

# MEDICAL OFFICE BUILDING FOR LEASE

1400 US-441, The Villages, FL 32159

Contact: Dan Van Nada, CCIM  
Vice President of Brokerage Services

E: Dan@FCPG.com  
P: 407.872.0177 ext. 117

Contact: Trey Gravenstein  
Vice President of Brokerage Services

E: Trey@FCPG.com  
P: 407.872.0177 ext. 119

**For Lease: \$30.00 / SF, NNN**

Full Building:  $\pm$  4,932 SF



**2nd GEN  
MEDICAL  
OFFICE**

Turnkey single user medical office building located on the UF Health Spanish Plains Hospital campus, in the heart of The Villages

Direct visibility to busy US HWY 441 (41,000 AADT), and surrounded by other medical users including cardiology, OBGYN, ophthalmology and orthopedics

Building layout includes 10 exam rooms, 3 private offices, lab, conference room, and oversized waiting room + reception area

Abundant parking available at a 5/1,000 ratio, plus cross-access parking with UF Health hospital

The Villages includes over 71,000 homes for over 145,000 residents with recreation centers, parks, town squares, golf courses, shopping, dining, and entertainment experiences

## DEMOGRAPHICS

**2025**

**1 Mile**

**3 Miles**

**5 Miles**

Total Population	6,838	39,873	86,297
Average HH Income	\$87,558	\$80,681	\$87,964
Total Households	4,081	23,182	47,709

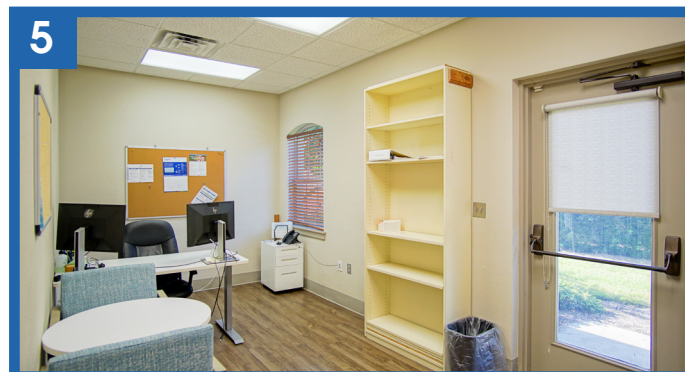
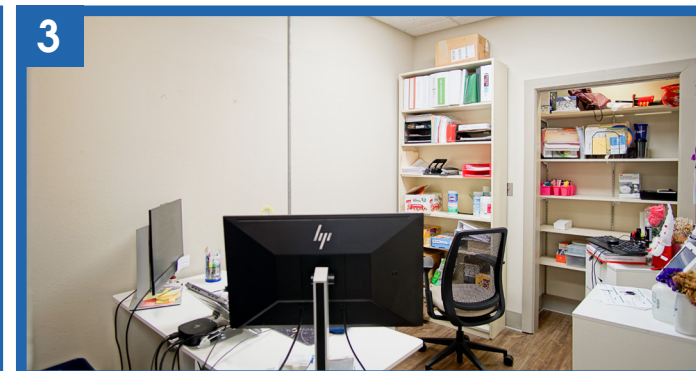


■ 615 E. Colonial Dr., Orlando, FL 32803 ■ Phone: 407.872.0209 ■ [www.FCPG.com](http://www.FCPG.com) ■

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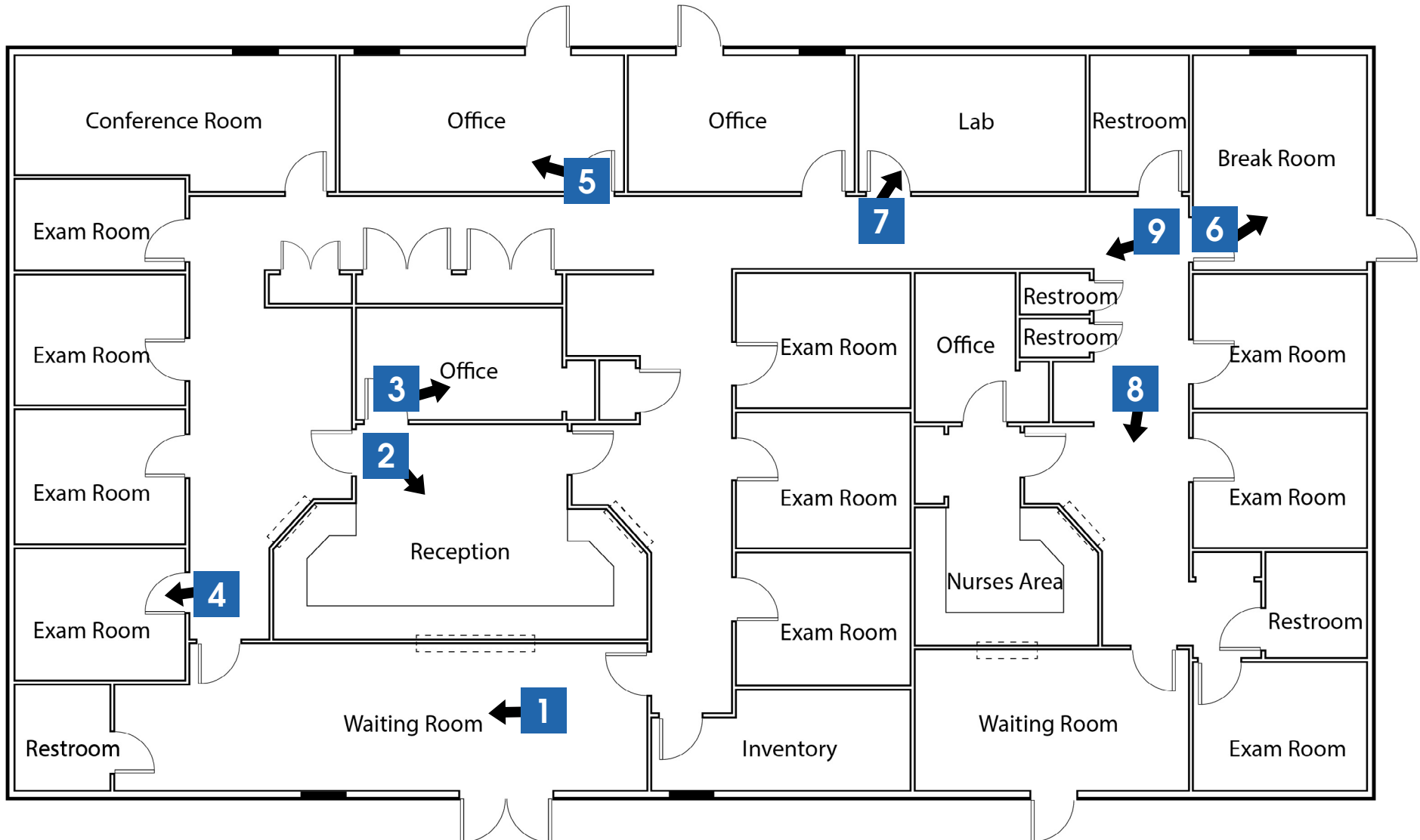
# IMAGES



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# FLOORPLAN



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# LOCATION

## Drive Times & Traffic Counts



12 minutes  
(6.3 miles)



18 minutes  
(11.8 miles)



20 minutes  
(13.2 miles)



22 minutes  
(14.0 miles)

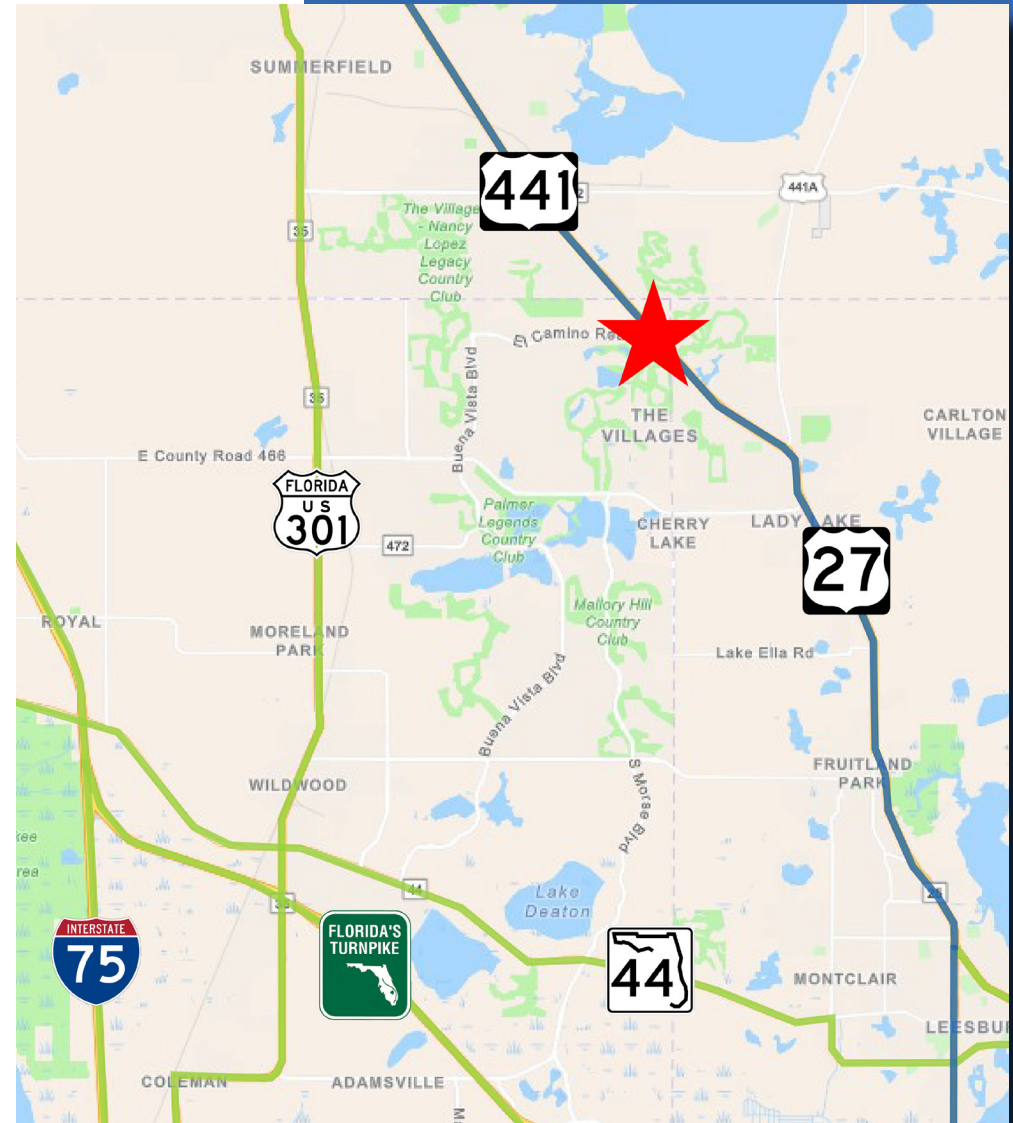


65 minutes  
(51.2 miles)

## Average Annual Daily Trips

2024

US Highway 441	41,000
Florida's Turnpike	94,000



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# NEIGHBORHOOD



## The Villages®

- The largest 55+ community in the world
- Ranked +1 Master Planned Community 11 years counting by RCLCO
- Home to over 145,000 residents
- Over 71,000 homes with many more under development
- Nearly 4,000 homes sold in 2022

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