

Office/Medical inside The Villages

1503 Buenos Aires Blvd, Suite 140
The Villages, FL 32159

For Lease: \$25/sf + NNN



Exclusively Listed By:

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Executive Summary

Office / Medical For Lease

Located in The Worlds Largest 55+ Community

1503 BUENOS AIRES BLVD., BUILDING 140, THE VILLAGES, FL 32159

*Located in the busiest Medical dominated area of The Villages.

*Walking distance to The UF Health Hospital

*Stunning Stand-Alone Building: 3,274 Sq Ft rentable / 2,979 Sq Ft Interior

*5 mile population: 76,827

*Sumter County Parcel ID: D01J200D

*Year Built 2006



UFHealth
THE VILLAGES® HOSPITAL

SPANISH SPRINGS
TOWN SQUARE

Freedom Pointe
at The Villages



BUENOS AIRES BLVD

EL CAMINO REAL

2,979 SF





Interior Photos



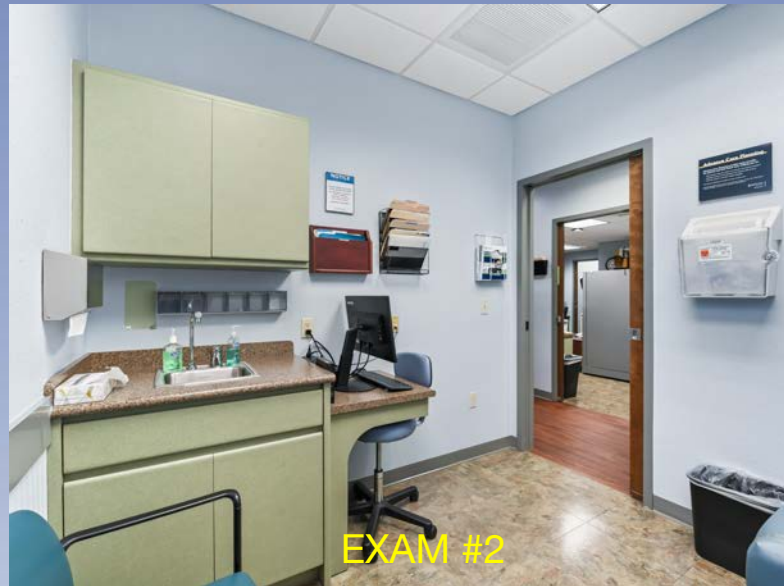
LOBBY



BREAK AREA



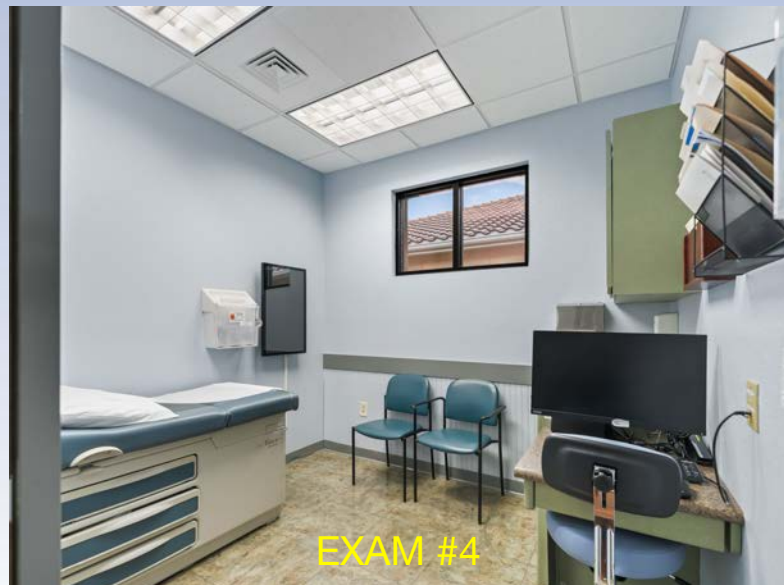
EXAM #1



EXAM #2



EXAM #3



EXAM #4

Interior Photos



INFUSION ROOM



OFFICE



OFFICE



HALL

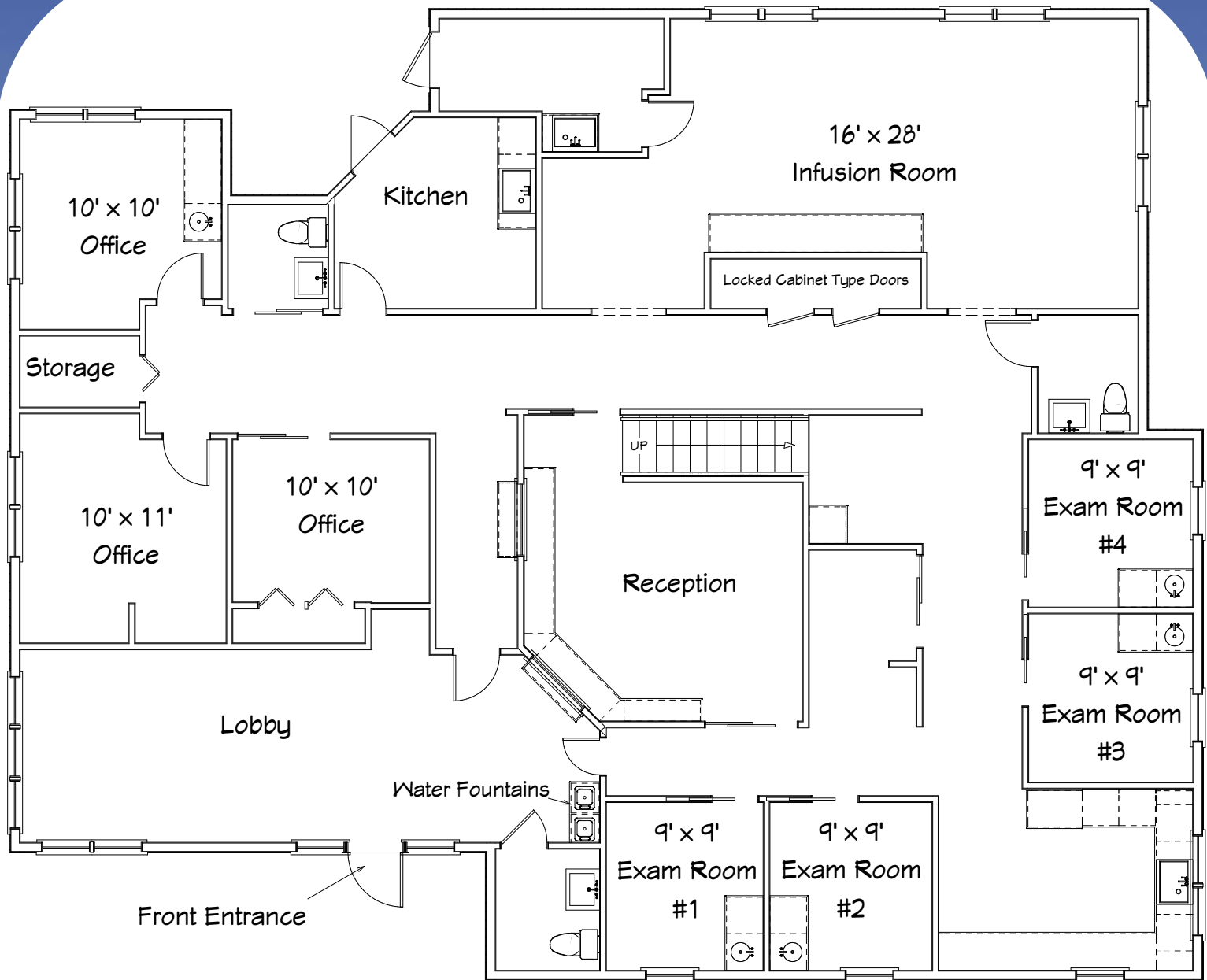


RECEPTION



NURSES STATION / OFFICE

Floor Diagram



Disclosure: All measurements are estimated-not precise and are for example only. There may be differences between diagram and actual results.



Demographic and Income Profile

1503 Buenos Aires Blvd, Lady Lake, Florida, 32159 2
 1503 Buenos Aires Blvd, Lady Lake, Florida, 32159
 Ring: 5 mile radius

Prepared by Esri
 Latitude: 28.95245
 Longitude: -81.96311

Summary	Census 2010		Census 2020		2024		2029			
Population	76,827		83,953		87,221		93,181			
Households	40,570		45,725		47,552		51,256			
Families	27,768		27,758		28,360		30,382			
Average Household Size	1.89		1.83		1.82		1.81			
Owner Occupied Housing Units	37,045		40,141		41,860		46,037			
Renter Occupied Housing Units	3,525		5,584		5,692		5,219			
Median Age	67.7		71.7		72.7		73.7			
Trends: 2024-2029 Annual Rate			Area		State		National			
Population			1.33%		0.93%		0.38%			
Households			1.51%		1.15%		0.64%			
Families			1.39%		1.12%		0.56%			
Owner HHs			1.92%		1.66%		0.97%			
Median Household Income			2.12%		3.25%		2.95%			
					2024		2029			
Households by Income					Number	Percent	Number	Percent		
<\$15,000					2,797	5.9%	2,478	4.8%		
\$15,000 - \$24,999					2,818	5.9%	2,241	4.4%		
\$25,000 - \$34,999					5,170	10.9%	4,467	8.7%		
\$35,000 - \$49,999					5,000	10.5%	4,647	9.1%		
\$50,000 - \$74,999					8,709	18.3%	8,982	17.5%		
\$75,000 - \$99,999					9,162	19.3%	10,338	20.2%		
\$100,000 - \$149,999					8,462	17.8%	10,630	20.7%		
\$150,000 - \$199,999					3,140	6.6%	4,483	8.7%		
\$200,000+					2,295	4.8%	2,991	5.8%		
Median Household Income					\$72,147		\$80,144			
Average Household Income					\$89,709		\$103,147			
Per Capita Income					\$48,809		\$56,618			
			Census 2010		Census 2020		2024		2029	
Population by Age			Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4			1,137	1.5%	1,111	1.3%	1,166	1.3%	1,243	1.3%
5 - 9			1,220	1.6%	1,439	1.7%	1,329	1.5%	1,347	1.4%
10 - 14			1,247	1.6%	1,412	1.7%	1,333	1.5%	1,284	1.4%
15 - 19			1,183	1.5%	1,399	1.7%	1,392	1.6%	1,327	1.4%
20 - 24			1,039	1.4%	1,213	1.4%	1,322	1.5%	1,368	1.5%
25 - 34			2,314	3.0%	2,785	3.3%	2,814	3.2%	3,123	3.4%
35 - 44			2,878	3.7%	2,933	3.5%	3,161	3.6%	3,370	3.6%
45 - 54			4,491	5.8%	4,506	5.4%	4,057	4.7%	3,947	4.2%
55 - 64			14,869	19.4%	9,762	11.6%	9,480	10.9%	9,053	9.7%
65 - 74			28,508	37.1%	25,799	30.7%	24,324	27.9%	24,370	26.2%
75 - 84			14,786	19.2%	25,256	30.1%	29,233	33.5%	31,729	34.1%
85+			3,154	4.1%	6,338	7.5%	7,611	8.7%	11,020	11.8%
			Census 2010		Census 2020		2024		2029	
Race and Ethnicity			Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone			73,386	95.5%	76,153	90.7%	78,238	89.7%	82,758	88.8%
Black Alone			1,594	2.1%	1,798	2.1%	2,021	2.3%	2,312	2.5%
American Indian Alone			133	0.2%	145	0.2%	157	0.2%	169	0.2%
Asian Alone			687	0.9%	1,077	1.3%	1,311	1.5%	1,585	1.7%
Pacific Islander Alone			24	0.0%	33	0.0%	37	0.0%	47	0.1%
Some Other Race Alone			473	0.6%	1,211	1.4%	1,400	1.6%	1,604	1.7%
Two or More Races			530	0.7%	3,538	4.2%	4,057	4.7%	4,707	5.1%
Hispanic Origin (Any Race)			2,205	2.9%	3,945	4.7%	4,697	5.4%	5,507	5.9%

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.

May 23, 2025

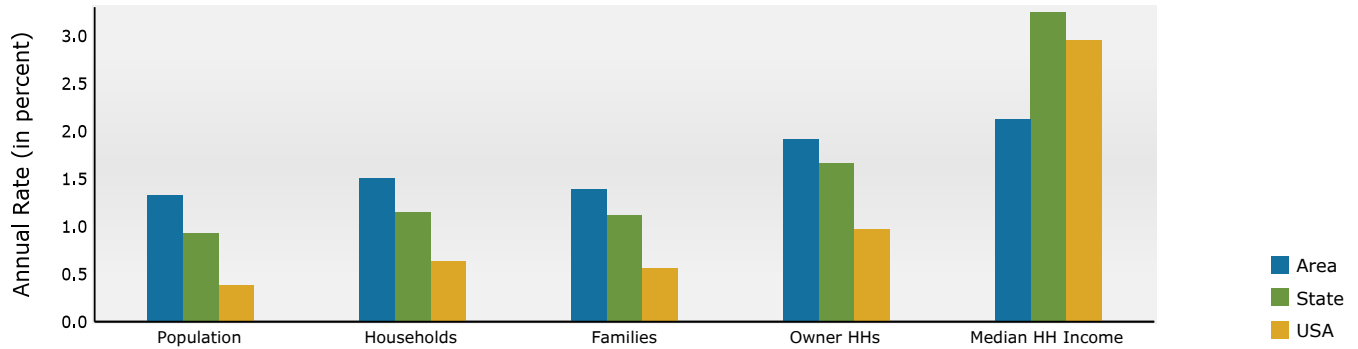


Demographic and Income Profile

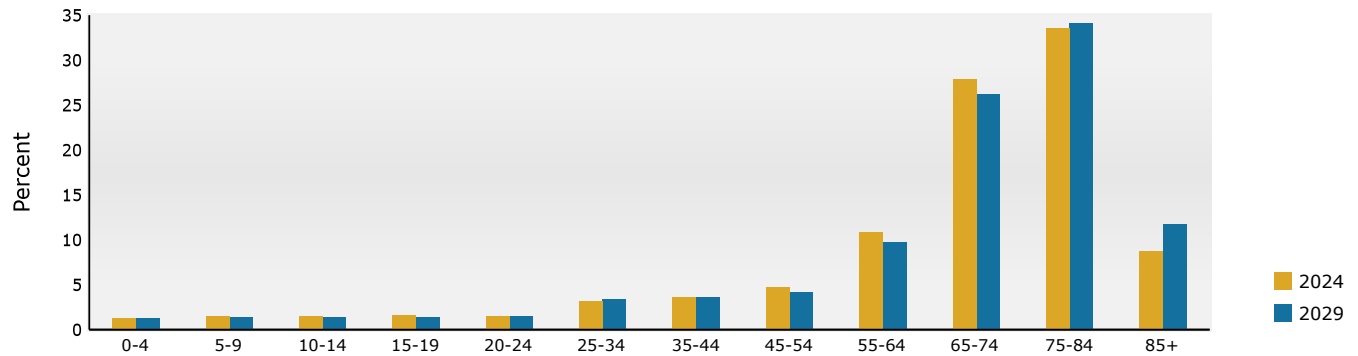
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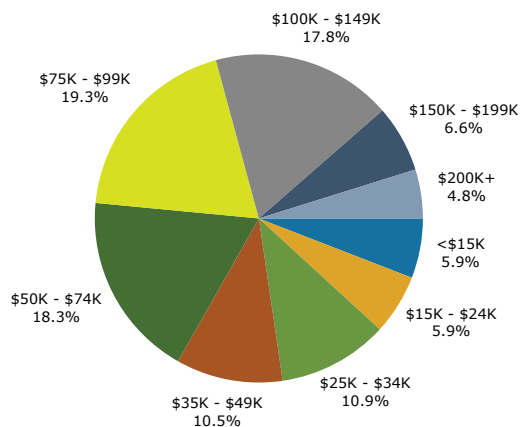
Trends 2024-2029



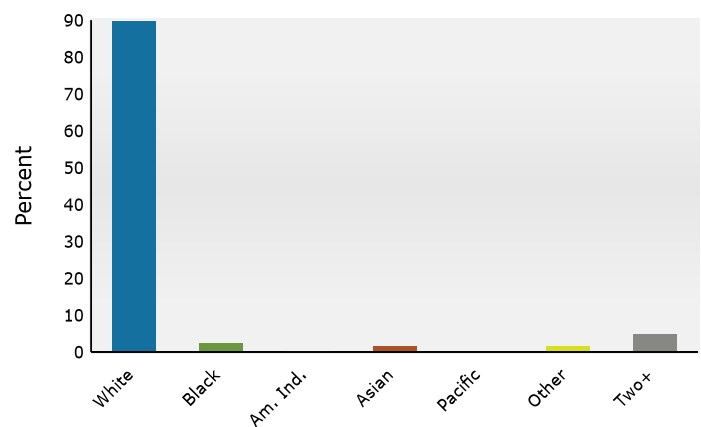
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 5.4%

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

May 23, 2025

Medical Expenditures



Medical Expenditures

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Demographic Summary		2024	2029
Population		87,221	93,181
Households		47,552	51,256
Families		28,360	30,382
Median Household Income		\$72,147	\$80,144
Males per 100 Females		85.0	85.1
Population by Age			
Population <5 Years		1.3%	1.3%
Population 65+ Years		70.1%	72.0%
Median Age		72.7	73.7
	Spending Potential Index	Average Amount Spent	Total
Health Care	90	\$6,956.15	\$330,778,908
Medical Care	91	\$2,446.05	\$116,314,753
Physician Services	86	\$283.95	\$13,502,453
Dental Services	90	\$452.77	\$21,530,021
Eyecare Services	104	\$97.44	\$4,633,561
Lab Tests, X-rays	74	\$64.43	\$3,063,949
Hospital Room and Hospital Services	77	\$216.39	\$10,289,555
Convalescent or Nursing Home Care	122	\$54.31	\$2,582,684
Other Medical Services (1)	79	\$163.57	\$7,777,943
Nonprescription Drugs	97	\$172.26	\$8,191,216
Prescription Drugs	88	\$366.13	\$17,410,225
Nonprescription Vitamins	100	\$161.27	\$7,668,916
Medicare Prescription Drug Premium	128	\$169.57	\$8,063,470
Eyeglasses and Contact Lenses	80	\$100.52	\$4,779,707
Hearing Aids	115	\$40.89	\$1,944,357
Medical Equipment for General Use	97	\$9.70	\$461,176
Other Medical Supplies/Equipment (2)	100	\$92.86	\$4,415,517
Health Insurance	90	\$4,510.10	\$214,464,155
Blue Cross/Blue Shield	73	\$981.11	\$46,653,540
Fee for Service Health Plan	77	\$762.11	\$36,239,687
HMO	68	\$515.96	\$24,534,986
Medicare Payments	123	\$1,398.88	\$66,519,500
Long Term Care Insurance	123	\$83.13	\$3,952,809
Dental Care Insurance	80	\$143.68	\$6,832,292
Vision Care Insurance	75	\$33.25	\$1,581,160
Prescription Drug Insurance	102	\$7.72	\$367,114
Other Single Service Insurance (3)	97	\$15.11	\$718,337
Medicaid Premiums	58	\$6.55	\$311,430
Tricare/Military Premiums	89	\$10.39	\$493,909
Children's Health Ins Program Premiums	58	\$0.59	\$28,138

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 23, 2025

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