

# Medical Office

17051 S US Hwy 441, Summerfield, FL 34491

Base Rent: \$25/sf/yr plus NNN



*Exclusively Listed By:*

**FRAN DANN-AKIN, SIOR**

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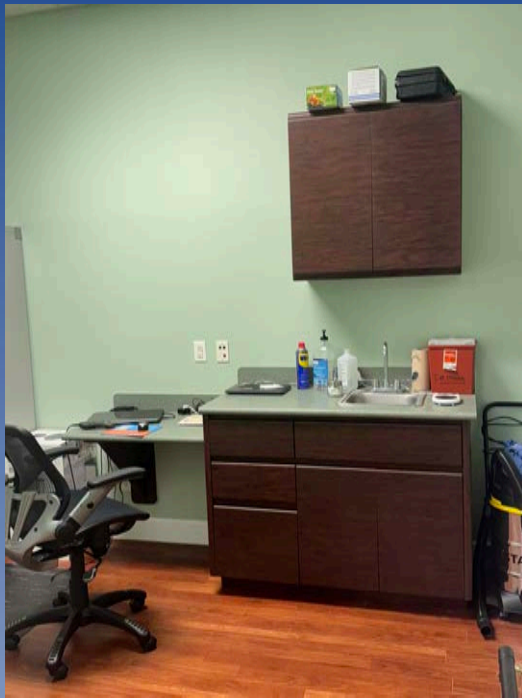
# *Executive Summary*

- \$25.00 SF YR, Plus NNN \$TBD
- 1,800 SF Class A Medical Office Building For Lease
- Outstanding Exposure and Electronic Signage
- Visible to 41,000 cars / Average Daily Traffic
- Well located for The Villages busiest corridor, Stonecrest and Spruce Creek South



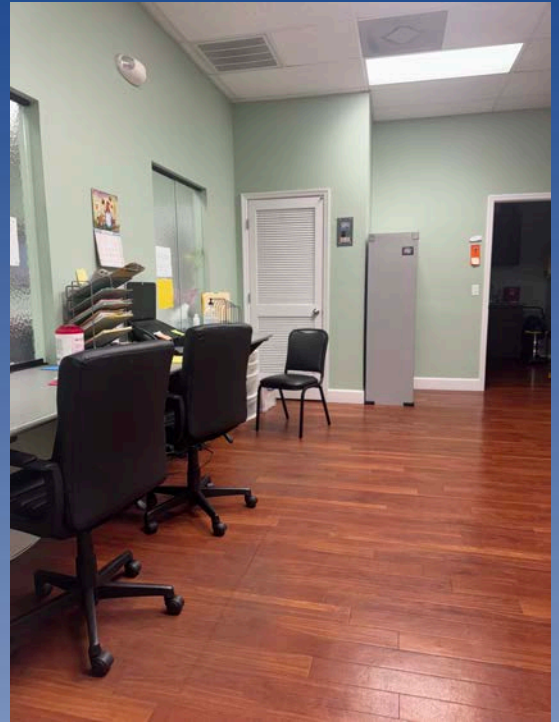
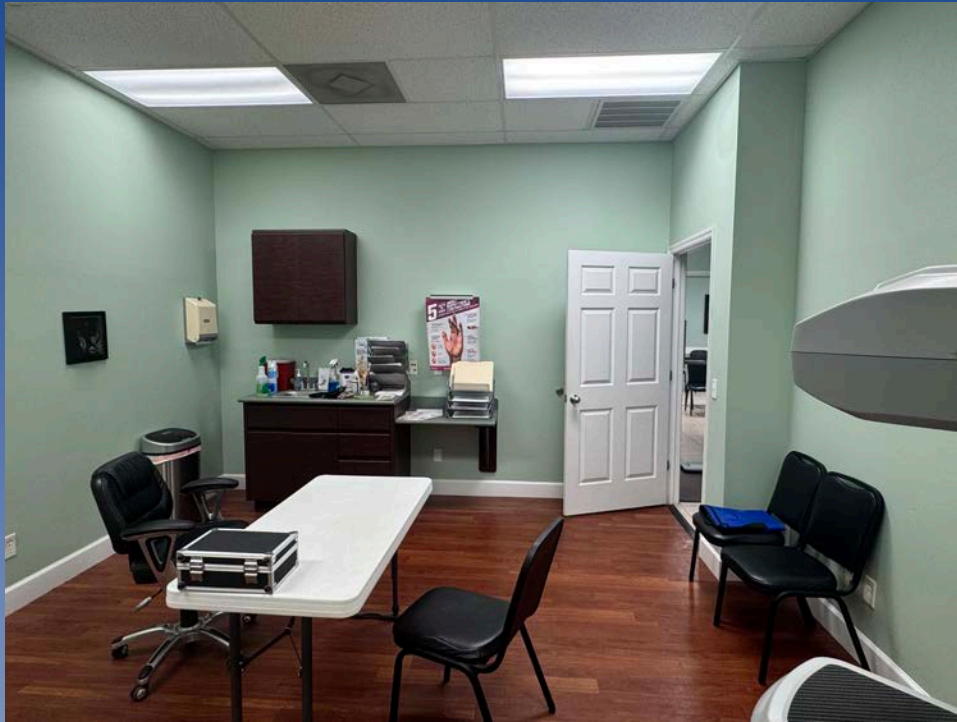


# *Photos - Interior*

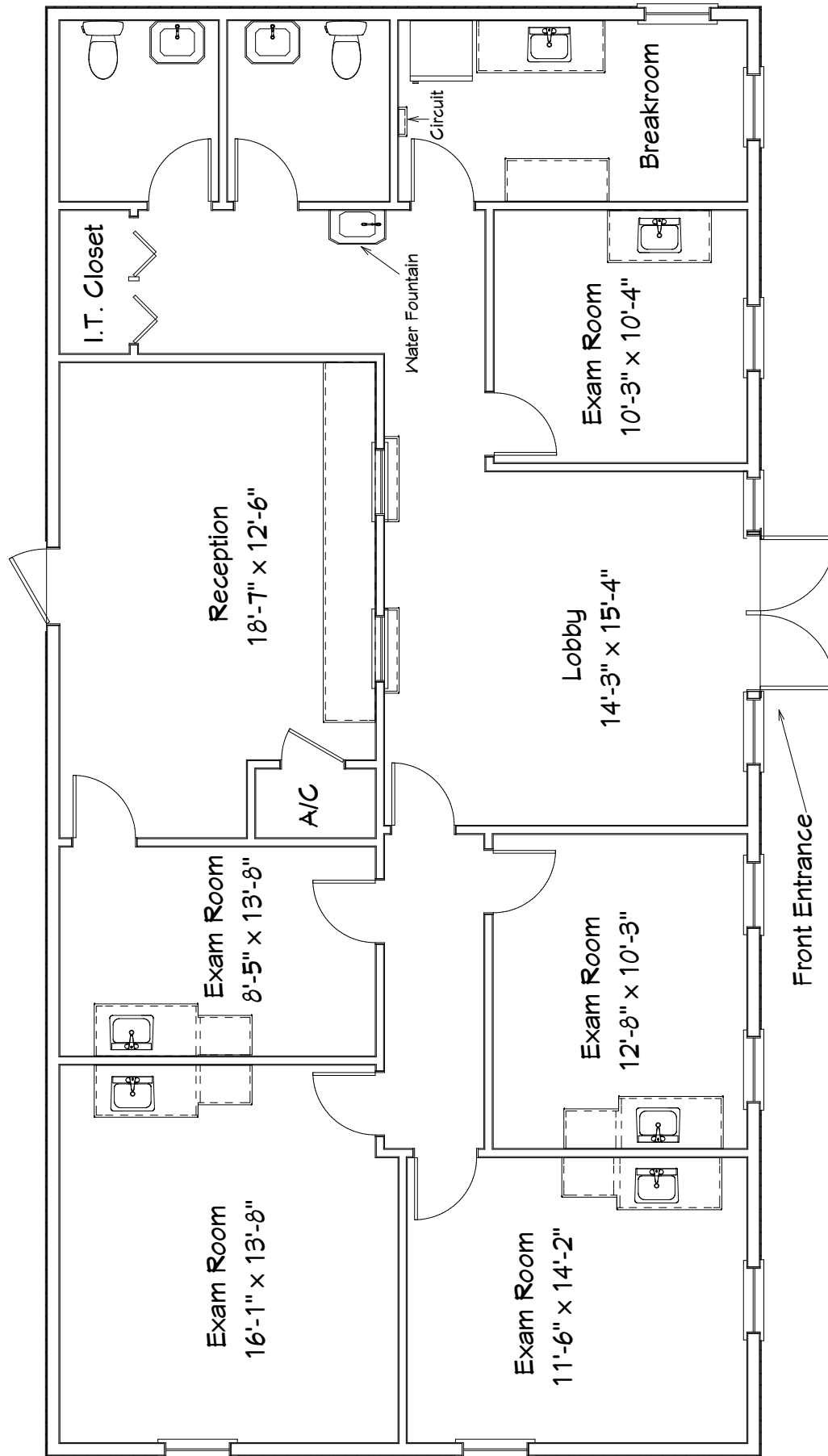




# *Photos - Interior*



# Floor Diagram



## Demographic and Income Profile

17051 S Us Hwy 441, Summerfield, Florida, 34491

Ring: 5 mile radius



Summary	Census 2020	2025	2030
Total Population	77,960	80,362	87,803
Total Households	42,162	44,104	48,751
Family Households	25,485	26,364	28,884
Average Household Size	1.84	1.81	1.79
Owner Occupied Housing Units	37,040	38,967	43,448
Renter Occupied Housing Units	5,122	5,137	5,302
Median Age	71.5	72.3	73.0

Trends 2025 - 2030	Area	State	National
Population	1.8%	1.1%	0.4%
Households	2.0%	1.3%	0.6%
Family Population	1.8%	1.3%	0.5%
Owner Occupied Housing Units	2.2%	1.8%	0.0%
Median Household Income	2.0%	2.9%	2.5%

Households by Income	2025		2030	
	Number	Percent	Number	Percent
Less than \$15,000	2,951	6.7%	2,874	5.9%
\$15,000-\$24,999	2,671	6.1%	2,349	4.8%
\$25,000-\$34,999	4,614	10.5%	4,367	9.0%
\$35,000-\$49,999	5,276	12.0%	5,188	10.6%
\$50,000-\$74,999	9,093	20.6%	9,797	20.1%
\$75,000-\$99,999	6,940	15.7%	7,888	16.2%
\$100,000-\$149,999	8,073	18.3%	10,113	20.7%
\$150,000-\$199,999	2,699	6.1%	3,641	7.5%
\$200,000 or greater	1,788	4.0%	2,533	5.2%
Median Household Income	\$67,252	-	\$74,399	-
Average Household Income	\$85,224	-	\$93,237	-
Per Capita Income	\$46,827	-	\$51,847	-

## Demographic and Income Profile | 17051 S Us Hwy 441, Summerfield, Florida, 34491 | Ring: 5 mile radius

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	1,153	1.5%	1,245	1.6%	1,373	1.6%
5-9	1,428	1.8%	1,310	1.6%	1,380	1.6%
10-14	1,353	1.7%	1,529	1.9%	1,432	1.6%
15-19	1,377	1.8%	1,388	1.7%	1,542	1.8%
20-24	1,210	1.6%	1,342	1.7%	1,402	1.6%
25-29	1,345	1.7%	1,422	1.8%	1,619	1.8%
30-34	1,448	1.9%	1,609	2.0%	1,643	1.9%
35-39	1,457	1.9%	1,672	2.1%	1,854	2.1%
40-44	1,426	1.8%	1,680	2.1%	1,927	2.2%
45-49	1,894	2.4%	1,719	2.1%	2,042	2.3%
50-54	2,515	3.2%	2,272	2.8%	2,107	2.4%
55-59	3,670	4.7%	3,481	4.3%	3,232	3.7%
60-64	5,526	7.1%	5,578	6.9%	5,643	6.4%
65-69	9,048	11.6%	8,299	10.3%	9,139	10.4%
70-74	13,809	17.7%	12,268	15.3%	12,791	14.6%
75-79	13,761	17.6%	14,452	18.0%	14,706	16.8%
80-84	9,372	12.0%	11,188	13.9%	12,861	14.7%
Age 85+	6,169	7.9%	7,909	9.8%	11,109	12.7%

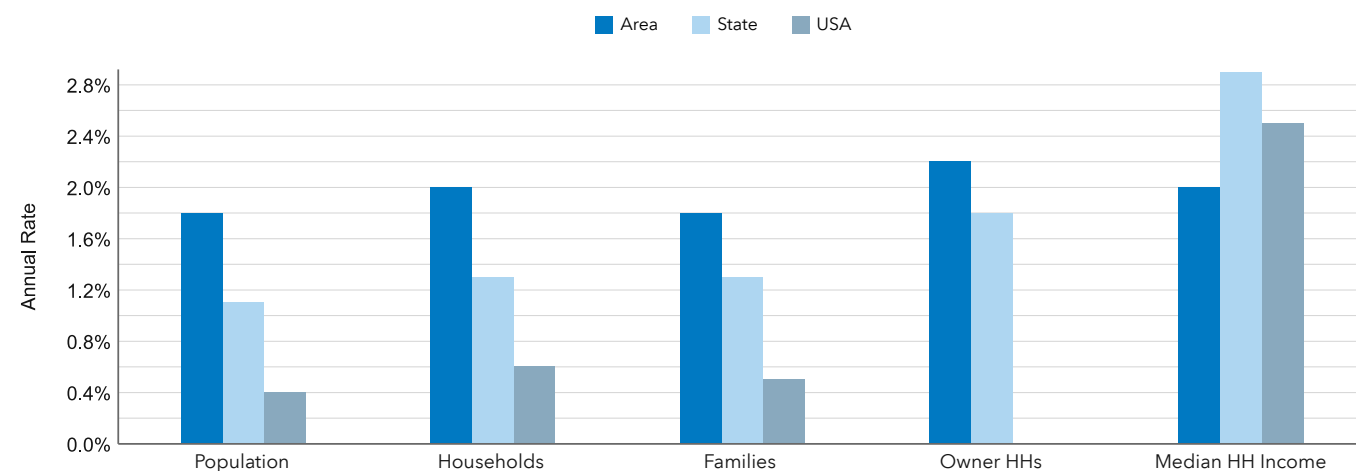
Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	70,692	90.7%	71,802	89.3%	77,616	88.4%
Black Alone	1,592	2.0%	1,775	2.2%	2,042	2.3%
American Indian	141	0.2%	148	0.2%	162	0.2%
Asian Alone	939	1.2%	1,186	1.5%	1,502	1.7%
Pacific Islander	31	0.0%	41	0.1%	48	0.1%
Some Other Race	1,168	1.5%	1,403	1.8%	1,654	1.9%
Two or More Races	3,396	4.4%	4,008	5.0%	4,780	5.4%
Hispanic (Any Race)	3,835	4.9%	4,782	6.0%	5,757	6.6%

Demographic and Income Profile | 17051 S Us Hwy 441, Summerfield, Florida, 34491 | Ring: 5 mile radius

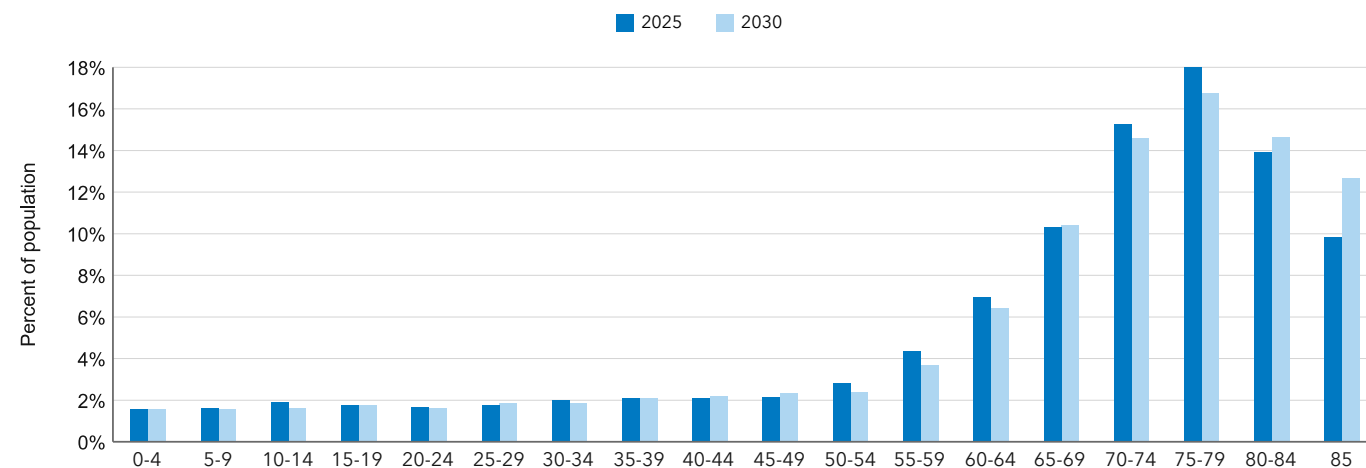
## Key Indicators for 2025



## Trends: 2025 - 2030 Annual Rate



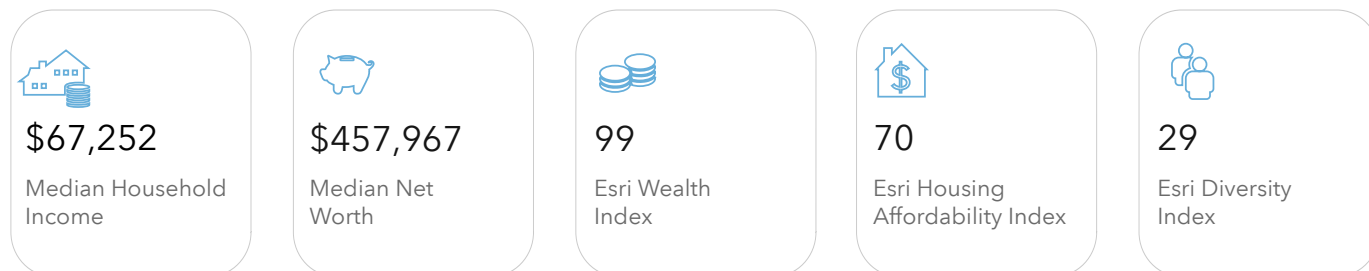
## Population by Age



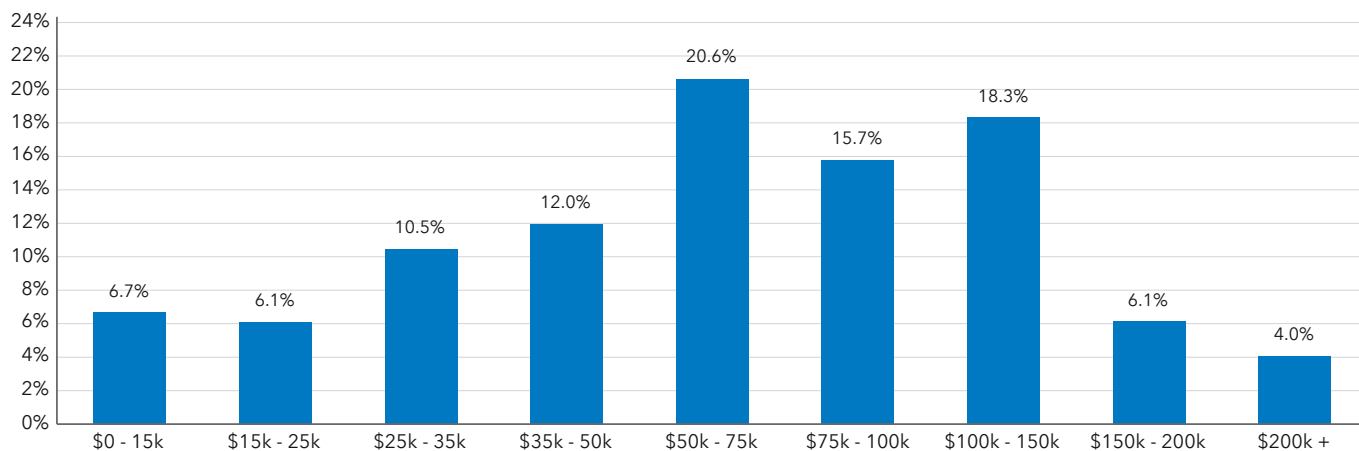


**Demographic and Income Profile** | 17051 S Us Hwy 441, Summerfield, Florida, 34491 | Ring: 5 mile radius

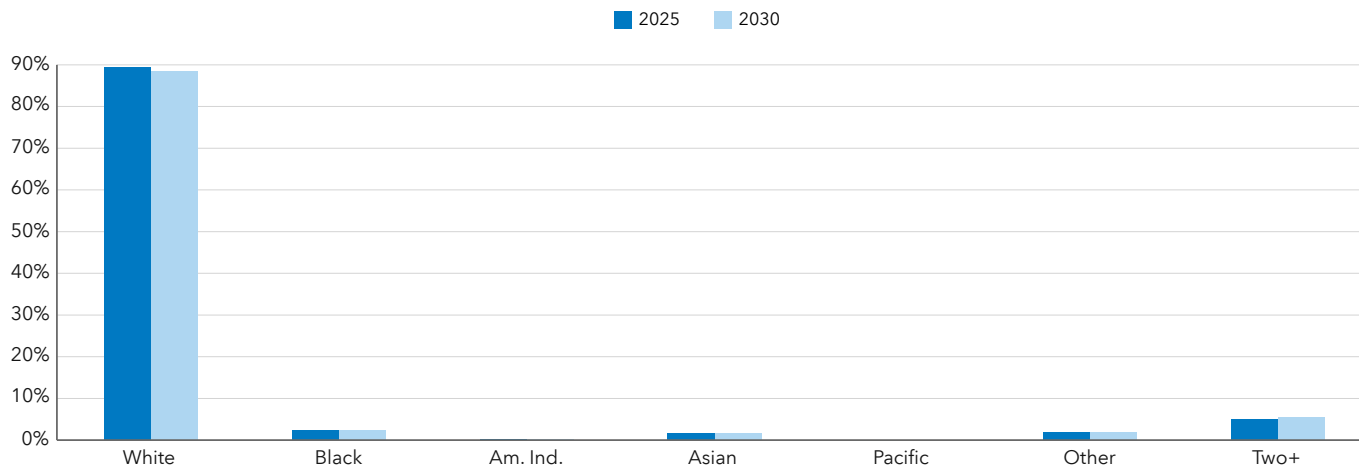
## Key Indicators for 2025



## Households by Income for 2025



## Population by Race



# Medical Expenditures

## Medical Expenditures

17051 S Us Hwy 441, Summerfield, Florida, 34491

Ring: 5 mile radius



Demographic Summary	2025	2030
Population	80,362	87,803
Households	44,104	48,751
Families	26,364	28,884
Median Household Income	\$67,252	\$74,399
Males per 100 Females	87.4	87.6

### Population by Age

Population <5 Years	1.6%	1.6%
Population 65+ Years	67.3%	69.0%
Median Age	72.3	73.0

	Spending Potential Index	Average Amount Spent	Total
<b>Health Care</b>	85	\$6,542.40	\$288,546,068
<b>Medical Care</b>	85	\$2,356.22	\$103,918,622
Physician Services	77	\$238.41	\$10,514,983
Dental Services	86	\$462.26	\$20,387,324
Eyecare Services	95	\$89.31	\$3,939,007
Lab Tests, X-rays	66	\$58.67	\$2,587,698
Hospital Room and Hospital Services	74	\$203.92	\$8,993,657
Convalescent or Nursing Home Care	111	\$59.48	\$2,623,422
Other Medical Services (1)	72	\$155.71	\$6,867,137
Nonprescription Drugs	93	\$186.05	\$8,205,654
Prescription Drugs	80	\$337.58	\$14,888,599
Vitamins and Supplements	103	\$161.77	\$7,134,712
Medicare Prescription Drug Premium	121	\$167.10	\$7,369,790
Eyeglasses and Contact Lenses	74	\$97.11	\$4,282,914
Hearing Aids	125	\$42.88	\$1,891,355
Medical Equipment for General Use	87	\$10.78	\$475,471
Other Medical Supplies/Equipment (2)	87	\$85.18	\$3,756,898

**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.



**Source:** Esri forecasts for 2025 and 2030; Consumer Spending data are derived from the 2021 and 2022 Consumer Expenditure Surveys, Bureau of Labor Statistics.

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# Medical Expenditures

**Medical Expenditures** | 17051 S Us Hwy 441, Summerfield, Florida, 34491 | Ring: 5 mile radius

	Spending Potential Index	Average Amount Spent	Total
<b>Health Insurance</b>	84	\$4,186.18	\$184,627,446
Blue Cross/Blue Shield	65	\$880.77	\$38,845,533
Fee for Service Health Plan	70	\$672.56	\$29,662,471
HMO	66	\$480.47	\$21,190,438
Medicare Payments	116	\$1,330.66	\$58,687,380
Long Term Care Insurance	118	\$78.31	\$3,453,674
Dental Care Insurance	72	\$123.59	\$5,450,780
Vision Care Insurance	69	\$30.36	\$1,339,202
Prescription Drug Insurance	91	\$7.31	\$322,370
Other Single Service Insurance (3)	79	\$12.43	\$548,204
Medicaid Premiums	61	\$6.66	\$293,876
Tricare/Military Premiums	83	\$9.21	\$406,376
Children's Health Ins Program Premiums	43	\$0.40	\$17,582

(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.

**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.



**Source:** Esri forecasts for 2025 and 2030; Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

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# Traffic Count Map

17051 S Us Hwy 441, Summerfield, Florida, 34491  
Rings: 5 mile radii

Prepared by Esri  
Latitude: 28.97448  
Longitude: -81.97927



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