

Investment Opportunity

Summit Medical Park

737 CR 466, Lady Lake, FL 32159

Leased to: AdventHealth Medical

For Sale: \$700,000

Located in:

THE PEAK OF
HEALTHCARE
BEGINS HERE

SUMMIT MEDICAL PARK



Exclusively Listed By:

FRAN DANN-AKIN, SIOR

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Confidentiality & Disclaimer

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

Executive Summary

INVESTMENT OPPORTUNITY

- Sale Price: \$720,000
- 1,920 Rentable SF
- New Lease to AdventHealth Medical in area dominated by Medical.
- The Summit Medical Park is well located between the area's largest retail concentration and The Villages.
- Tremendous growth going on in the area with over 1500 additional homes recently approved for development as well as a lot of new retail under construction.
- 2009 Year Built
- Lake County Alt Key 3874891
- Zoned CP (Planned Commercial)
- YouTube Video Link: <https://youtu.be/OuPCx4uvQEQ>

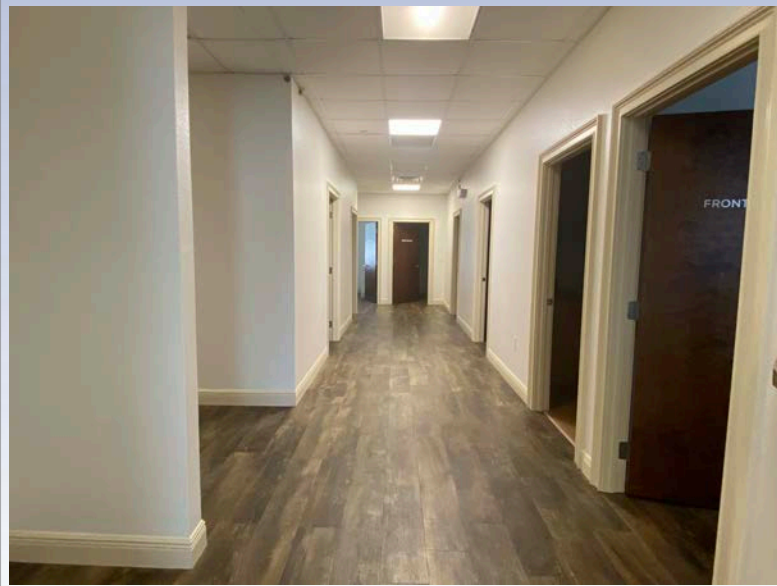
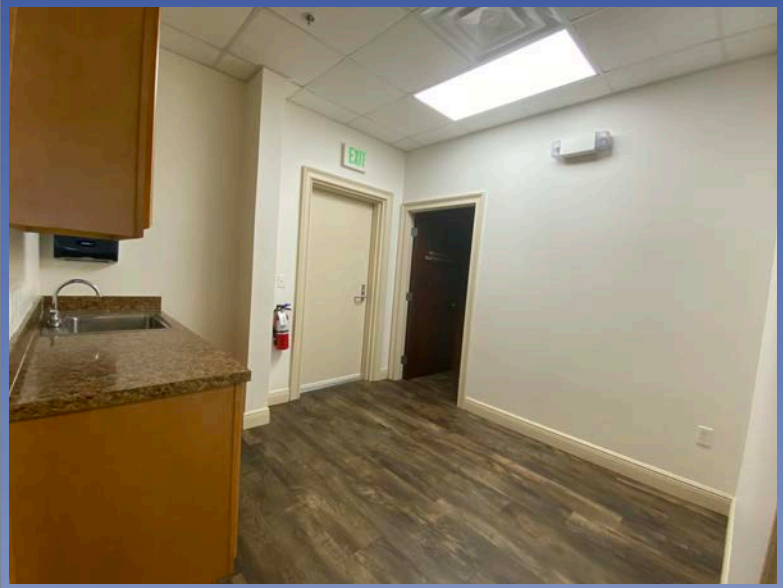
It is imperative tenants are not disturbed.



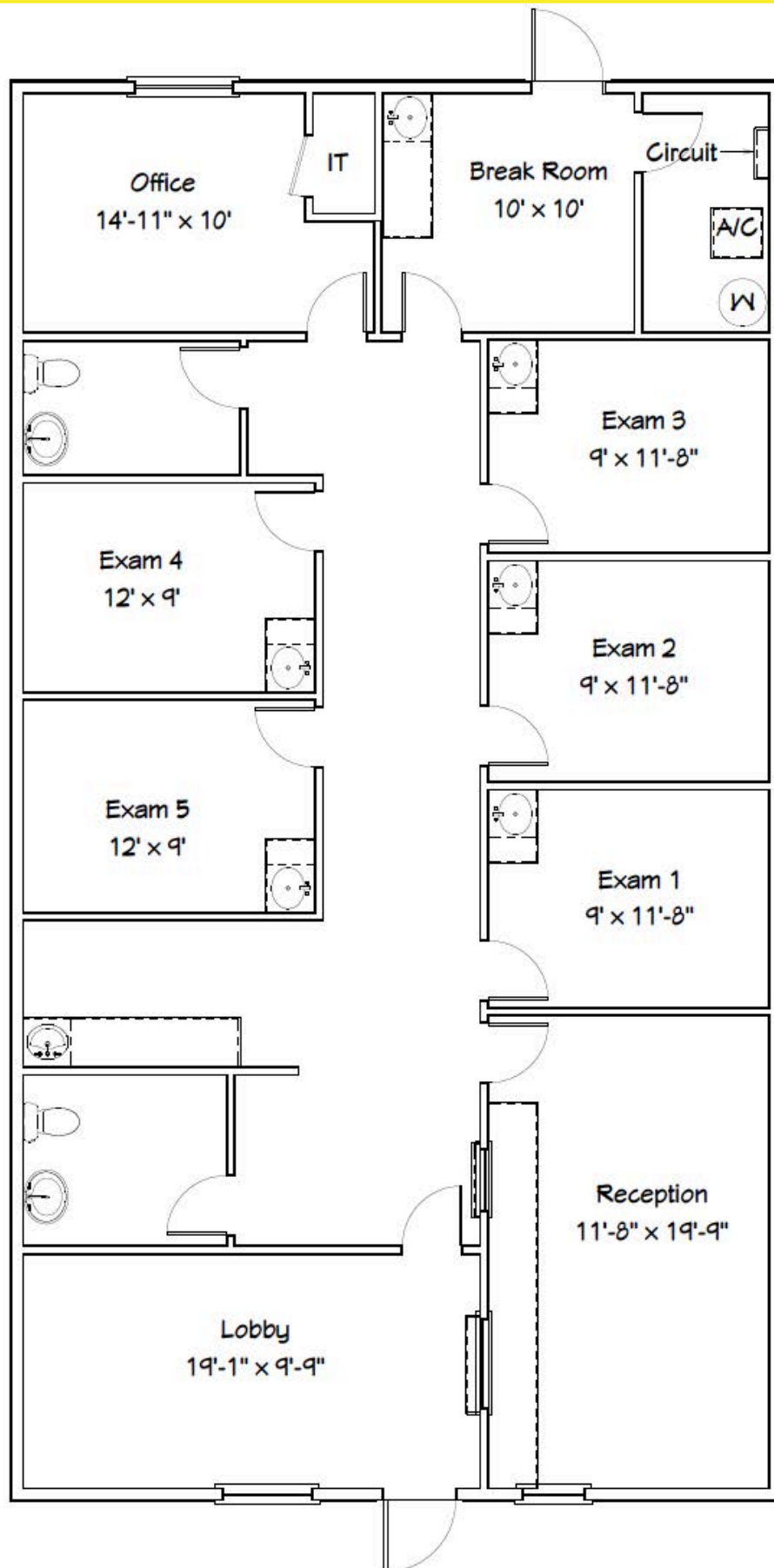


The Summit is located between the heart of the areas largest hospitality center, The Villages and The Villages Hospital.

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

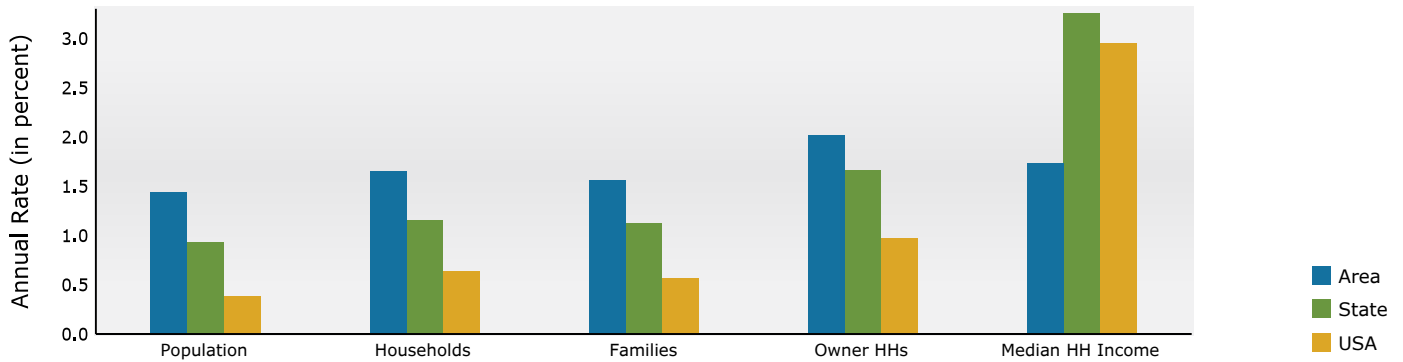
Summary	Census 2010		Census 2020		2024		2029			
Population	81,485		99,468		102,989		110,642			
Households	42,357		53,631		55,582		60,316			
Families	29,106		33,672		34,360		37,134			
Average Household Size	1.92		1.84		1.84		1.83			
Owner Occupied Housing Units	38,526		47,634		49,455		54,665			
Renter 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.

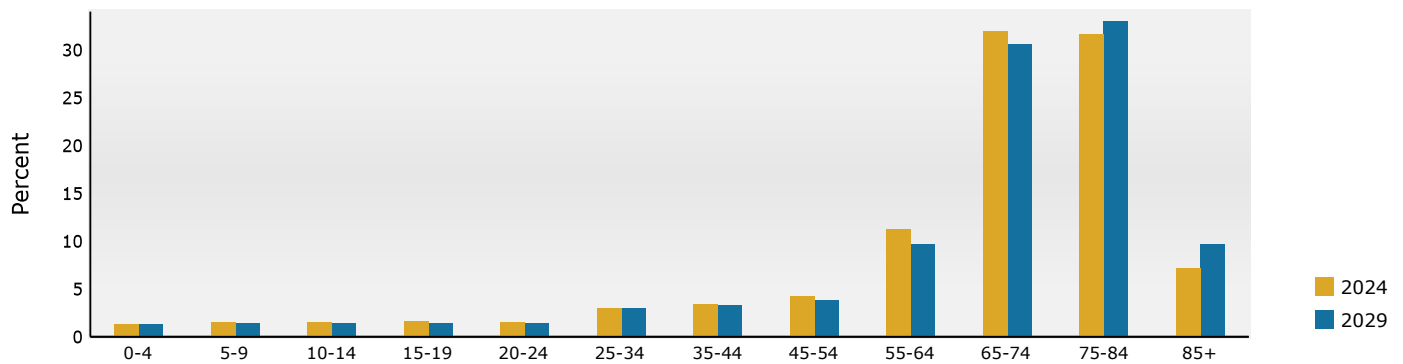
Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

September 04, 2024

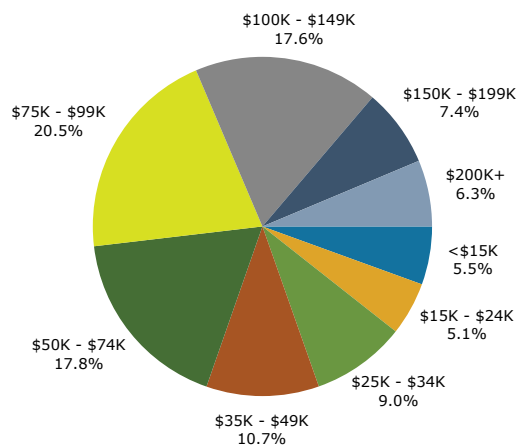
Trends 2024-2029



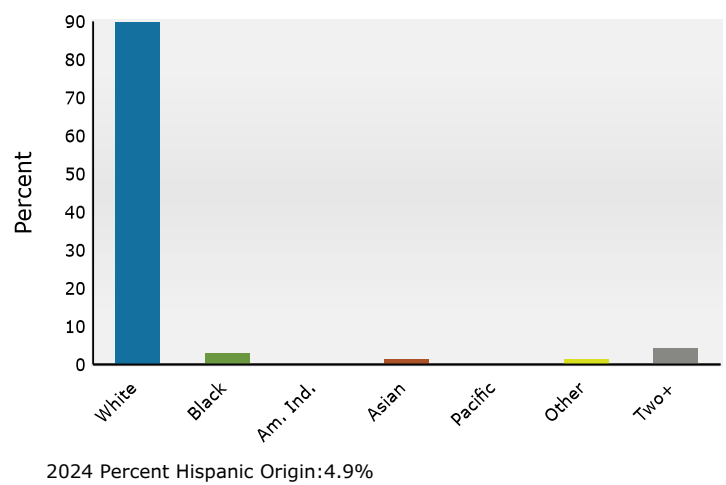
Population by Age



2024 Household Income



2024 Population by Race



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

September 04, 2024

Medical Expenditures

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

Prepared by Esri
Latitude: 28.91679
Longitude: -81.93812

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
Population by Age			
Population <5 Years		1.3%	1.3%
Population 65+ Years		70.8%	73.3%
Median Age		72.1	73.0
	Spending Potential Index	Average Amount Spent	Total
Health Care	99	\$7,577.47	\$421,171,199
Medical Care	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
Health Insurance	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.

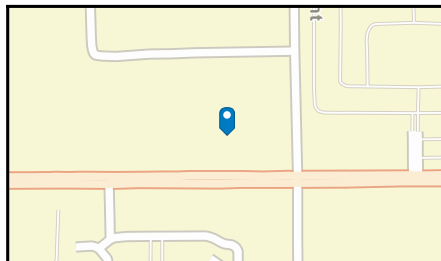
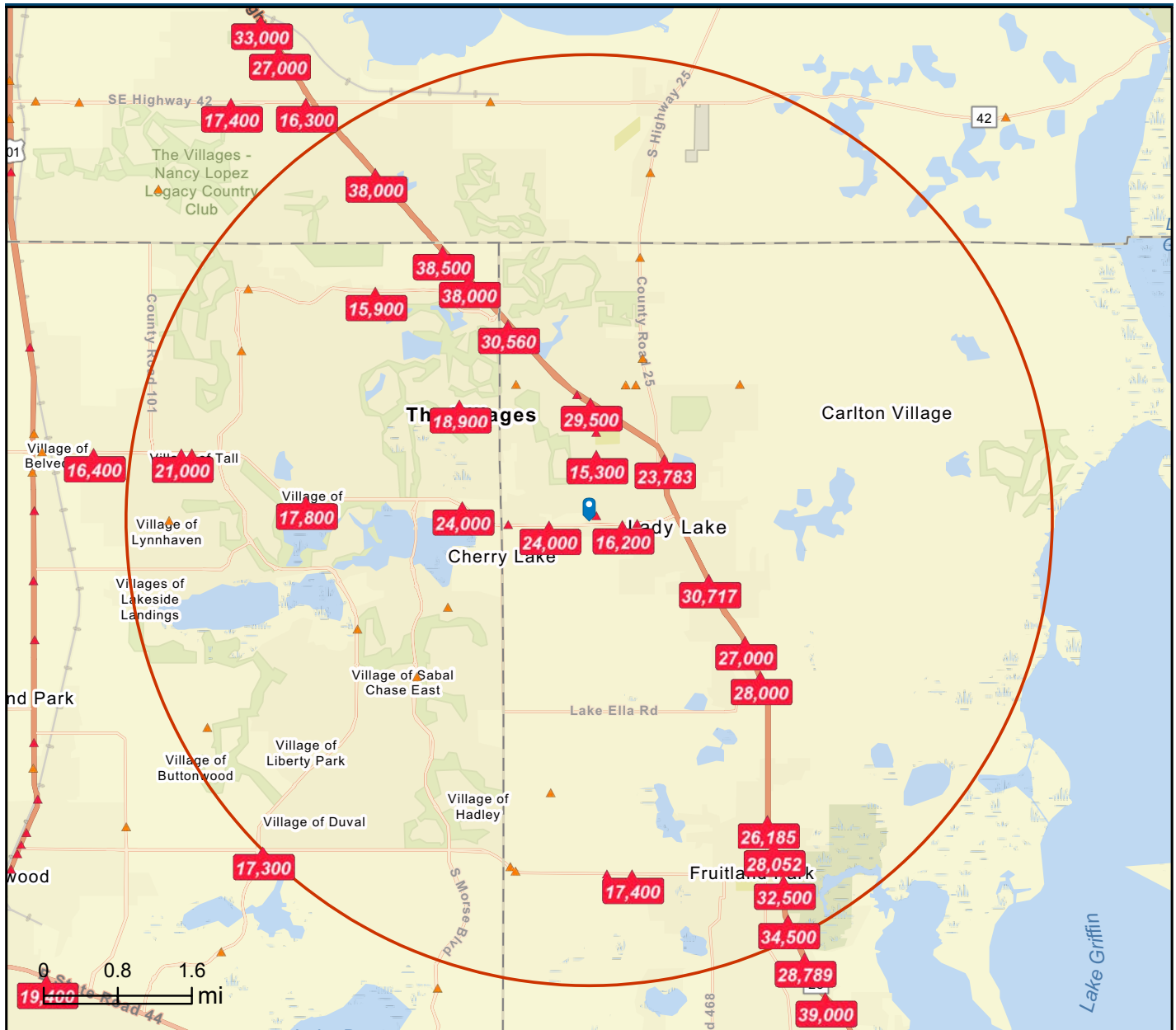
Source: Esri forecasts for 2024 and 2029; Consumer Spending data are derived from the 2021 and 2022 Consumer Expenditure Surveys, Bureau of Labor Statistics.

September 04, 2024

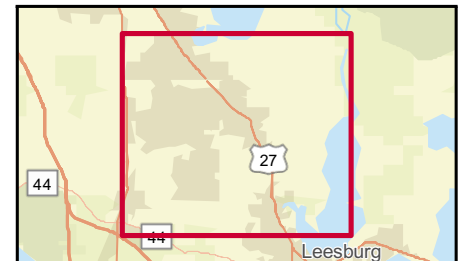
Traffic Count Map

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

Prepared by Esri
Latitude: 28.91679
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Source: ©2024 Kalibrate Technologies (Q2 2024).



September 04, 2024