
Black Alone	2,557	3.3%	2,655	2.9%	3,252	3.3%	4,336	3.9%
American Indian Alone	115	0.1%	147	0.2%	166	0.2%	194	0.2%
Asian Alone	616	0.8%	1,128	1.2%	1,451	1.5%	1,840	1.7%
Pacific Islander Alone	18	0.0%	32	0.0%	36	0.0%	44	0.0%
Some Other Race Alone	432	0.6%	1,030	1.1%	1,250	1.3%	1,570	1.4%
Two or More Races	433	0.6%	3,571	3.9%	4,232	4.3%	5,258	4.8%
Hispanic Origin (Any Race)	2,188	2.8%	3,721	4.0%	4,660	4.7%	5,973	5.4%

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.

June 04, 2025

Demographics & Income Profile

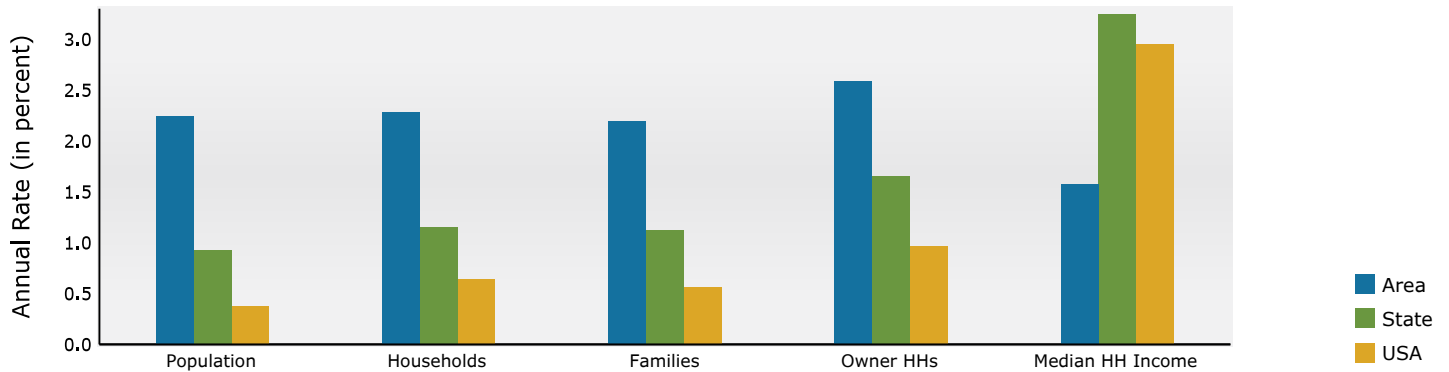


Demographic and Income Profile

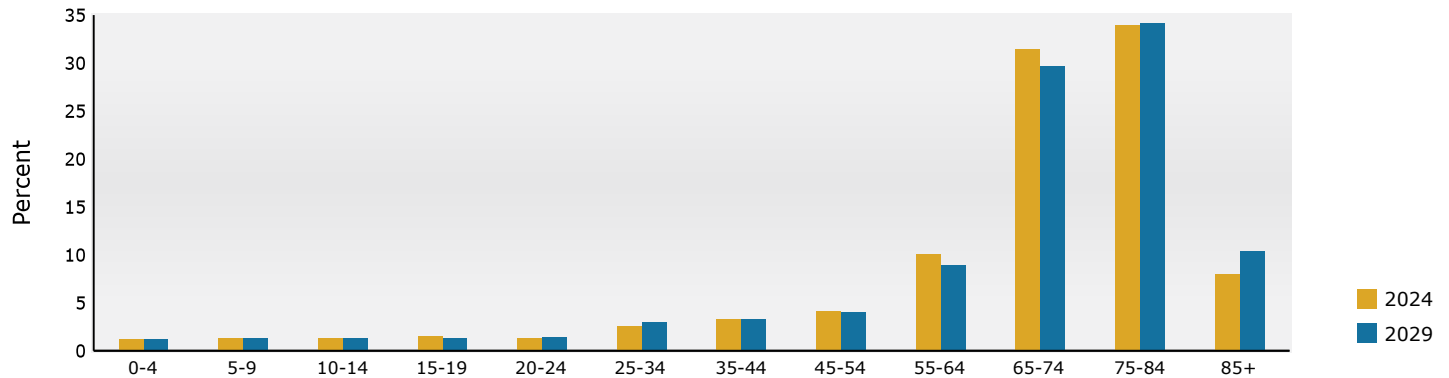
11834 County Road 101, The Villages, Florida, 32162
Ring: 5 mile radius

Prepared by Esri
Latitude: 28.92877
Longitude: -82.01656

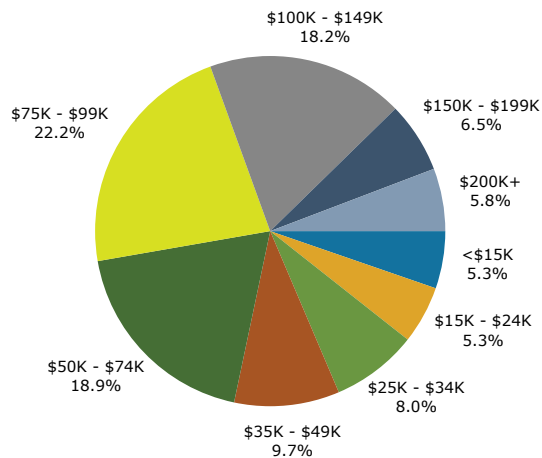
Trends 2024-2029



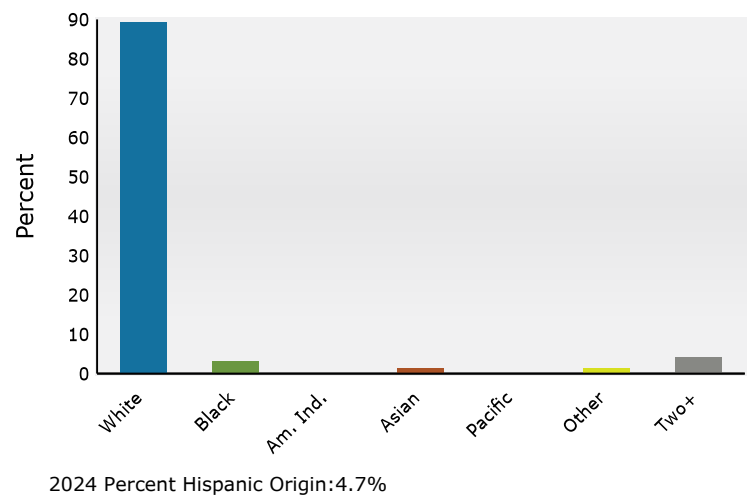
Population by Age



2024 Household Income



2024 Population by Race



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

June 04, 2025

Medical Expenditures



Medical Expenditures

11834 County Road 101, The Villages, Florida, 32162
Ring: 5 mile radius

Prepared by Esri
Latitude: 28.92877
Longitude: -82.01656

Demographic Summary		2024	2029
Population		98,325	109,868
Households		53,338	59,714
Families		32,954	36,738
Median Household Income		\$77,140	\$83,427
Males per 100 Females		84.8	85.6
Population by Age			
Population <5 Years		1.2%	1.2%
Population 65+ Years		73.3%	74.2%
Median Age		72.9	73.5
		Spending Potential Index	Average Amount Spent
			Total
Health Care		95	\$7,313.94
Medical Care		95	\$2,568.94
Physician Services	91	\$300.38	\$16,021,774
Dental Services	96	\$482.42	\$25,731,543
Eyecare Services	111	\$104.13	\$5,554,246
Lab Tests, X-rays	77	\$66.85	\$3,565,446
Hospital Room and Hospital Services	79	\$221.38	\$11,807,846
Convalescent or Nursing Home Care	132	\$58.74	\$3,133,171
Other Medical Services (1)	84	\$172.96	\$9,225,552
Nonprescription Drugs	102	\$181.05	\$9,656,841
Prescription Drugs	92	\$381.79	\$20,363,797
Nonprescription Vitamins	102	\$164.33	\$8,765,068
Medicare Prescription Drug Premium	135	\$178.20	\$9,504,810
Eyeglasses and Contact Lenses	83	\$105.07	\$5,604,073
Hearing Aids	121	\$43.02	\$2,294,465
Medical Equipment for General Use	103	\$10.22	\$544,904
Other Medical Supplies/Equipment (2)	106	\$98.40	\$5,248,353
Health Insurance		95	\$4,745.01
Blue Cross/Blue Shield	76	\$1,022.05	\$54,514,069
Fee for Service Health Plan	82	\$812.80	\$43,352,881
HMO	72	\$546.56	\$29,152,161
Medicare Payments	129	\$1,464.60	\$78,118,813
Long Term Care Insurance	131	\$88.53	\$4,722,175
Dental Care Insurance	85	\$153.37	\$8,180,634
Vision Care Insurance	79	\$35.07	\$1,870,739
Prescription Drug Insurance	107	\$8.10	\$431,886
Other Single Service Insurance (3)	102	\$15.75	\$840,270
Medicaid Premiums	61	\$6.87	\$366,290
Tricare/Military Premiums	93	\$10.86	\$579,111
Children's Health Ins Program Premiums	61	\$0.62	\$32,863

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.

June 04, 2025

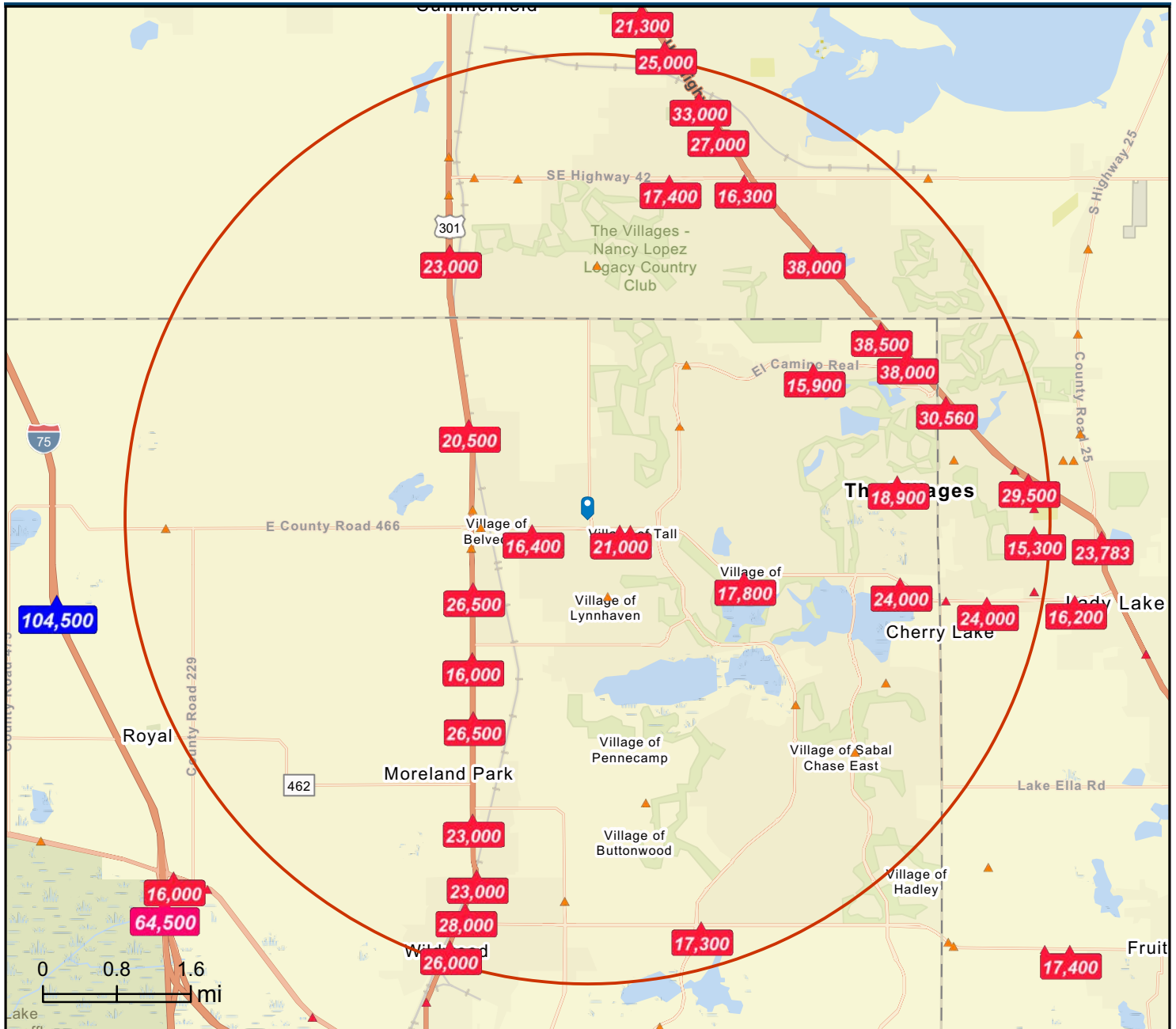
Traffic Count Map



Traffic Count Map

11834 County Road 101, The Villages, Florida, 32162
Rings: 5 mile radii

Prepared by Esri
Latitude: 28.92877
Longitude: -82.01656



DISCLAIMER AKIN REALTY COMPANY. Although information has been obtained from sources deemed reliable, neither Owner nor ARC makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor ARC accepts any liability for any loss or damage suffered by any party resulting from reliance on this information .