

# Summit Medical Park

741 CR 466, Lady Lake, FL 32159

*For Lease*

THE PEAK OF  
HEALTHCARE  
BEGINS HERE

## SUMMIT MEDICAL PARK



*Exclusively Listed By:*

**FRAN DANN-AKIN, SIOR**

8550 NE 138th Lane, Suite 2000

The Villages, FL 32159

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# Executive Summary

Lease Type: NNN Lease  
Year Built: 2009  
Available Space: 1,998 SF  
Parcel Alt Key: 3874892  
Zoned: CP (Planned Commercial)

*Nicely finished medical office conveniently located between the area's largest retail concentration, UF Health Hospital and The Villages. 1,998 SF features, 5 exam rooms, doctors office with back door next to it and three restrooms. Large, shared waiting area and break room.*

*Physician owned Medical Condominiums offering outstanding existing Medical Synergy.*



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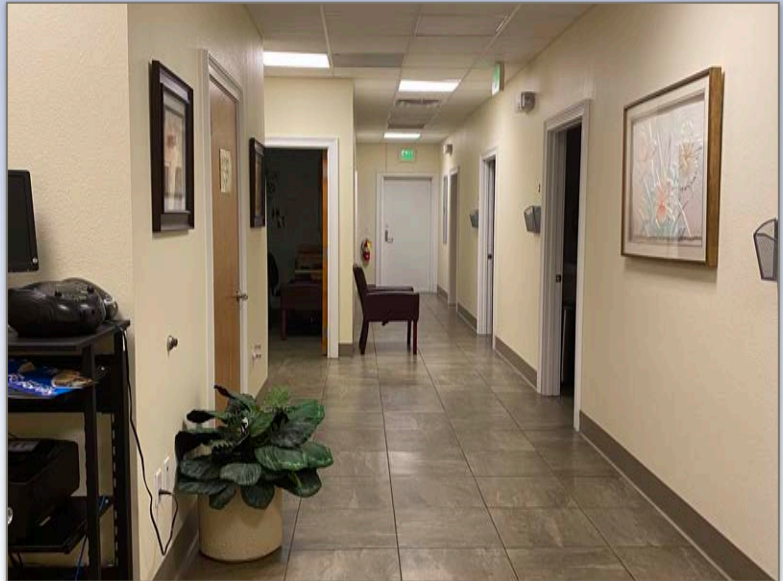
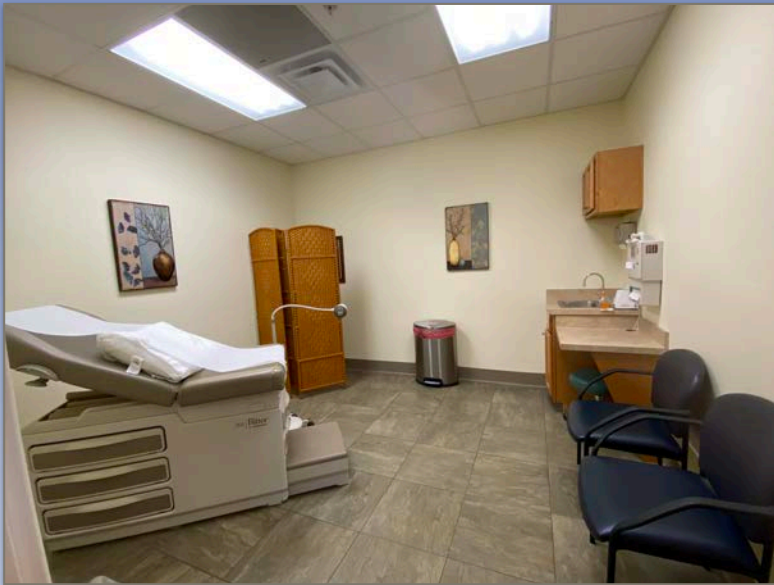
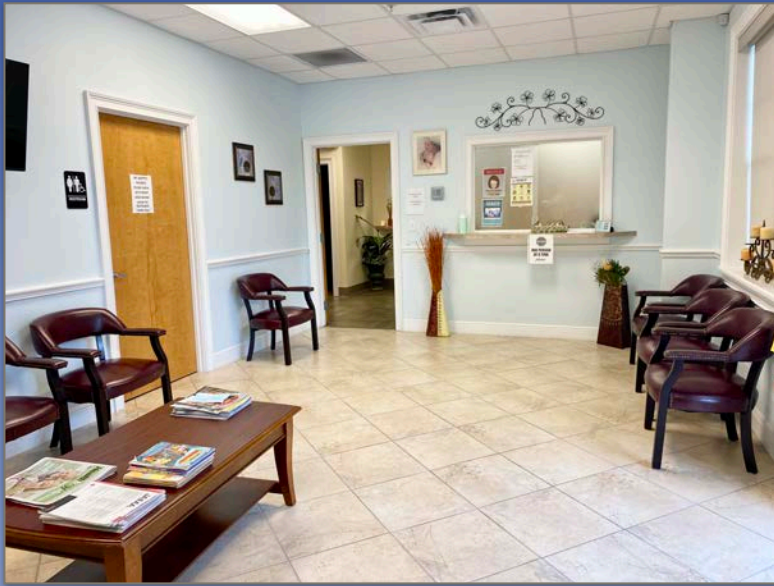




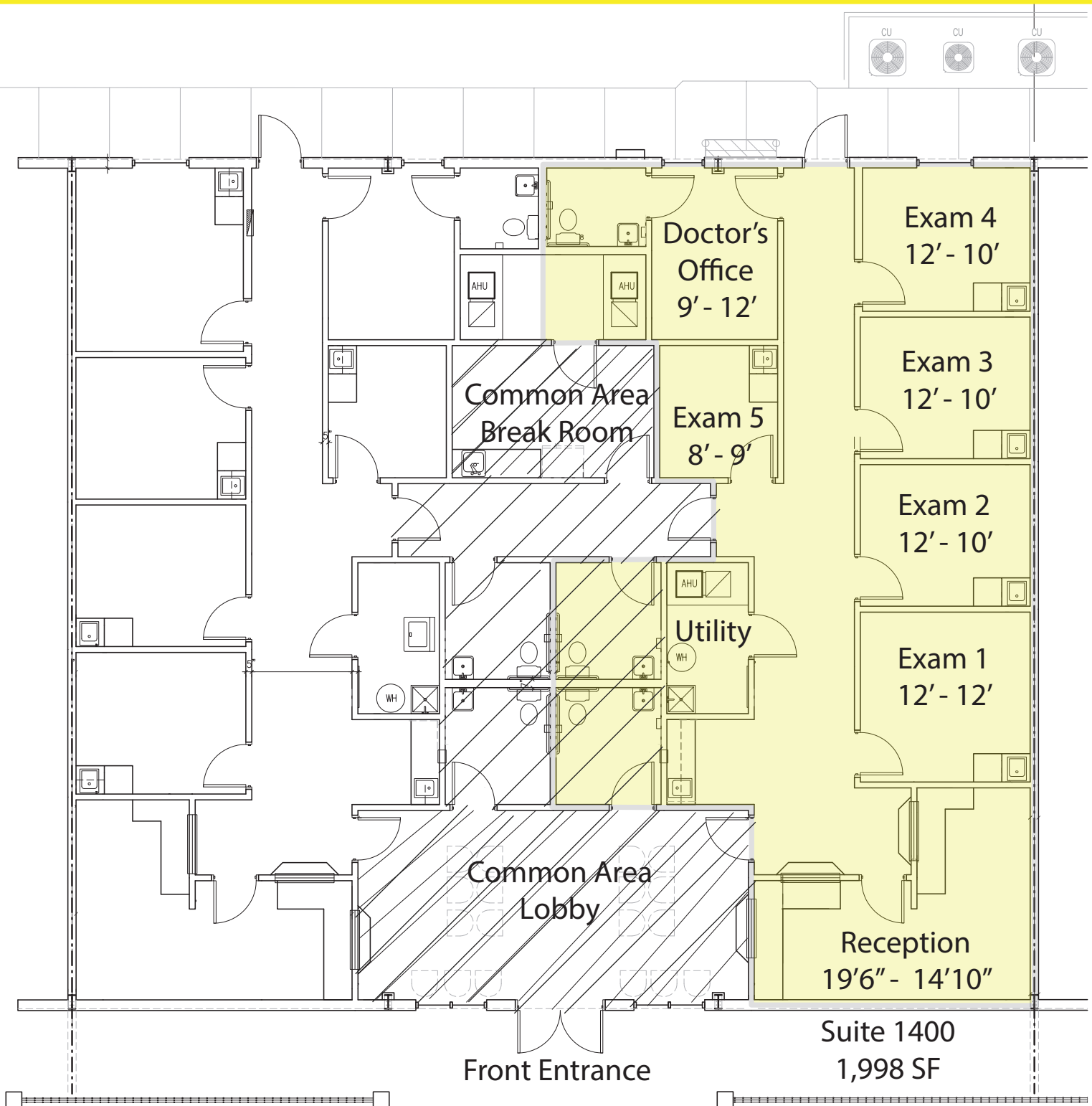
The Summit is located between the heart of the areas largest hospitality center,  
The Villages and The Villages Hospital.



# *Interior Photos*



# Floor Diagram





## Demographic and Income Profile

741 County Road 466, Lady Lake, Florida, 32159 2  
741 County Road 466, Lady Lake, Florida, 32159  
Ring: 5 mile radius

Prepared by Esri  
Latitude: 28.91693  
Longitude: -81.93812

Summary	Census 2010		Census 2020		2023	2028		
Population	79,730		98,055		99,450	103,626		
Households	41,523		53,008		54,162	57,246		
Families	28,528		33,280		34,047	35,495		
Average Household Size	1.91		1.84		1.83	1.80		
Owner Occupied Housing Units	37,753		47,069		47,172	50,103		
Renter Occupied Housing Units	3,767		5,939		6,990	7,143		
Median Age	66.8		71.2		69.5	72.0		
Trends: 2023-2028 Annual Rate			Area		State	National		
Population	0.83%		0.63%		0.63%	0.30%		
Households	1.11%		0.77%		0.77%	0.49%		
Families	0.84%		0.74%		0.74%	0.44%		
Owner HHs	1.21%		0.93%		0.93%	0.66%		
Median Household Income	2.69%		3.34%		3.34%	2.57%		
					2023	2028		
Households by Income					Number	Percent	Number	Percent
<\$15,000					3,641	6.7%	3,198	5.6%
\$15,000 - \$24,999					3,850	7.1%	3,180	5.6%
\$25,000 - \$34,999					4,698	8.7%	4,131	7.2%
\$35,000 - \$49,999					7,234	13.4%	6,741	11.8%
\$50,000 - \$74,999					11,729	21.7%	12,071	21.1%
\$75,000 - \$99,999					9,224	17.0%	10,264	17.9%
\$100,000 - \$149,999					7,728	14.3%	9,485	16.6%
\$150,000 - \$199,999					3,802	7.0%	5,348	9.3%
\$200,000+					2,256	4.2%	2,829	4.9%
Median Household Income					\$63,889		\$72,941	
Average Household Income					\$86,859		\$99,333	
Per Capita Income					\$47,149		\$54,707	
			Census 2010		Census 2020		2023	2028
Population by Age	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,431	1.8%	1,277	1.3%	1,832	1.8%	1,799	1.7%
5 - 9	1,401	1.8%	1,562	1.6%	1,939	1.9%	1,827	1.8%
10 - 14	1,455	1.8%	1,654	1.7%	1,994	2.0%	1,952	1.9%
15 - 19	1,441	1.8%	1,620	1.7%	1,837	1.8%	1,802	1.7%
20 - 24	1,240	1.6%	1,344	1.4%	1,723	1.7%	1,609	1.6%
25 - 34	2,667	3.3%	3,046	3.1%	4,054	4.1%	3,700	3.6%
35 - 44	3,276	4.1%	3,149	3.2%	4,212	4.2%	4,211	4.1%
45 - 54	5,096	6.4%	4,821	4.9%	4,794	4.8%	4,499	4.3%
55 - 64	16,543	20.7%	11,924	12.2%	12,632	12.7%	9,755	9.4%
65 - 74	28,021	35.1%	33,802	34.5%	35,868	36.1%	32,249	31.1%
75 - 84	14,069	17.6%	27,626	28.2%	22,785	22.9%	32,335	31.2%
85+	3,089	3.9%	6,229	6.4%	5,781	5.8%	7,886	7.6%
			Census 2010		Census 2020		2023	2028
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	75,577	94.8%	89,013	90.8%	90,065	90.6%	93,641	90.4%
Black Alone	2,196	2.8%	2,670	2.7%	2,761	2.8%	2,884	2.8%
American Indian Alone	152	0.2%	156	0.2%	162	0.2%	166	0.2%
Asian Alone	697	0.9%	1,082	1.1%	1,044	1.0%	1,044	1.0%
Pacific Islander Alone	34	0.0%	51	0.1%	52	0.1%	57	0.1%
Some Other Race Alone	483	0.6%	1,270	1.3%	1,350	1.4%	1,466	1.4%
Two or More Races	591	0.7%	3,813	3.9%	4,017	4.0%	4,368	4.2%
Hispanic Origin (Any Race)	2,201	2.8%	4,209	4.3%	4,535	4.6%	5,010	4.8%

**Data Note:** Income is expressed in current dollars.

**Source:** Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

May 13, 2024

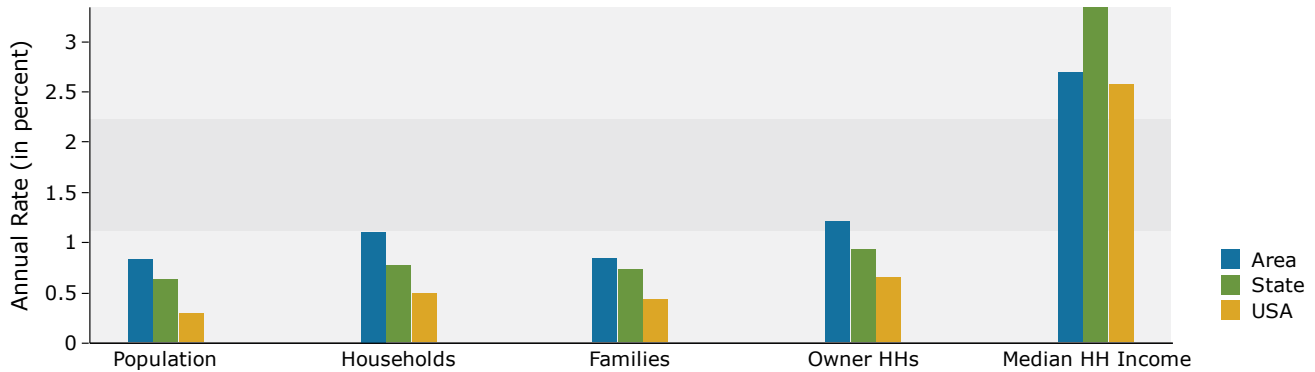


## Demographic and Income Profile

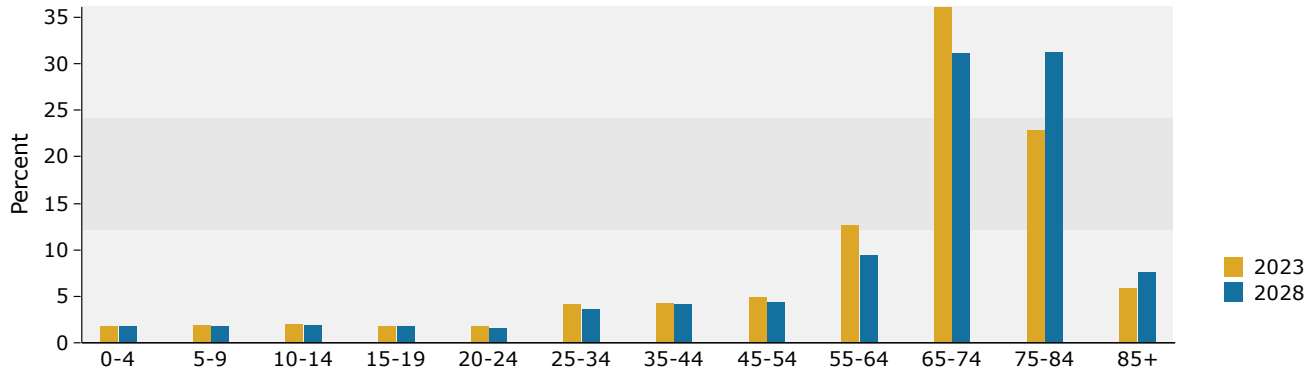
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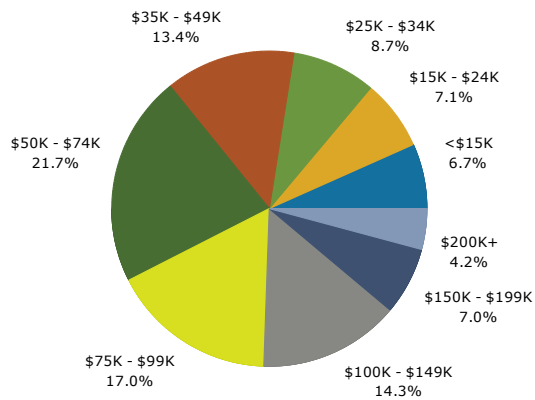
### Trends 2023-2028



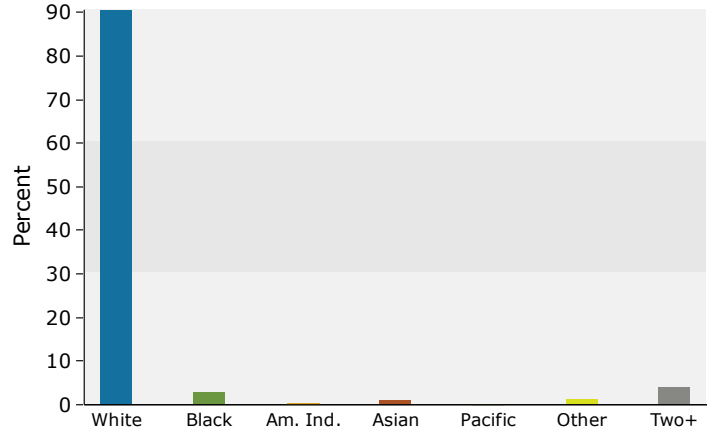
### Population by Age



### 2023 Household Income



### 2023 Population by Race



2023 Percent Hispanic Origin: 4.6%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

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## Medical Expenditures

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Demographic Summary		2023	2028
Population		99,450	103,626
Households		54,162	57,246
Families		34,047	35,495
Median Household Income		\$63,889	\$72,941
Males per 100 Females		89.6	87.4
Population by Age			
Population <5 Years		1.8%	1.7%
Population 65+ Years		64.8%	69.9%
Median Age		69.5	72.0
		Spending Potential Index	Average Amount Spent
			Total
Health Care	94	\$6,952.10	\$376,539,564
Medical Care	96	\$2,314.49	\$125,357,343
Physician Services	86	\$238.69	\$12,927,661
Dental Services	97	\$439.84	\$23,822,792
Eyecare Services	99	\$86.64	\$4,692,452
Lab Tests, X-rays	83	\$64.22	\$3,478,194
Hospital Room and Hospital Services	79	\$198.18	\$10,734,008
Convalescent or Nursing Home Care	148	\$47.96	\$2,597,628
Other Medical Services (1)	81	\$143.15	\$7,753,507
Nonprescription Drugs	95	\$162.34	\$8,792,768
Prescription Drugs	100	\$367.17	\$19,886,633
Nonprescription Vitamins	104	\$144.23	\$7,812,045
Medicare Prescription Drug Premium	134	\$180.46	\$9,774,081
Eyeglasses and Contact Lenses	83	\$92.53	\$5,011,686
Hearing Aids	128	\$51.33	\$2,780,271
Medical Equipment for General Use	95	\$9.25	\$500,822
Other Medical Supplies/Equipment (2)	102	\$88.49	\$4,792,794
Health Insurance	94	\$4,637.61	\$251,182,221
Blue Cross/Blue Shield	75	\$1,000.06	\$54,165,424
Fee for Service Health Plan	79	\$777.15	\$42,091,798
HMO	69	\$558.43	\$30,245,507
Medicare Payments	132	\$1,379.43	\$74,712,686
Long Term Care Insurance	129	\$83.13	\$4,502,504
Dental Care Insurance	80	\$143.98	\$7,797,990
Vision Care Insurance	76	\$33.21	\$1,798,883
Prescription Drug Insurance	95	\$6.50	\$352,257
Other Single Service Insurance (3)	95	\$16.27	\$881,235
Medicaid Premiums	64	\$7.37	\$399,166
Tricare/Military Premiums	82	\$10.05	\$544,405
Children's Health Ins Program Premiums	62	\$1.32	\$71,299

**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 2023 and 2028; Consumer Spending data are derived from the 2019 and 2020 Consumer Expenditure Surveys, Bureau of Labor Statistics.

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