

1.86 Acres - Stonecrest

RETAIL | MEDICAL PARK | SENIOR LIVING

Hwy 441 & 173rd St, Summerfield, FL 34491

Offered at: \$1,400,000



Lake Weir

**FLOOR
DECOR &**

Highpoint at Stonecrest

Independent Living | Assisted Living | Memory Care

1.86 Acres

441



Exclusively Listed By:

FRAN DANN-AKIN, SIOR

8550 NE 138th Lane, Suite 2000

The Villages, FL 32159

fran@franakin.com

Direct: (352) 266-7795



Executive Summary

- \$1,400,000
- Parcel 3
- Marion County Parcel ID 6200-100-003
- 1.86 AC
- Zoning PUD
- AADT: 38,000 cars per day (FDOT)

STONECREST Retail • Medical Park • Senior Living is a 25.54 Acre Planned Unit Development which currently features golf cart access to Stonecrest, The Villages and Spruce Creek South which is home to a population of over 200,000 within a 10 mile radius. The site is located on the east side of Highway 441/27, which is the predominant commercial corridor of the area with an Average Daily Traffic Count of over 37,500 trips.

This site has the highest elevation on Highway 441/27, offering excellent visibility and access. It is within 1 mile of The Villages, which is reported to be the Fastest Growing Metro Area in the United States. It is located 1.5 miles from UF Health Villages Hospital. Area Major Retailers: Floor & Decor, Walmart, 3 Publix, Sam's Club, Target, Lowes, Home Depot, Best Buy, Aldi, Belk, Bed Bath & Beyond, Kohl's, Target - naming just a few. Many outstanding restaurants and every convenience make this area most popular!

The sites have interior roads in place with water and sewer provided by Marion County. The property is cleared and filled to grade and has off-site drainage ponds. A Hard Corner has been approved by The Florida Department of Transportation for a new traffic light with funds already allocated for installation in an escrow account and will be installed concurrently with the development of the site.

Stonecrest is home to the all new "Inspired Senior Living of Summerfield" featuring 282,000 Sq Ft low-rise, offering residents 150 units of Independent Living / 60 units of Assisting Living / 40 units for Memory Care and joins many other outstanding medical-professional offices and retail.

Aerial



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(352) 266-7795

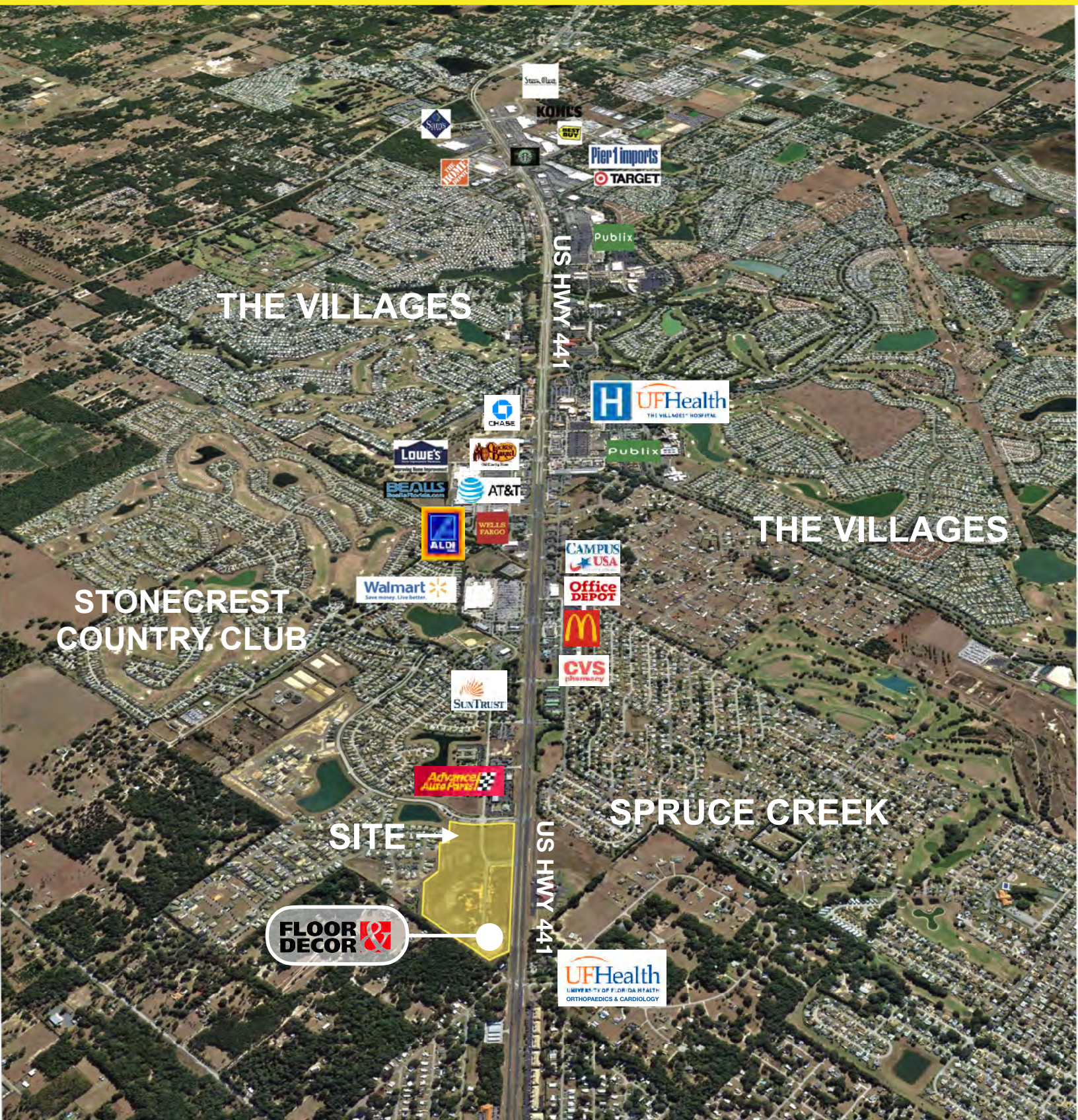


Aerial



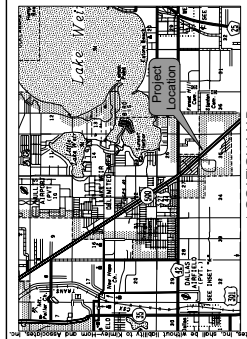
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LEGAL DESCRIPTION
STONORREST CENTER PHASE IV PARTIAL RE—PAT. P.B. 11, PGS. 197-198

[illegible]

CORNER LOTS ON SE 109 TERRACE ROAD ARE RECOMMENDED TO PROVIDE SHARED-USE DRIVEWAYS WITH ADJACENT LOTS AND SHALL BE COORDINATED WITH MARION COUNTY TRANSPORTATION DEPARTMENT AT INDIVIDUAL LOT SITE PLAN REVIEW.

SECTION B-B

CONSTRUCTED AT THE
OF INDIVIDUAL LOT
IMPROVEMENTS



EQUVALE
LANDSCAF

STACKED
BLOCK WALL

1



Demographic and Income Profile

2901-2913 SE 173rd St
2901-2913 SE 173rd St, Summerfield, Florida, 34491
Ring: 5 mile radius

Prepared by Esri
Latitude: 28.97095
Longitude: -81.97415

Summary	Census 2010		Census 2020		2023	2028
Population	72,033		78,223		79,241	81,348
Households	38,046		42,512		43,523	45,273
Families	25,950		25,654		26,959	27,415
Average Household Size	1.89		1.83		1.81	1.79
Owner Occupied Housing Units	34,917		37,362		37,854	39,671
Renter Occupied Housing Units	3,127		5,150		5,669	5,603
Median Age	68.1		71.7		71.1	73.5
Trends: 2023-2028 Annual Rate	Area		State		National	
Population	0.53%		0.63%		0.30%	
Households	0.79%		0.77%		0.49%	
Families	0.34%		0.74%		0.44%	
Owner HHs	0.94%		0.93%		0.66%	
Median Household Income	2.49%		3.34%		2.57%	
Households by Income			2023		2028	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	2,932	6.7%	2,617	5.8%		
\$15,000 - \$24,999	3,455	7.9%	2,888	6.4%		
\$25,000 - \$34,999	4,641	10.7%	3,968	8.8%		
\$35,000 - \$49,999	6,022	13.8%	5,535	12.2%		
\$50,000 - \$74,999	9,515	21.9%	9,796	21.6%		
\$75,000 - \$99,999	7,445	17.1%	8,384	18.5%		
\$100,000 - \$149,999	5,766	13.2%	7,016	15.5%		
\$150,000 - \$199,999	2,418	5.6%	3,366	7.4%		
\$200,000+	1,328	3.1%	1,704	3.8%		
Median Household Income	\$59,765		\$67,570			
Average Household Income	\$80,000		\$91,662			
Per Capita Income	\$43,863		\$50,934			
Population by Age	Census 2010		Census 2020		2023	2028
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,031	1.4%	1,098	1.4%	990	1.2%
5 - 9	1,114	1.5%	1,375	1.8%	1,087	1.4%
10 - 14	1,161	1.6%	1,299	1.7%	1,138	1.4%
15 - 19	1,104	1.5%	1,324	1.7%	1,099	1.4%
20 - 24	993	1.4%	1,168	1.5%	1,062	1.3%
25 - 34	2,138	3.0%	2,690	3.4%	2,408	3.0%
35 - 44	2,661	3.7%	2,802	3.6%	2,569	3.2%
45 - 54	4,168	5.8%	4,319	5.5%	3,258	4.1%
55 - 64	13,037	18.1%	9,138	11.7%	9,267	11.7%
65 - 74	26,776	37.2%	23,229	29.7%	29,917	37.8%
75 - 84	14,759	20.5%	23,554	30.1%	21,298	26.9%
85+	3,090	4.3%	6,225	8.0%	5,147	6.5%
Race and Ethnicity	Census 2010		Census 2020		2023	2028
	Number	Percent	Number	Percent	Number	Percent
White Alone	68,976	95.8%	71,050	90.8%	71,774	90.6%
Black Alone	1,382	1.9%	1,592	2.0%	1,636	2.1%
American Indian Alone	125	0.2%	139	0.2%	144	0.2%
Asian Alone	586	0.8%	959	1.2%	972	1.2%
Pacific Islander Alone	14	0.0%	31	0.0%	33	0.0%
Some Other Race Alone	435	0.6%	1,129	1.4%	1,194	1.5%
Two or More Races	514	0.7%	3,323	4.2%	3,488	4.4%
Hispanic Origin (Any Race)	2,149	3.0%	3,721	4.8%	3,970	5.0%

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 14, 2024

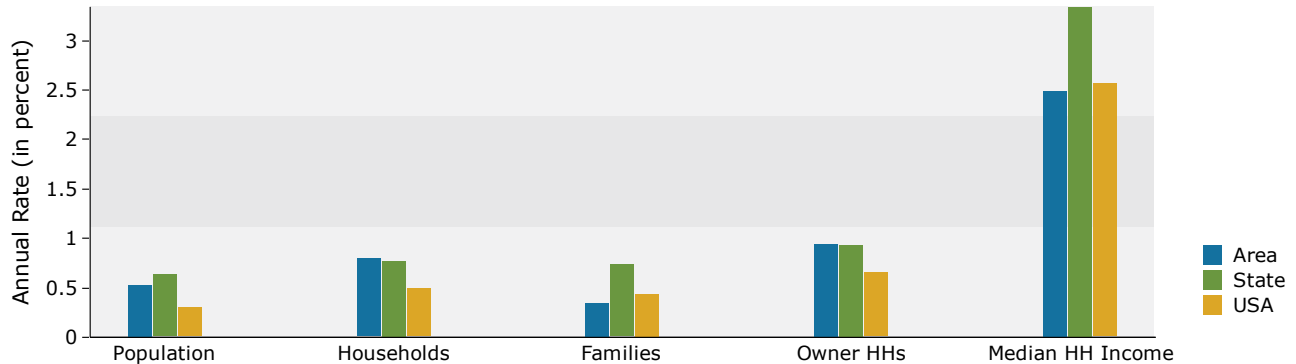


Demographic and Income Profile

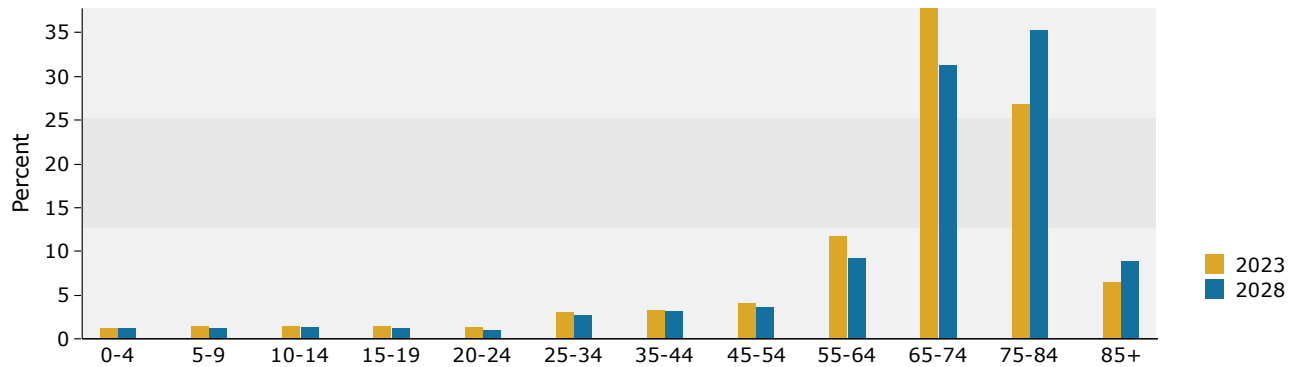
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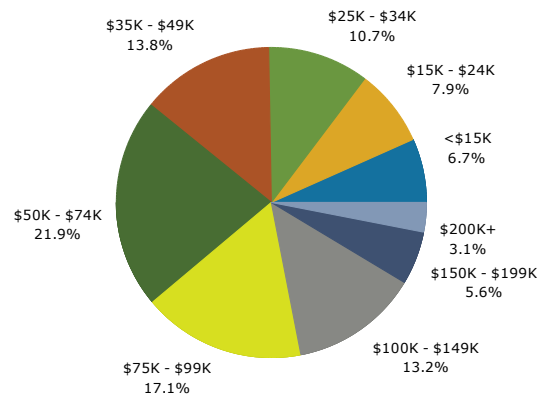
Trends 2023-2028



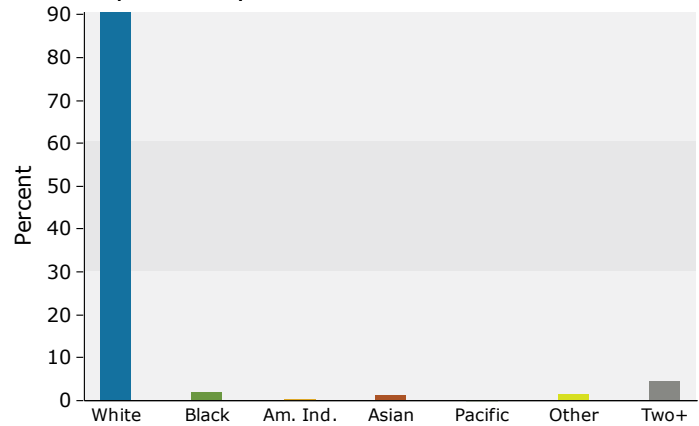
Population by Age



2023 Household Income



2023 Population by Race



2023 Percent Hispanic Origin: 5.0%

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

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Retail Goods and Services Expenditures

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Top Tapestry Segments	Percent	Demographic Summary	2023	2028
The Elders (9C)	84.8%	Population	79,241	81,348
Senior Escapes (9D)	6.1%	Households	43,523	45,273
Heartland Communities (6F)	3.8%	Families	26,959	27,415
Down the Road (10D)	2.3%	Median Age	71.1	73.5
Rooted Rural (10B)	1.1%	Median Household Income	\$59,765	\$67,570
		Spending Potential Index	Average Amount Spent	Total
Apparel and Services				
Men's		68	\$1,493.93	\$65,020,149
Women's		79	\$323.92	\$14,098,117
Children's		73	\$546.98	\$23,806,200
Footwear		51	\$170.62	\$7,425,852
Watches & Jewelry		62	\$310.43	\$13,510,733
Apparel Products and Services (1)		63	\$106.04	\$4,615,051
Computer				
Computers and Hardware for Home Use		81	\$35.94	\$1,564,196
Portable Memory		72	\$184.11	\$8,012,925
Computer Software		69	\$3.16	\$137,539
Computer Accessories		74	\$10.67	\$464,390
Entertainment & Recreation				
Fees and Admissions		85	\$21.35	\$929,409
Membership Fees for Clubs (2)		78	\$2,957.58	\$128,722,590
Fees for Participant Sports, excl. Trips		75	\$534.81	\$23,276,540
Tickets to Theatre/Operas/Concerts		76	\$212.43	\$9,245,600
Tickets to Movies		102	\$122.46	\$5,329,907
Tickets to Parks or Museums		81	\$44.31	\$1,928,479
Admission to Sporting Events, excl. Trips		73	\$20.21	\$879,384
Fees for Recreational Lessons		67	\$18.63	\$810,796
Dating Services		59	\$34.48	\$1,500,756
TV/Video/Audio		56	\$81.66	\$3,554,231
Cable and Satellite Television Services		59	\$0.63	\$27,387
Televisions		81	\$1,101.35	\$47,933,930
Satellite Dishes		88	\$759.52	\$33,056,645
VCRs, Video Cameras, and DVD Players		75	\$109.30	\$4,757,149
Miscellaneous Video Equipment		58	\$1.00	\$43,527
Video Cassettes and DVDs		69	\$3.33	\$145,143
Video Game Hardware/Accessories		72	\$9.14	\$397,717
Video Game Software		81	\$5.28	\$229,608
Rental/Streaming/Downloaded Video		55	\$22.15	\$963,896
Installation of Televisions		59	\$11.51	\$500,979
Audio (3)		66	\$81.54	\$3,548,769
Rental and Repair of TV/Radio/Sound Equipment		86	\$1.39	\$60,460
Pets		70	\$95.18	\$4,142,304
Toys/Games/Crafts/Hobbies (4)		73	\$2.02	\$87,733
Recreational Vehicles and Fees (5)		82	\$751.88	\$32,724,163
Sports/Recreation/Exercise Equipment (6)		70	\$110.91	\$4,826,997
Photo Equipment and Supplies (7)		64	\$96.75	\$4,210,825
Reading (8)		71	\$199.72	\$8,692,388
Catered Affairs (9)		68	\$31.93	\$1,389,690
Food				
Food at Home		92	\$116.26	\$5,059,792
Bakery and Cereal Products		46	\$13.98	\$608,263
Meats, Poultry, Fish, and Eggs		75	\$7,901.57	\$343,900,225
Dairy Products		77	\$5,222.62	\$227,304,201
Fruits and Vegetables		76	\$670.40	\$29,177,604
Snacks and Other Food at Home (10)		77	\$1,126.52	\$49,029,595
Food Away from Home		79	\$517.58	\$22,526,586
Alcoholic Beverages		78	\$1,042.60	\$45,376,939
		76	\$1,865.53	\$81,193,477
		72	\$2,678.95	\$116,596,024
		81	\$546.32	\$23,777,405

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. This report is not a comprehensive list of all consumer spending variables therefore the variables in each section may not sum to totals.

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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	Spending Potential Index	Average Amount Spent	Total
Financial			
Value of Stocks/Bonds/Mutual Funds	87	\$34,068.12	\$1,482,746,678
Value of Retirement Plans	83	\$118,064.83	\$5,138,535,564
Value of Other Financial Assets	93	\$7,965.08	\$346,664,088
Vehicle Loan Amount excluding Interest	69	\$2,523.32	\$109,822,259
Value of Credit Card Debt	72	\$2,282.58	\$99,344,625
Health			
Nonprescription Drugs	89	\$152.05	\$6,617,700
Prescription Drugs	93	\$343.29	\$14,940,847
Eyeglasses and Contact Lenses	76	\$84.78	\$3,690,021
Home			
Mortgage Payment and Basics (11)	76	\$9,835.01	\$428,048,950
Maintenance and Remodeling Services	91	\$3,451.41	\$150,215,716
Maintenance and Remodeling Materials (12)	81	\$633.86	\$27,587,550
Utilities, Fuel, and Public Services	78	\$4,523.66	\$196,883,306
Household Furnishings and Equipment			
Household Textiles (13)	77	\$93.68	\$4,077,333
Furniture	77	\$635.82	\$27,672,643
Rugs	82	\$34.07	\$1,482,894
Major Appliances (14)	80	\$423.61	\$18,436,737
Housewares (15)	82	\$87.83	\$3,822,514
Small Appliances	73	\$53.11	\$2,311,369
Luggage	76	\$10.88	\$473,350
Telephones and Accessories	78	\$84.33	\$3,670,466
Household Operations			
Child Care	47	\$240.92	\$10,485,777
Lawn and Garden (16)	87	\$582.29	\$25,342,803
Moving/Storage/Freight Express	80	\$71.95	\$3,131,682
Housekeeping Supplies (17)	83	\$774.04	\$33,688,526
Insurance			
Owners and Renters Insurance	84	\$657.53	\$28,617,735
Vehicle Insurance	77	\$1,664.28	\$72,434,303
Life/Other Insurance	78	\$541.21	\$23,555,032
Health Insurance	87	\$4,319.86	\$188,013,213
Personal Care Products (18)	78	\$429.78	\$18,705,126
School Books and Supplies (19)	70	\$93.83	\$4,083,596
Smoking Products	66	\$284.67	\$12,389,536
Transportation			
Payments on Vehicles excluding Leases	69	\$2,073.79	\$90,257,713
Gasoline and Motor Oil	72	\$1,822.53	\$79,322,091
Vehicle Maintenance and Repairs	78	\$1,025.96	\$44,652,644
Travel			
Airline Fares	76	\$356.14	\$15,500,257
Lodging on Trips	74	\$532.26	\$23,165,688
Auto/Truck Rental on Trips	74	\$58.94	\$2,565,242
Food and Drink on Trips	74	\$416.57	\$18,130,487

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- (1) **Apparel Products and Services** includes shoe repair and other shoe services, apparel laundry and dry cleaning, alteration, repair and tailoring of apparel, clothing rental and storage, and watch and jewelry repair.
- (2) **Membership Fees for Clubs** includes membership fees for social, recreational, and health clubs.
- (3) **Audio** includes satellite radio service, radios, stereos, sound components, equipment and accessories, digital audio players, records, CDs, audio tapes, streaming/downloaded audio, musical instruments and accessories, and rental and repair of musical instruments.
- (4) **Toys and Games** includes toys, games, arts and crafts, tricycles, playground equipment, arcade games, online entertainment and games, and stamp and coin collecting.
- (5) **Recreational Vehicles & Fees** includes docking and landing fees for boats and planes, payments on boats, trailers, campers and RVs, rental of boats, trailers, campers and RVs, and camp fees.
- (6) **Sports/Recreation/Exercise Equipment** includes exercise equipment and gear, game tables, bicycles, camping equipment, hunting and fishing equipment, winter sports equipment, water sports equipment, other sports equipment, and rental/repair of sports/recreation/exercise equipment.
- (7) **Photo Equipment and Supplies** includes film, film processing, photographic equipment, rental and repair of photo equipment, and photographer fees.
- (8) **Reading** includes digital book readers, books, magazine and newspaper subscriptions, and single copies of magazines and newspapers.
- (9) **Catered Affairs** includes expenses associated with live entertainment and rental of party supplies.
- (10) **Snacks and Other Food at Home** includes candy, chewing gum, sugar, artificial sweeteners, jam, jelly, preserves, margarine, fats and oils, salad dressing, nondairy cream and milk, peanut butter, frozen prepared food, potato chips and other snacks, nuts, salt, spices, seasonings, olives, pickles, relishes, sauces, gravy, other condiments, soup, prepared salad, prepared dessert, baby food, miscellaneous prepared food, and nonalcoholic beverages.
- (11) **Mortgage Payment and Basics** includes mortgage interest, mortgage principal, property taxes, homeowners insurance, and ground rent on owned dwellings.
- (12) **Maintenance and Remodeling Materials** includes supplies/tools/equipment for painting and wallpapering, plumbing supplies and equipment, electrical/heating/AC supplies, materials for roofing/gutters, materials for plaster/panel/siding, materials for patio/fence/brick work, landscaping materials, and insulation materials for owned homes.
- (13) **Household Textiles** includes bathroom linens, bedroom linens, kitchen linens, dining room linens, other linens, curtains, draperies, slipcovers and decorative pillows.
- (14) **Major Appliances** includes dishwashers, disposals, refrigerators, freezers, washers, dryers, stoves, ovens, microwaves, window air conditioners, electric floor cleaning equipment, sewing machines, and miscellaneous appliances.
- (15) **Housewares** includes flatware, dishes, cups glasses, serving pieces, nonelectric cookware, and tableware.
- (16) **Lawn and Garden** includes lawn and garden supplies, equipment and care service, indoor plants, fresh flowers, and repair/rental of lawn and garden equipment.
- (17) **Housekeeping Supplies** includes soaps and laundry detergents, cleaning products, toilet tissue, paper towels, napkins, paper/plastic/foil products, stationery, giftwrap supplies, postage, and delivery services.
- (18) **Personal Care Products** includes hair care products, nonelectric articles for hair, wigs, hairpieces, oral hygiene products, shaving needs, perfume, cosmetics, skincare, bath products, nail products, deodorant, feminine hygiene products, adult diapers, other miscellaneous care products and personal care appliances.
- (19) **School Books and Supplies** includes school books and supplies for college, elementary school, high school, vocational/technical school, preschool and other schools.

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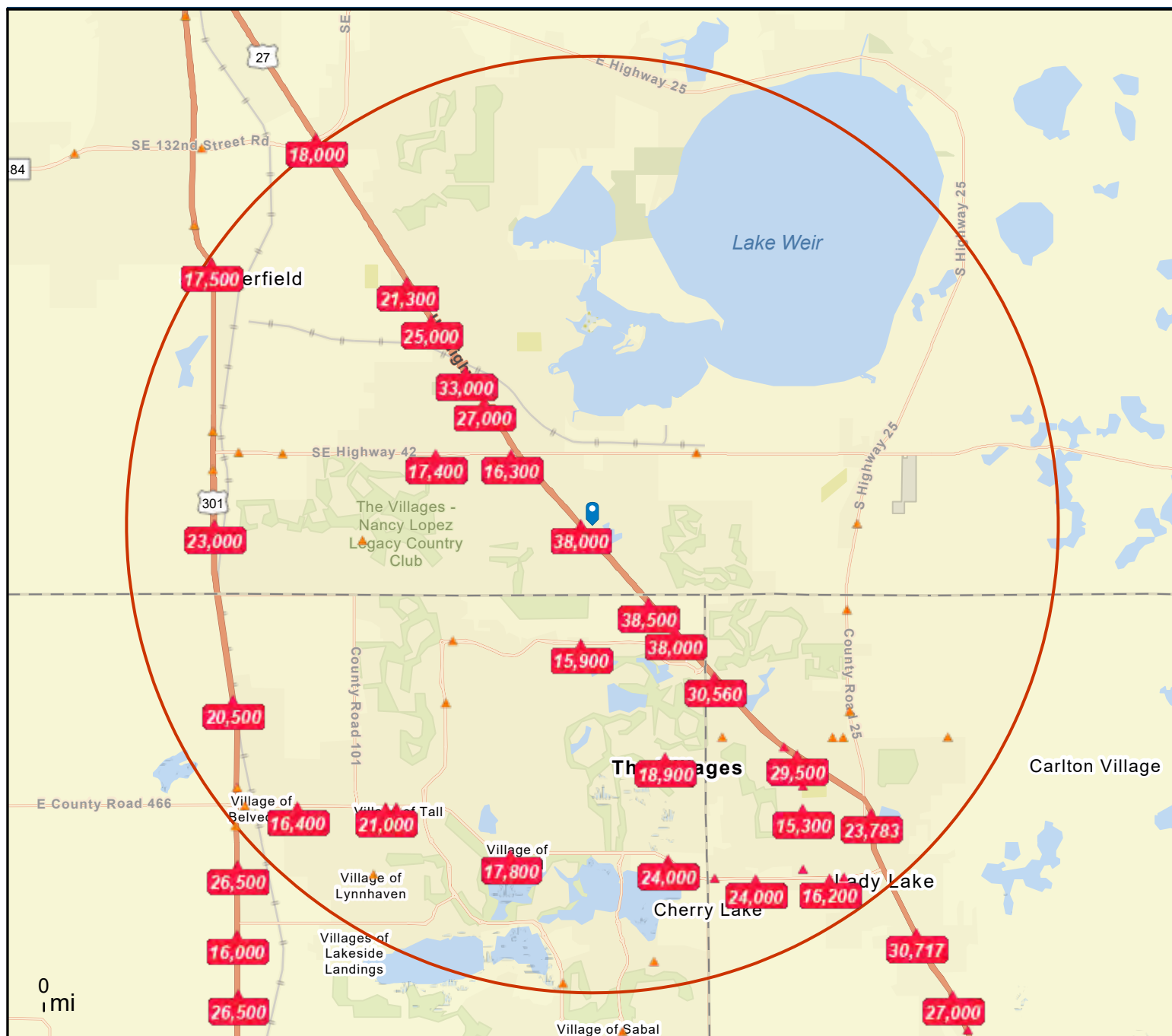
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