

# *The Enclave*

PROFESSIONAL OFFICE BUILDINGS

871 Hwy 466, Bldgs. 401 & 801, Lady Lake, FL 32159

*For Lease: \$25-26/sf/yr + NNN*



*Exclusively Listed By:*

**FRAN DANN-AKIN, SIOR**

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The Villages, FL 32159

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Direct: (352) 266-7795





# Executive Summary

## FREE RENT / Medical Office-Professional / Villages Area

### ***Buildings NEWLY completed to Vanilla Shell featuring:***

- ADA Compliant restrooms
- Electrical & plumbing rough ins
- Some demising walls in place
- Acoustical Ceiling
- HVAC units installed and operational
- Ready for your vision to come true!!

Offering Prime Professional Office Buildings at "The Enclave". Located on busy CR 466 with a traffic count of 25,000 (FDOT) cars per day. Convenient to UF Health Villages Hospital, and largest shopping area of The Villages area. Outstanding demographics in area dominated by Medical.

### **Unit 401**

Sq Ft Available: 2,132

### **Unit 801**

Sq Ft Available: 2,271 or 4,542





# *Photos*

*Building 401*



*Building 801*

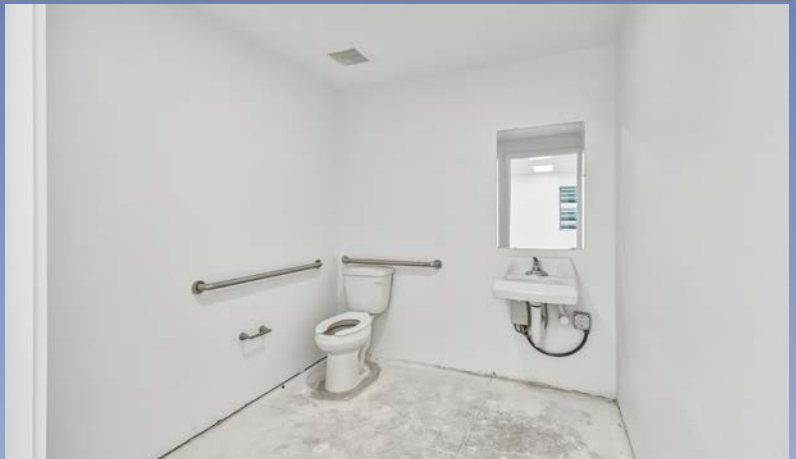






# *Photos*

## *Building 400- Interior*





# Executive Summary



## Unit 401

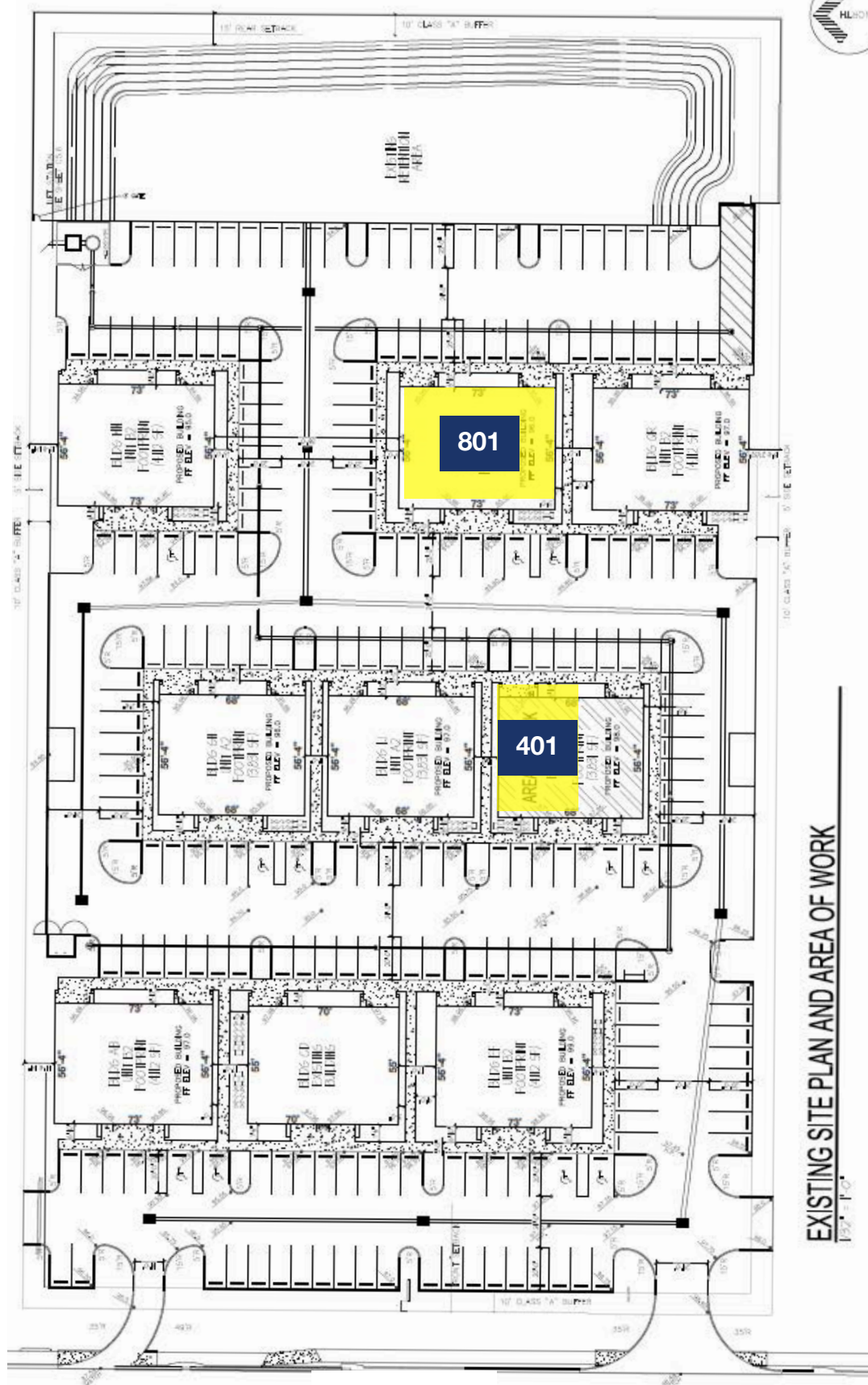
- **\$26/SF/YR + NNN \$TBD**
- 2,130 SF
- Zoned PUD
- Lake County Alt Key # 3928456
- Vanilla Shell
- Common area parking in front of building
- MLS G5073075

Convenient parking around each building.

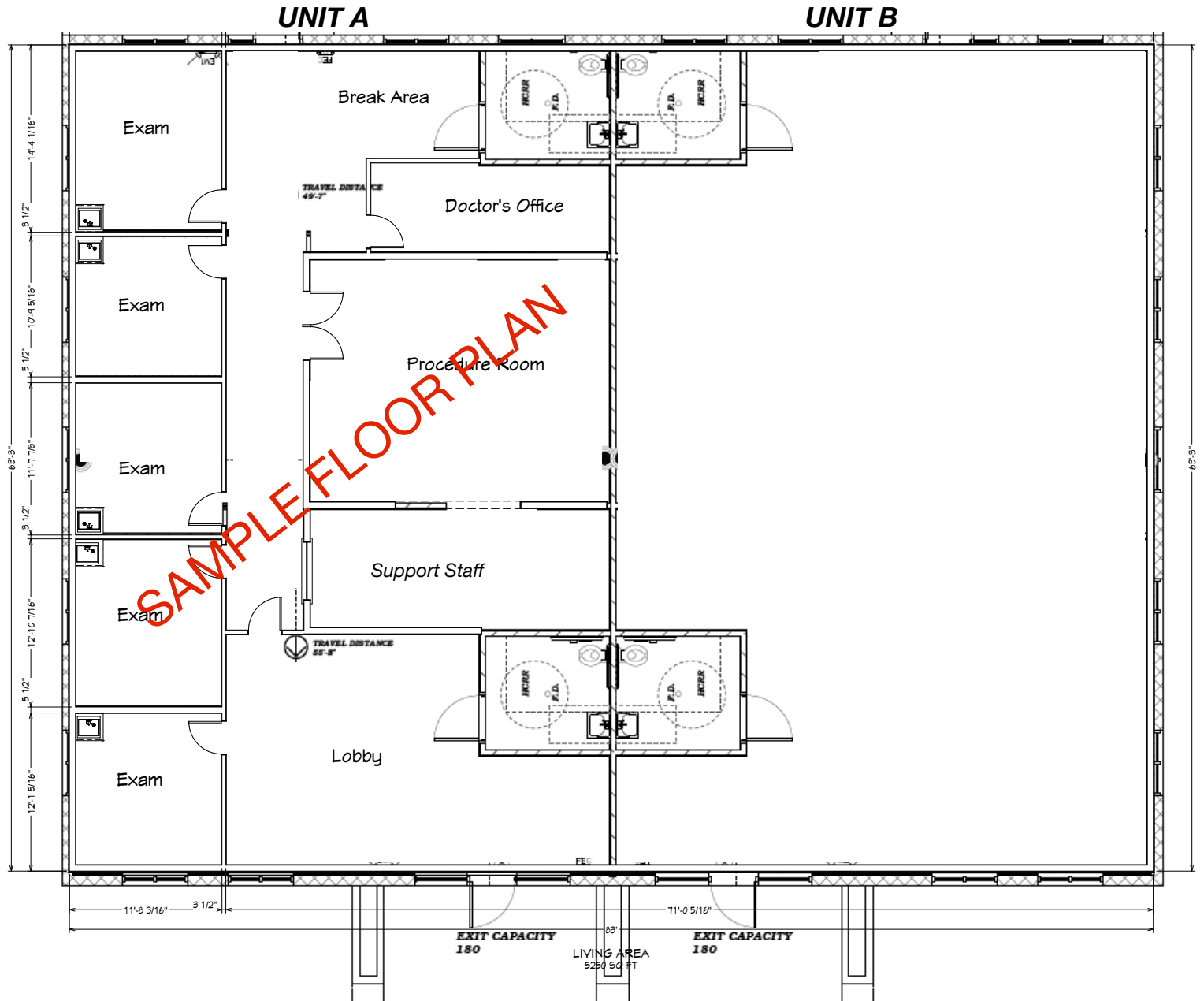


## Unit 801

- **\$25/SF/YR + NNN \$TBD**
- 4,542 SF (divisible to 2,271 SF)
- Zoned PUD
- Lake County Alt Key # 3928460
- Vanilla Shell
- Common area parking in front of building
- MLS G5073118



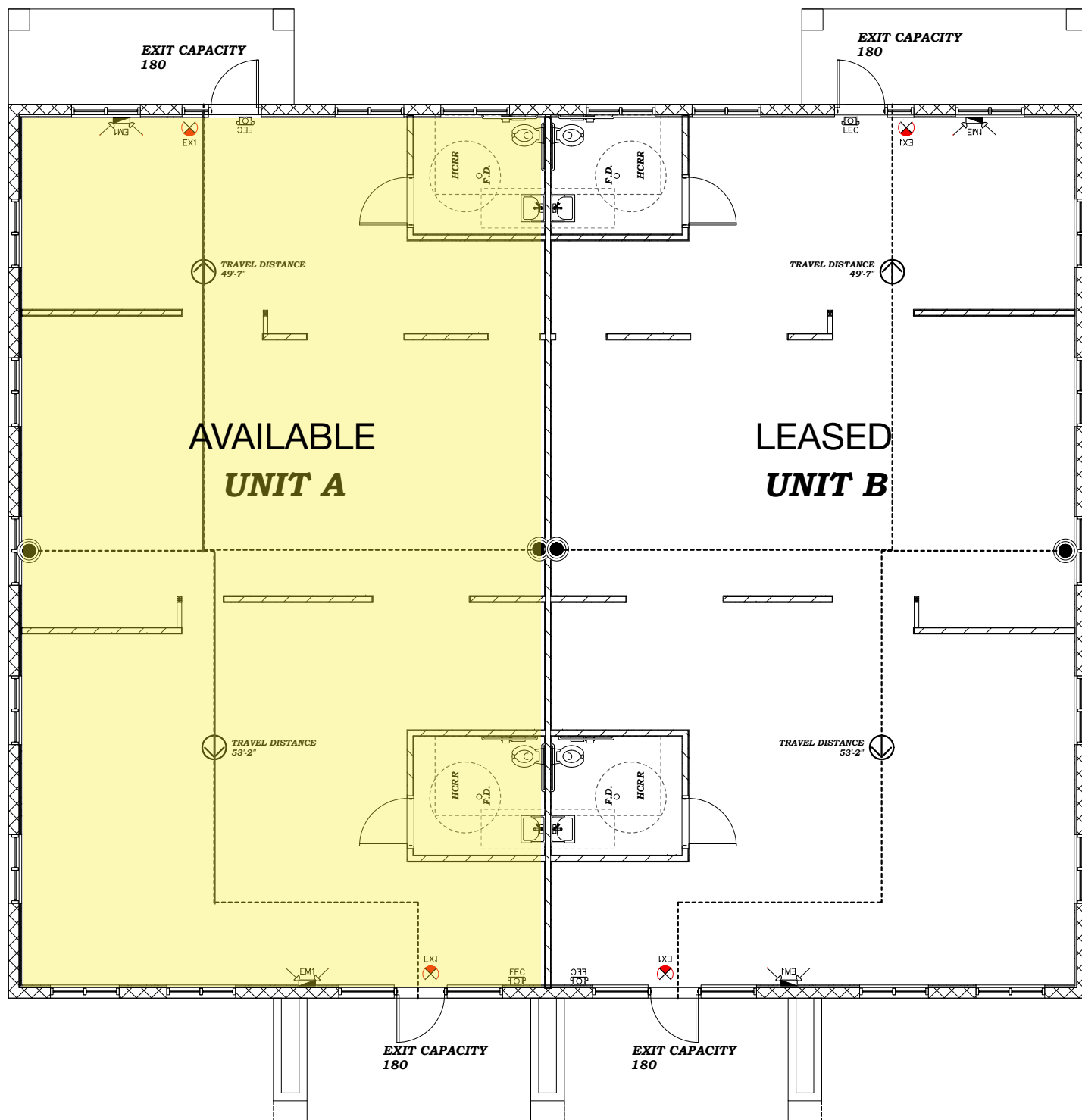
Warm Vanilla Shell ready for your Floor Plan.  
Office or Medical





# Floor Plan - 401

## Vanilla Shell (Includes Restrooms & A/C)



## Demographic and Income Profile

871 Highway 466, Lady Lake, Florida, 32159  
Ring: 5 mile radius

Prepared by Esri  
Latitude: 28.91696  
Longitude: -81.94170

Summary	Census 2010		Census 2020		2024		2029			
Population	81,861		101,303		104,980		113,252			
Households	42,686		54,806		56,778		61,844			
Families	29,328		34,451		35,156		38,146			
Average Household Size	1.91		1.84		1.84		1.82			
Owner Occupied Housing Units	38,878		48,758		50,574		56,102			
Renter Occupied Housing Units	3,808		6,048		6,204		5,742			
Median Age	66.8		71.3		72.2		73.1			
Trends: 2024-2029 Annual Rate			Area		State		National			
Population	1.53%				0.93%		0.38%			
Households	1.72%				1.15%		0.64%			
Families	1.65%				1.12%		0.56%			
Owner HHs	2.10%				1.66%		0.97%			
Median Household Income	1.71%				3.25%		2.95%			
Households by Income					2024		2029			
					Number	Percent	Number	Percent		
<\$15,000					3,072	5.4%	2,708	4.4%		
\$15,000 - \$24,999					2,856	5.0%	2,243	3.6%		
\$25,000 - \$34,999					5,035	8.9%	4,339	7.0%		
\$35,000 - \$49,999					5,975	10.5%	5,449	8.8%		
\$50,000 - \$74,999					10,077	17.7%	10,290	16.6%		
\$75,000 - \$99,999					11,803	20.8%	13,327	21.5%		
\$100,000 - \$149,999					10,121	17.8%	12,733	20.6%		
\$150,000 - \$199,999					4,205	7.4%	6,045	9.8%		
\$200,000+					3,636	6.4%	4,710	7.6%		
Median Household Income					\$77,048		\$83,860			
Average Household Income					\$97,828		\$112,311			
Per Capita Income					\$52,793		\$61,204			
			Census 2010		Census 2020		2024		2029	
Population by Age		Number	Percent	Number	Percent	Number	Percent	Number	Percent	
0 - 4		1,429	1.7%	1,291	1.3%	1,335	1.3%	1,393	1.2%	
5 - 9		1,407	1.7%	1,581	1.6%	1,483	1.4%	1,497	1.3%	
10 - 14		1,466	1.8%	1,670	1.6%	1,556	1.5%	1,535	1.4%	
15 - 19		1,442	1.8%	1,640	1.6%	1,610	1.5%	1,524	1.3%	
20 - 24		1,244	1.5%	1,362	1.3%	1,493	1.4%	1,507	1.3%	
25 - 34		2,688	3.3%	3,079	3.0%	2,986	2.8%	3,235	2.9%	
35 - 44		3,293	4.0%	3,197	3.2%	3,456	3.3%	3,624	3.2%	
45 - 54		5,155	6.3%	4,928	4.9%	4,352	4.1%	4,200	3.7%	
55 - 64		17,083	20.9%	12,267	12.1%	11,607	11.1%	10,905	9.6%	
65 - 74		29,026	35.5%	35,162	34.7%	34,019	32.4%	35,177	31.1%	
75 - 84		14,476	17.7%	28,694	28.3%	33,439	31.9%	37,661	33.3%	
85+		3,153	3.9%	6,432	6.3%	7,644	7.3%	10,994	9.7%	
			Census 2010		Census 2020		2024		2029	
Race and Ethnicity		Number	Percent	Number	Percent	Number	Percent	Number	Percent	
White Alone		77,701	94.9%	92,091	90.9%	94,470	90.0%	101,108	89.3%	
Black Alone		2,191	2.7%	2,665	2.6%	2,997	2.9%	3,423	3.0%	
American Indian Alone		153	0.2%	161	0.2%	175	0.2%	187	0.2%	
Asian Alone		705	0.9%	1,133	1.1%	1,364	1.3%	1,625	1.4%	
Pacific Islander Alone		34	0.0%	49	0.0%	52	0.0%	59	0.1%	
Some Other Race Alone		482	0.6%	1,290	1.3%	1,469	1.4%	1,679	1.5%	
Two or More Races		596	0.7%	3,914	3.9%	4,453	4.2%	5,171	4.6%	
Hispanic Origin (Any Race)		2,232	2.7%	4,284	4.2%	5,031	4.8%	5,894	5.2%	

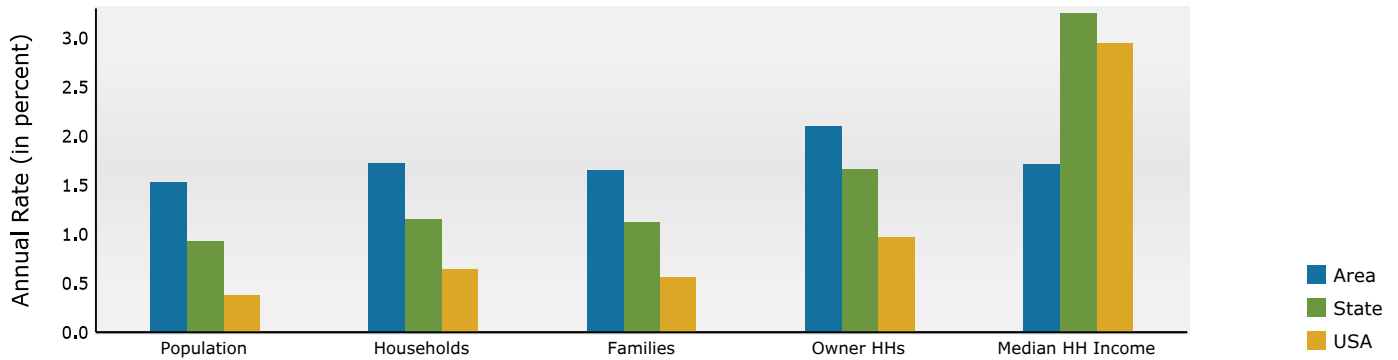
**Data Note:** Income is expressed in current dollars.

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

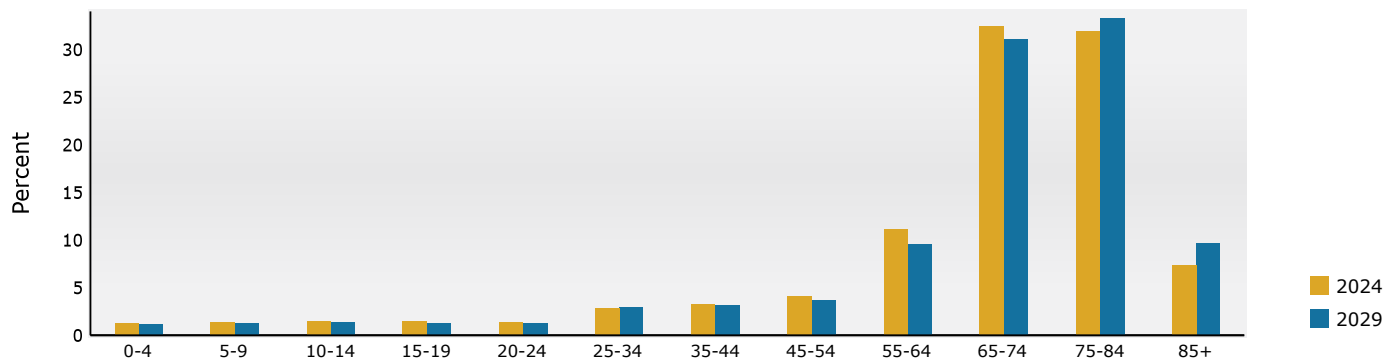
March 18, 2025



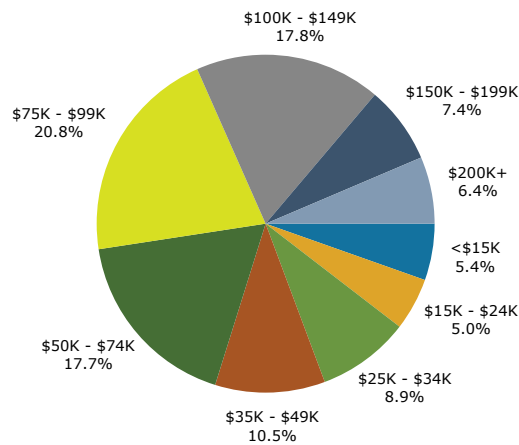
## Trends 2024-2029



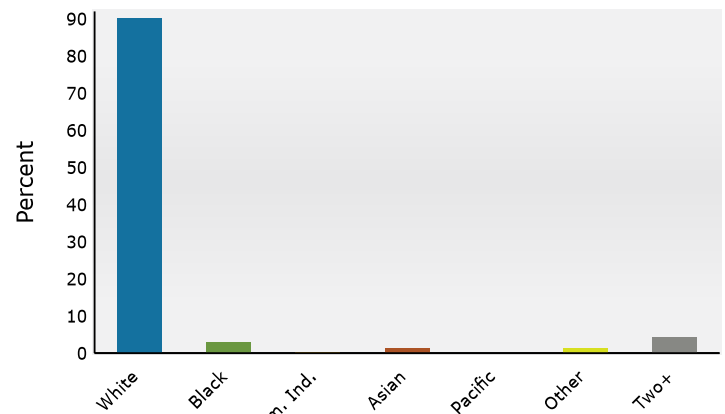
## Population by Age



## 2024 Household Income



## 2024 Population by Race



2024 Percent Hispanic Origin: 4.8%

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

March 18, 2025

## Medical Expenditures

871 Highway 466, Lady Lake, Florida, 32159  
 Ring: 5 mile radius

Prepared by Esri  
 Latitude: 28.91696  
 Longitude: -81.94170

Demographic Summary		2024	2029
Population		104,980	113,252
Households		56,778	61,844
Families		35,156	38,146
Median Household Income		\$77,048	\$83,860
Males per 100 Females		85.8	86.3
<b>Population by Age</b>			
Population <5 Years		1.3%	1.2%
Population 65+ Years		71.5%	74.0%
Median Age		72.2	73.1
	Spending Potential Index	Average Amount Spent	Total
<b>Health Care</b>	99	\$7,614.62	\$432,342,652
<b>Medical Care</b>	99	\$2,679.48	\$152,135,268
Physician Services	94	\$310.67	\$17,639,255
Dental Services	99	\$495.37	\$28,126,182
Eyecare Services	114	\$106.77	\$6,062,181
Lab Tests, X-rays	81	\$70.21	\$3,986,208
Hospital Room and Hospital Services	84	\$237.81	\$13,502,214
Convalescent or Nursing Home Care	133	\$59.15	\$3,358,407
Other Medical Services (1)	86	\$178.47	\$10,132,926
Nonprescription Drugs	106	\$189.01	\$10,731,870
Prescription Drugs	96	\$398.86	\$22,646,596
Nonprescription Vitamins	111	\$179.22	\$10,175,563
Medicare Prescription Drug Premium	141	\$186.63	\$10,596,532
Eyeglasses and Contact Lenses	87	\$109.82	\$6,235,342
Hearing Aids	127	\$45.08	\$2,559,500
Medical Equipment for General Use	107	\$10.65	\$604,549
Other Medical Supplies/Equipment (2)	110	\$101.76	\$5,777,944
<b>Health Insurance</b>	99	\$4,935.14	\$280,207,384
Blue Cross/Blue Shield	79	\$1,066.43	\$60,549,643
Fee for Service Health Plan	84	\$829.18	\$47,078,954
HMO	75	\$562.91	\$31,960,659
Medicare Payments	135	\$1,541.12	\$87,501,763
Long Term Care Insurance	134	\$91.00	\$5,166,957
Dental Care Insurance	87	\$156.47	\$8,884,236
Vision Care Insurance	81	\$36.18	\$2,054,119
Prescription Drug Insurance	112	\$8.46	\$480,448
Other Single Service Insurance (3)	108	\$16.68	\$947,257
Medicaid Premiums	63	\$7.10	\$403,244
Tricare/Military Premiums	98	\$11.48	\$651,790
Children's Health Ins Program Premiums	62	\$0.63	\$35,804

**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.

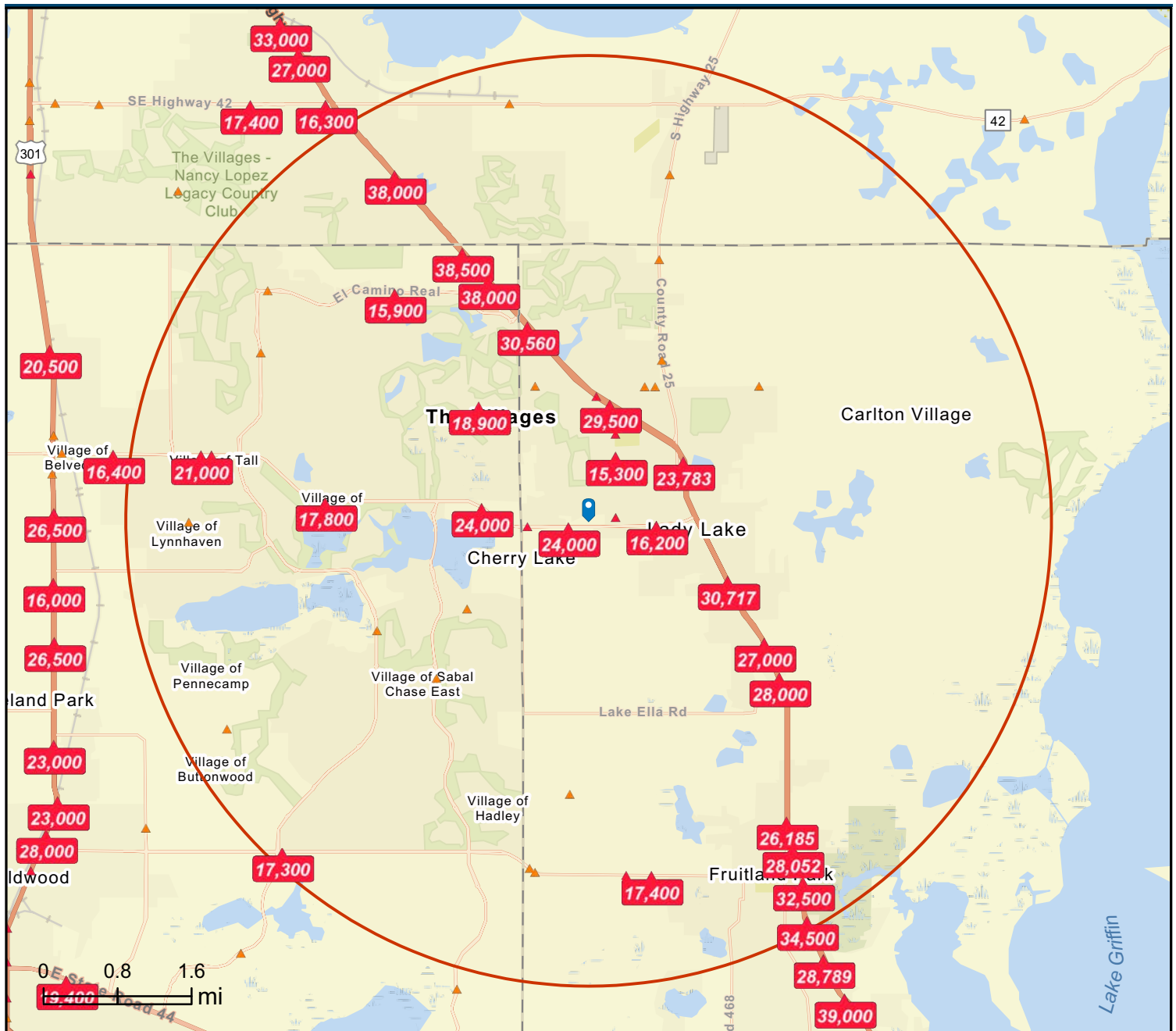
March 18, 2025



## Traffic Count Map

871 Highway 466, Lady Lake, Florida, 32159  
Rings: 5 mile radii

Prepared by Esri  
Latitude: 28.91696  
Longitude: -81.94170



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