

Investment Opportunity

Summit Medical Park

781 CR 466, Lady Lake, FL 32159

Offered at: \$600,000



Exclusively Listed By:

FRAN DANN-AKIN, SIOR

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Confidentiality & Disclaimer

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Executive Summary

INVESTMENT OPPORTUNITY

- Offered at \$600,000
- 1,920 SF
- Year Built: 2009
- Lake County Alt Key: 3874885
- Zoned CP (Planned Commercial)

This fully leased 1,920 SF medical office is situated in the prestigious Summit Medical Park, this office space enjoys a prime location in Lady Lake, FL. The area is known for its vibrant medical community and proximity to The Villages, a premier active adult retirement community with a growing population and high demand for medical services.

Video Link of The Summit: <https://youtu.be/OuPCx4uvQEQ>

It is imperative tenants are not disturbed.



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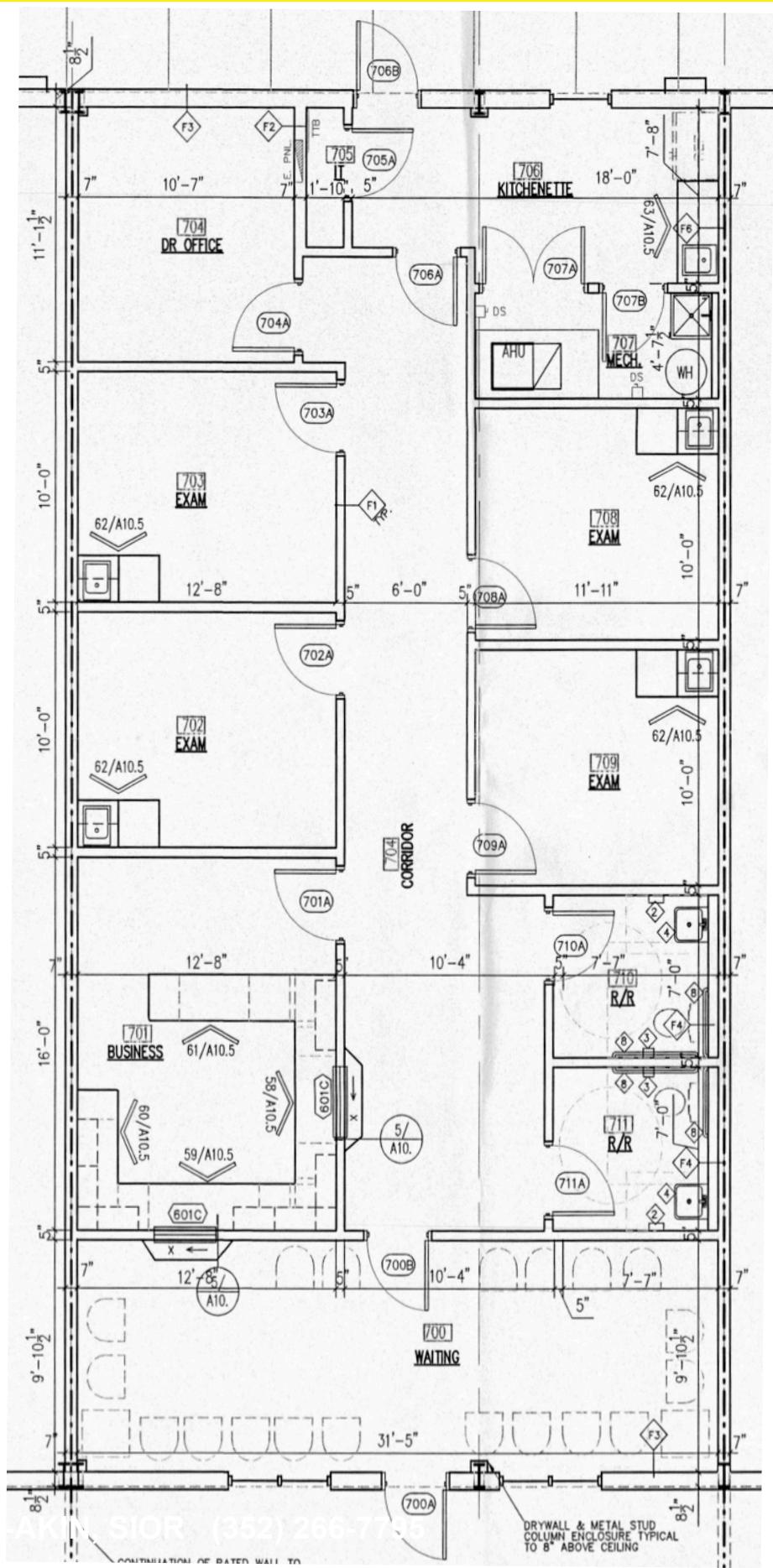
Aerials



Interior Photos



Floor Diagram



Demographics



Demographic and Income Profile

THE SCIENCE OF WHERE®

781 County Road 466, Lady Lake, Florida, 32159
Ring: 5 mile radius

Prepared by Esri
Latitude: 28.91725
Longitude: -81.93878

Summary	Census 2010	Census 2020	2024	2029
Population	81,129	98,732	102,262	109,991
Households	42,265	53,295	55,235	59,989
Families	29,033	33,412	34,097	36,880
Average Household Size	1.91	1.84	1.84	1.83
Owner Occupied Housing Units	38,465	47,304	49,108	54,324
Renter Occupied Housing Units	3,800	5,991	6,127	5,665
Median Age	66.8	71.2	72.2	73.1
Trends: 2024-2029 Annual Rate	Area	State	National	
Population	1.47%	0.93%	0.38%	
Households	1.66%	1.15%	0.64%	
Families	1.58%	1.12%	0.56%	
Owner HHs	2.04%	1.66%	0.97%	
Median Household Income	1.72%	3.25%	2.95%	
Households by Income		2024	2029	
	Number	Percent	Number	Percent
<\$15,000	3,048	5.5%	2,686	4.5%
\$15,000 - \$24,999	2,809	5.1%	2,201	3.7%
\$25,000 - \$34,999	5,002	9.1%	4,313	7.2%
\$35,000 - \$49,999	5,878	10.6%	5,370	9.0%
\$50,000 - \$74,999	9,834	17.8%	10,023	16.7%
\$75,000 - \$99,999	11,335	20.5%	12,751	21.3%
\$100,000 - \$149,999	9,764	17.7%	12,255	20.4%
\$150,000 - \$199,999	4,103	7.4%	5,902	9.8%
\$200,000+	3,463	6.3%	4,488	7.5%
Median Household Income	\$76,612		\$83,441	
Average Household Income	\$97,087		\$111,587	
Per Capita Income	\$52,350		\$60,772	
Population by Age	Census 2010	Census 2020	2024	2029
	Number	Percent	Number	Percent
0 - 4	1,444	1.8%	1,295	1.3%
5 - 9	1,414	1.7%	1,583	1.6%
10 - 14	1,471	1.8%	1,680	1.7%
15 - 19	1,454	1.8%	1,643	1.7%
20 - 24	1,251	1.5%	1,359	1.4%
25 - 34	2,698	3.3%	3,079	3.1%
35 - 44	3,309	4.1%	3,189	3.2%
45 - 54	5,164	6.4%	4,888	5.0%
55 - 64	16,840	20.8%	11,976	12.1%
65 - 74	28,615	35.3%	33,835	34.3%
75 - 84	14,338	17.7%	27,894	28.3%
85+	3,131	3.9%	6,311	6.4%
Race and Ethnicity	Census 2010	Census 2020	2024	2029
	Number	Percent	Number	Percent
White Alone	76,947	94.8%	89,596	90.7%
Black Alone	2,208	2.7%	2,678	2.7%
American Indian Alone	154	0.2%	159	0.2%
Asian Alone	706	0.9%	1,107	1.1%
Pacific Islander Alone	34	0.0%	51	0.1%
Some Other Race Alone	483	0.6%	1,286	1.3%
Two or More Races	598	0.7%	3,855	3.9%
Hispanic Origin (Any Race)	2,229	2.7%	4,256	4.3%

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 30, 2025

Demographics

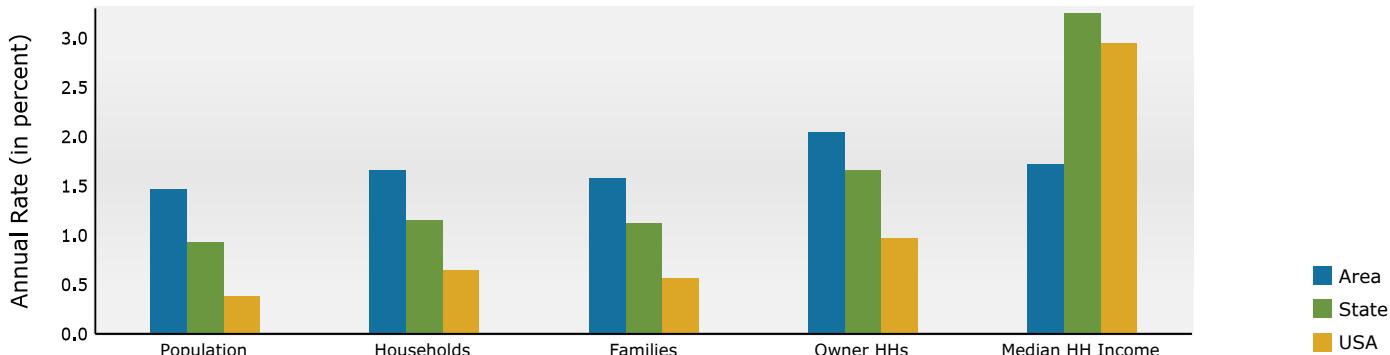


Demographic and Income Profile

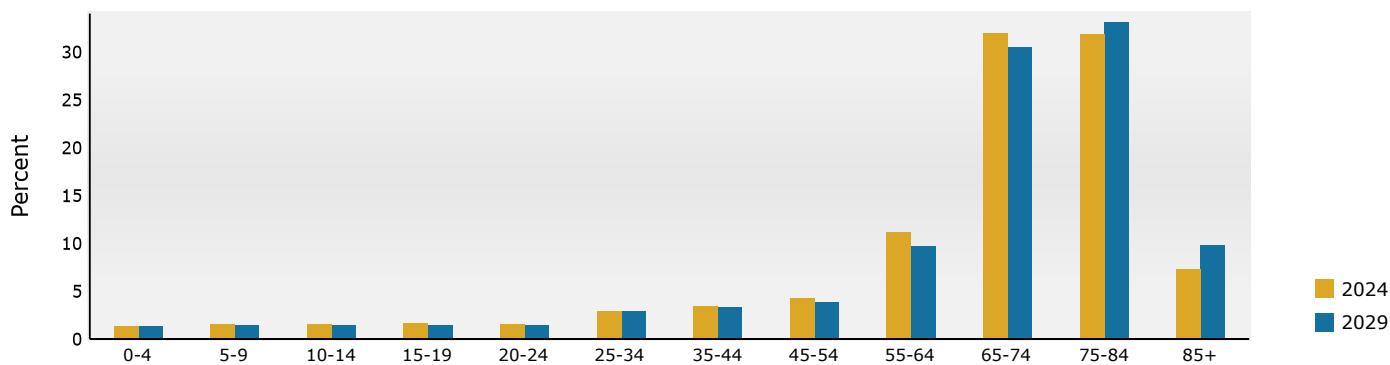
781 County Road 466, Lady Lake, Florida, 32159
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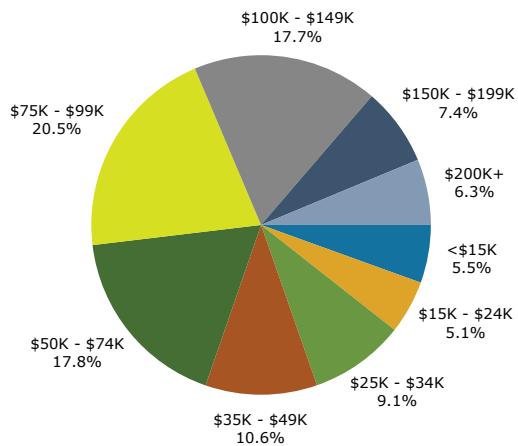
Trends 2024-2029



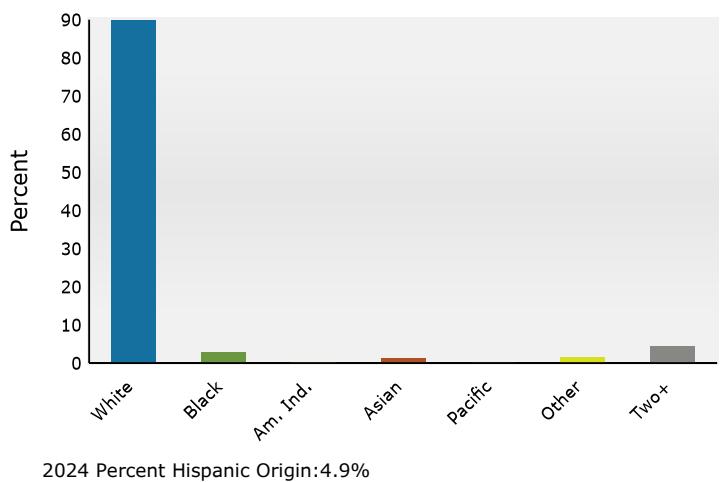
Population by Age



2024 Household Income



2024 Population by Race



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

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Medical Expenditures



Medical Expenditures

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Demographic Summary

	2024	2029
Population	102,262	109,991
Households	55,235	59,989
Families	34,097	36,880
Median Household Income	\$76,612	\$83,441
Males per 100 Females	85.8	86.2

Population by Age

Population <5 Years	1.3%	1.3%
Population 65+ Years	71.1%	73.5%
Median Age	72.2	73.1

Health Care

	Spending Potential Index	Average Amount Spent	Total
Health Care	98	\$7,558.27	\$417,481,134
Medical Care	99	\$2,659.94	\$146,921,823
Physician Services	94	\$308.37	\$17,033,071
Dental Services	98	\$491.40	\$27,142,604
Eyecare Services	113	\$105.83	\$5,845,749
Lab Tests, X-rays	80	\$69.80	\$3,855,355
Hospital Room and Hospital Services	84	\$236.70	\$13,074,154
Convalescent or Nursing Home Care	132	\$58.50	\$3,231,483
Other Medical Services (1)	86	\$177.21	\$9,788,086
Nonprescription Drugs	106	\$187.58	\$10,360,956
Prescription Drugs	96	\$396.04	\$21,875,196
Nonprescription Vitamins	111	\$178.17	\$9,841,456
Medicare Prescription Drug Premium	140	\$185.01	\$10,219,284
Eyeglasses and Contact Lenses	86	\$109.10	\$6,026,261
Hearing Aids	126	\$44.71	\$2,469,414
Medical Equipment for General Use	106	\$10.57	\$583,642
Other Medical Supplies/Equipment (2)	109	\$100.93	\$5,575,112

Health Insurance

Health Insurance	98	\$4,898.33	\$270,559,311
Blue Cross/Blue Shield	78	\$1,059.89	\$58,542,953
Fee for Service Health Plan	83	\$822.96	\$45,456,212
HMO	74	\$559.36	\$30,896,312
Medicare Payments	134	\$1,528.43	\$84,422,978
Long Term Care Insurance	133	\$90.15	\$4,979,302
Dental Care Insurance	86	\$155.29	\$8,577,395
Vision Care Insurance	81	\$35.94	\$1,984,890
Prescription Drug Insurance	111	\$8.40	\$463,798
Other Single Service Insurance (3)	107	\$16.57	\$915,368
Medicaid Premiums	62	\$7.07	\$390,289
Tricare/Military Premiums	98	\$11.40	\$629,788
Children's Health Ins Program Premiums	62	\$0.63	\$34,664

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.

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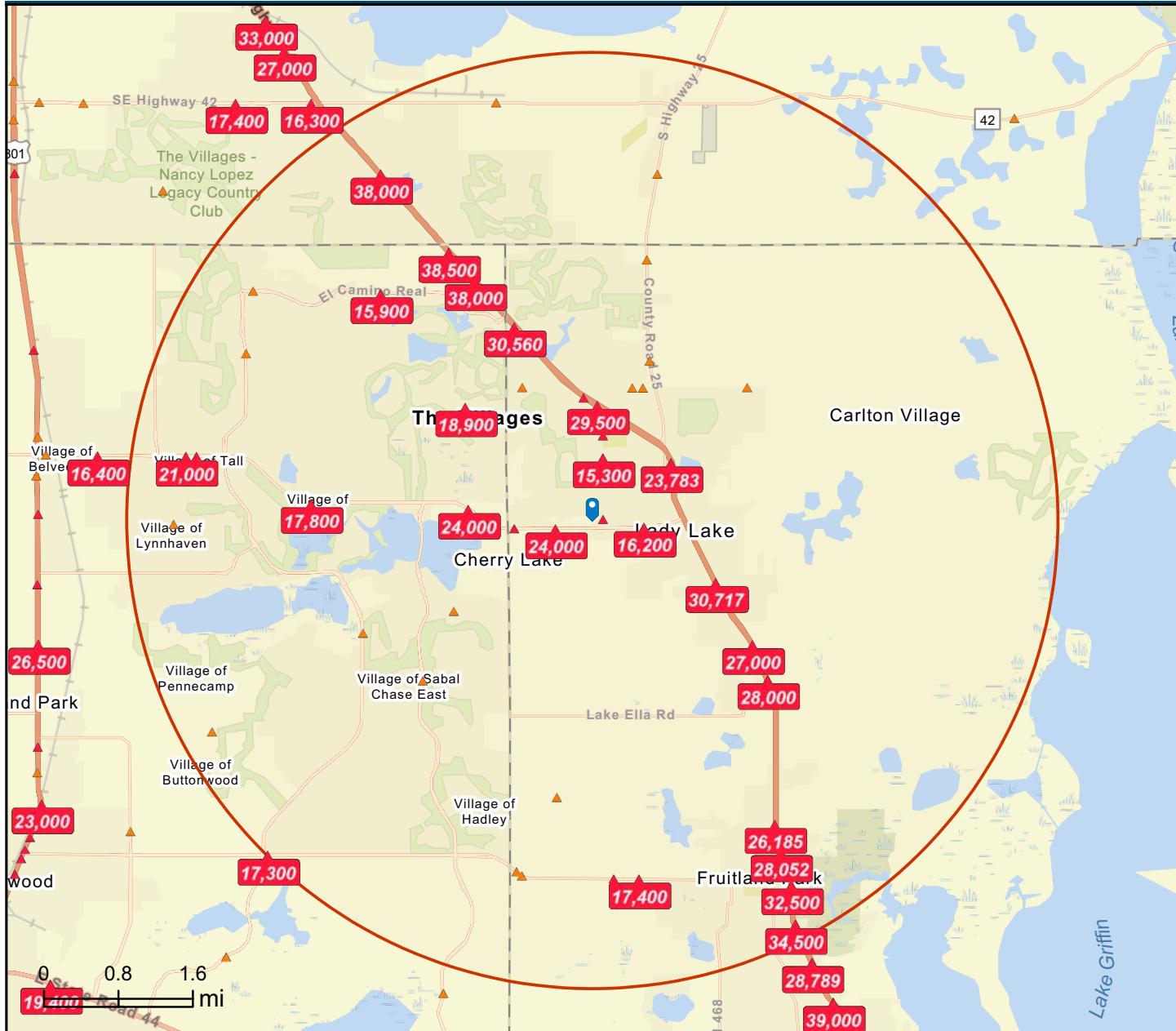
Traffic Count



Traffic Count Map

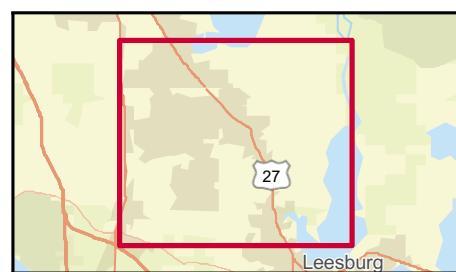
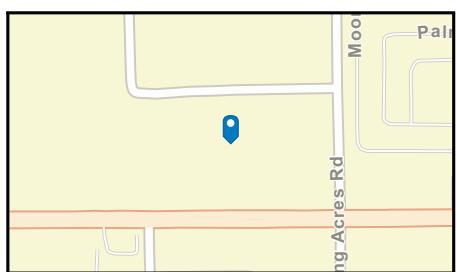
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Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Source: ©2024 Kalibrate Technologies (Q4 2024).

May 30, 2025