

## MEDICAL/PROFESSIONAL OFFICES FOR LEASE

LADY LAKE, FL 32159

# 301 Skyline Dr



### OFFERING SUMMARY

|                  |                      |
|------------------|----------------------|
| Lease Rate:      | Negotiable           |
| Building Size:   | 10,266 SF +/-        |
| Available SF:    | 1,294 - 2,115 SF +/- |
| Lot Size:        | 84,876 SF +/-        |
| Number of Units: | 3                    |
| Year Built:      | 2006                 |
| Zoning:          | HC                   |

### PROPERTY OVERVIEW

1,363 - 2,115 SF +/- of medical/professional office suites are available For Lease in Lady Lake. The suites are located within two medical office buildings surrounded by medical office users including Florida Retina Institute and Fresenius Dialysis. Each suite has its own unique layout perfect for both office and medical office groups. Landlord incentives are available. The property is located right off HWY 441 (30,000 Annual Average Daily Traffic) and moments from Downtown Lady Lake and Fruitland Park.

Suite 301 - 3: 1,294 SF +/- Includes reception, a bathroom, 3 exam rooms (1 with sink), good storage, nurses station, doctors office break room, and nurses station.

Suite 305 - 1: 2,115 SF +/- Includes breakroom, 6 offices, storage, reception, and 2 bathrooms

Suite 305 - 3: 1,363 SF +/- Includes breakroom, a bathroom, 5 offices, large reception, and waiting area

### PROPERTY HIGHLIGHTS

- Move In Ready Medical/Professional Office Suites in Growing Lady Lake!
- Flexible Suite Sizes - Variety of Build Outs!
- Surrounded by Office/Medical Office Users
- 9/1,000 Parking Ratio
- Great Signage Options

PRESENTED BY  
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OFFICE BUILDING

# For Lease

EXTERIOR PHOTOS

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OFFICE BUILDING

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SUITE 301 - 3

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## SUITE 301-3 FLOOR PLAN

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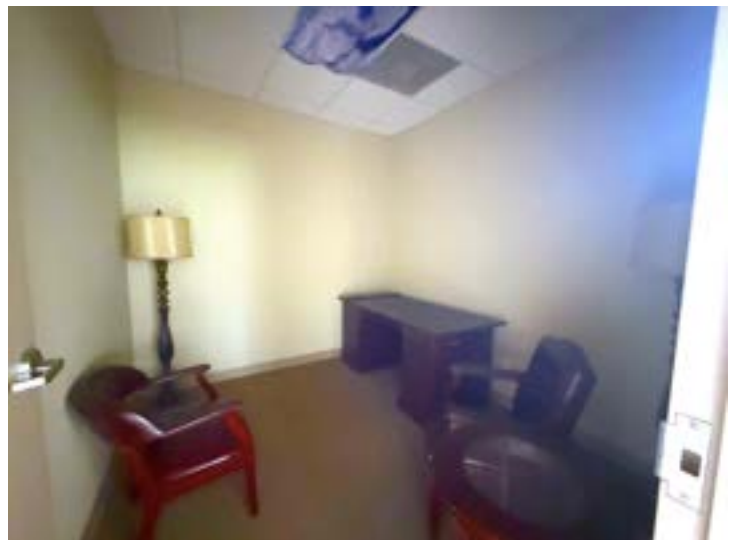
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SUITE 305-1

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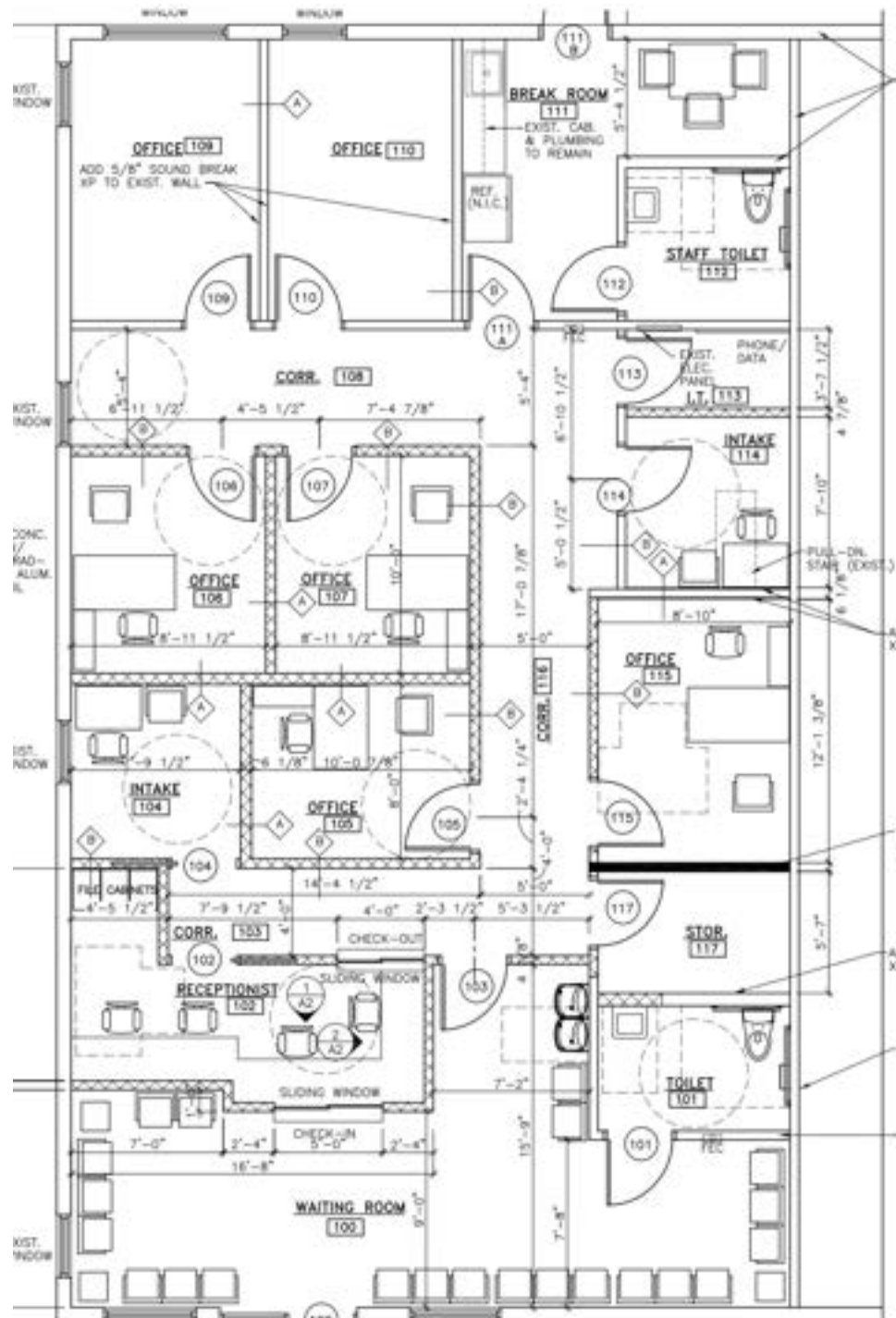
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## SUITE 305-1 FLOOR PLAN

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SUITE 305-3

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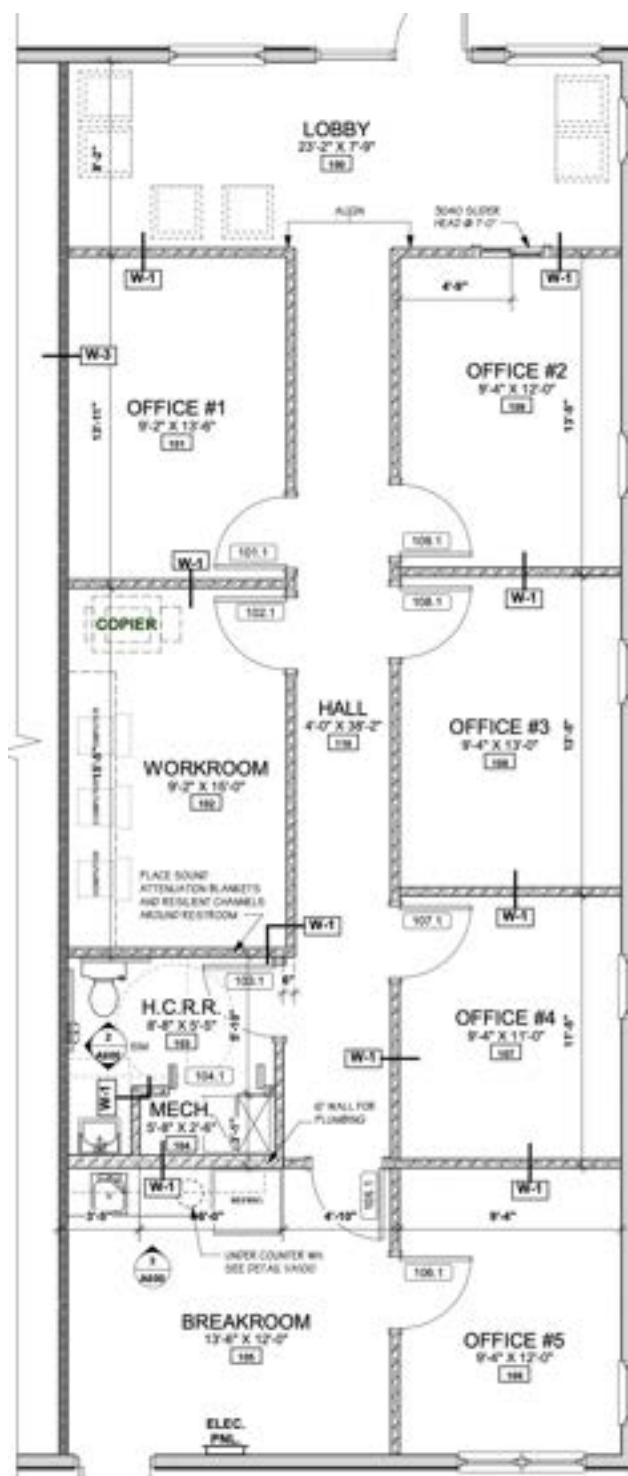
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## SUITE 305-3 FLOOR PLAN

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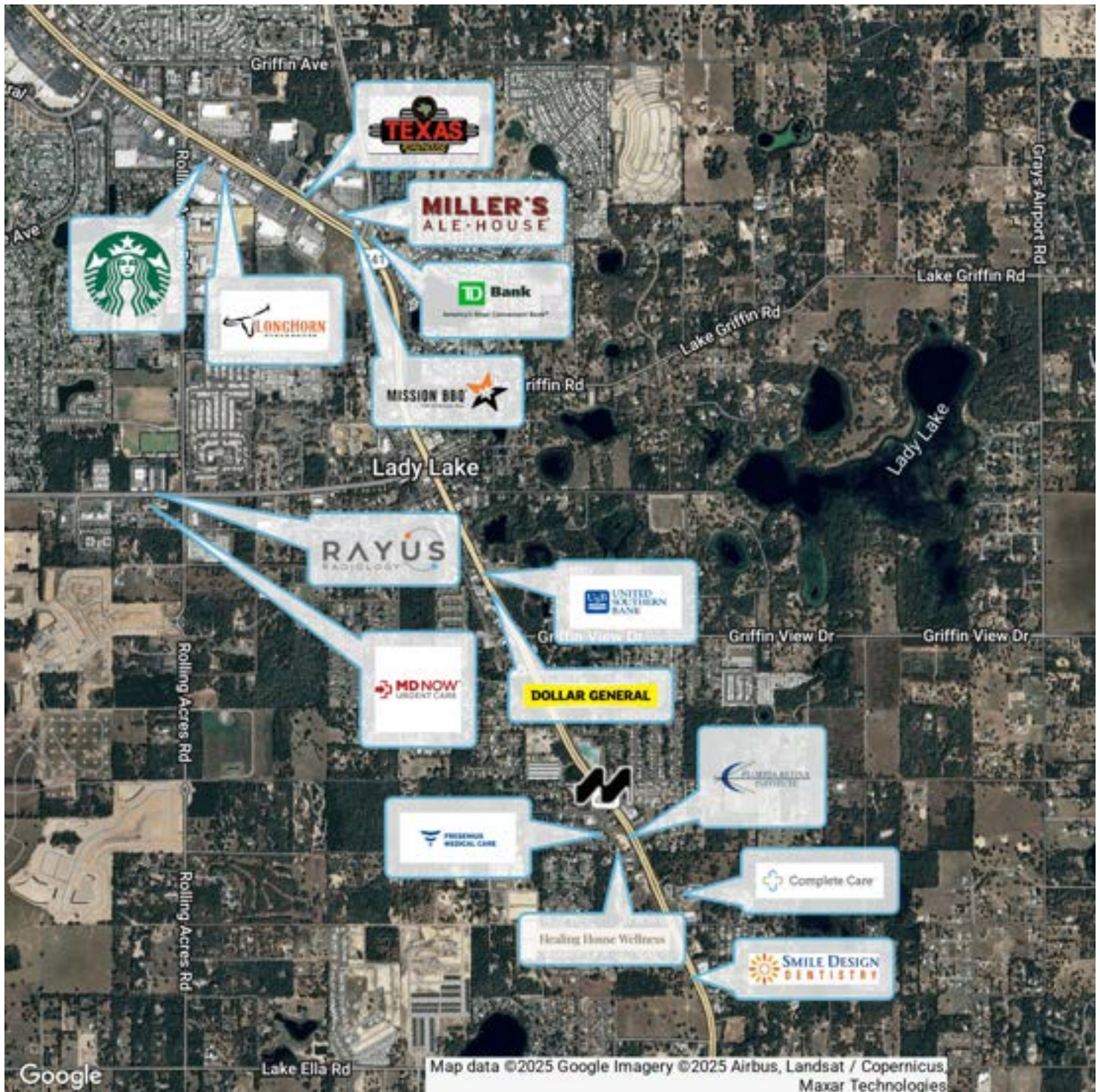
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## LOCATION MAP

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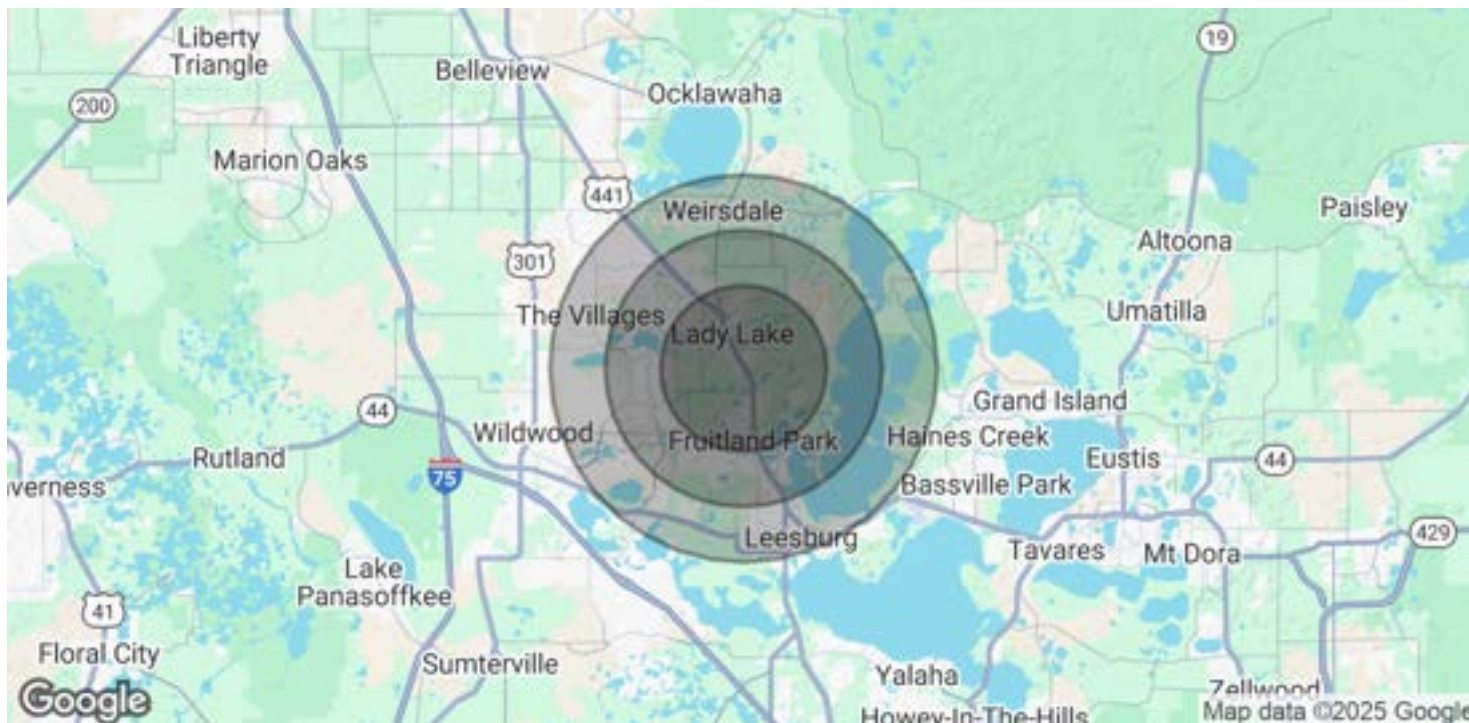
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## DEMOGRAPHICS MAP & REPORT

LADY LAKE, FL 32159

# 301 Skyline Dr



| POPULATION           | 3 MILES | 5 MILES | 7 MILES |
|----------------------|---------|---------|---------|
| Total Population     | 24,954  | 84,988  | 165,429 |
| Average Age          | 55      | 64      | 64      |
| Average Age (Male)   | 54      | 63      | 64      |
| Average Age (Female) | 56      | 64      | 64      |

| HOUSEHOLDS & INCOME | 3 MILES   | 5 MILES   | 7 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 12,073    | 44,816    | 86,810    |
| # of Persons per HH | 2.1       | 1.9       | 1.9       |
| Average HH Income   | \$79,200  | \$85,243  | \$83,339  |
| Average House Value | \$292,416 | \$367,961 | \$373,109 |

Demographics data derived from AlphaMap

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