

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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The Villages, FL 32159

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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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The Villages

The Villages

Rolling Acres Rd

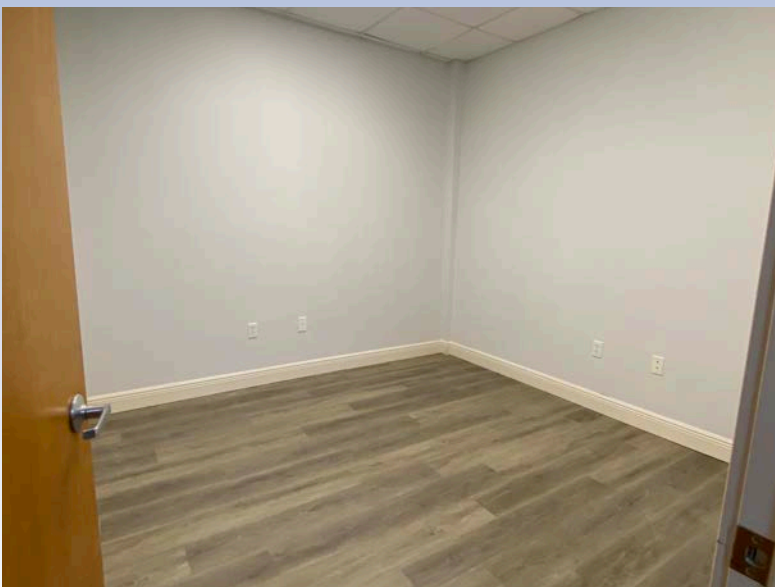
Town of Lady Lake Park

The Summit

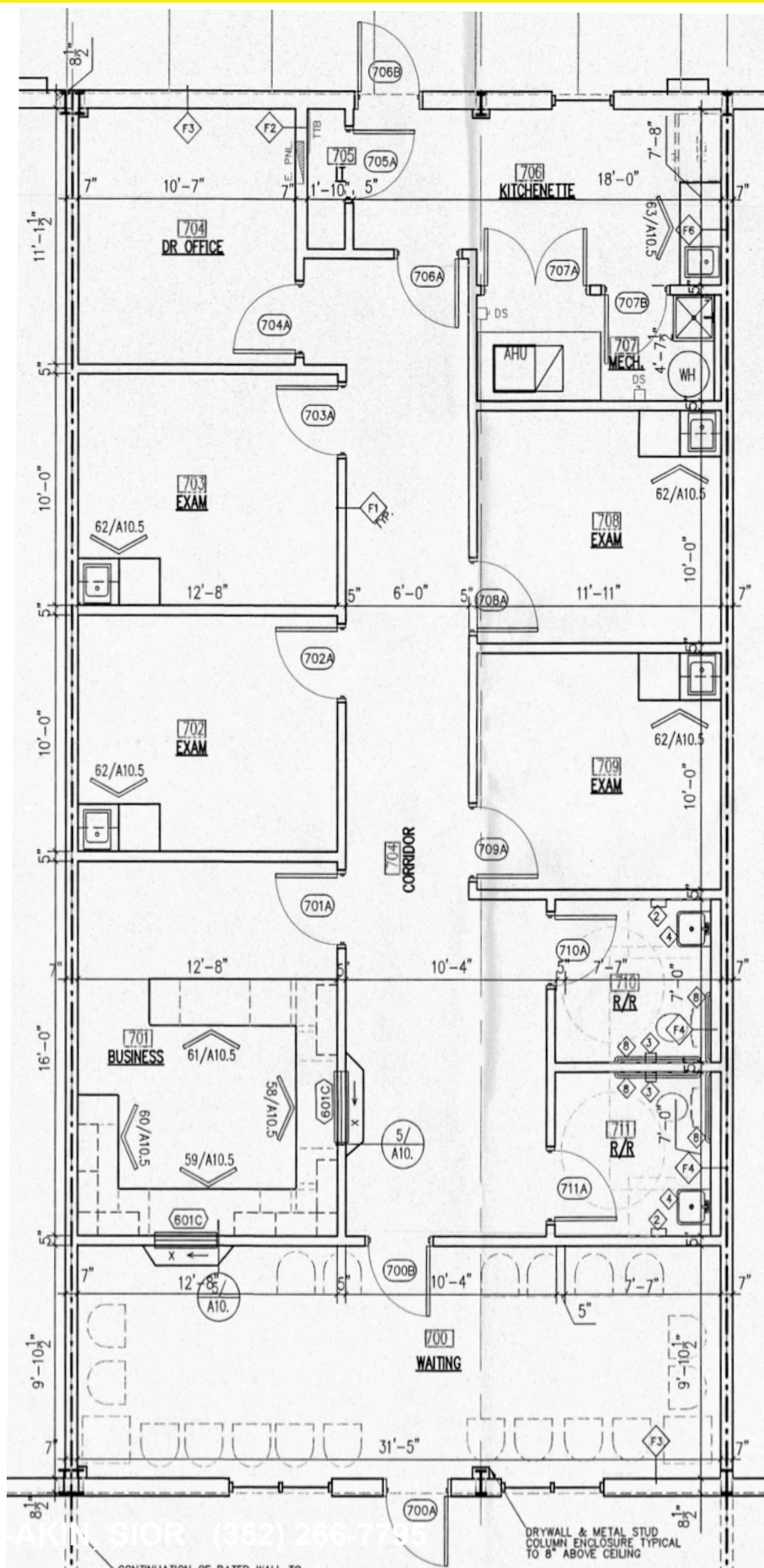
Sunset Professional Center



Interior Photos



Floor Diagram





Demographic and Income Profile

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	Number	Percent	Number	Percent
0 - 4			1,444	1.8%	1,295	1.3%	1,341	1.3%	1,398	1.3%
5 - 9			1,414	1.7%	1,583	1.6%	1,484	1.5%	1,500	1.4%
10 - 14			1,471	1.8%	1,680	1.7%	1,562	1.5%	1,540	1.4%
15 - 19			1,454	1.8%	1,643	1.7%	1,614	1.6%	1,525	1.4%
20 - 24			1,251	1.5%	1,359	1.4%	1,496	1.5%	1,508	1.4%
25 - 34			2,698	3.3%	3,079	3.1%	2,982	2.9%	3,234	2.9%
35 - 44			3,309	4.1%	3,189	3.2%	3,446	3.4%	3,610	3.3%
45 - 54			5,164	6.4%	4,888	5.0%	4,309	4.2%	4,164	3.8%
55 - 64			16,840	20.8%	11,976	12.1%	11,355	11.1%	10,657	9.7%
65 - 74			28,615	35.3%	33,835	34.3%	32,663	31.9%	33,599	30.5%
75 - 84			14,338	17.7%	27,894	28.3%	32,503	31.8%	36,456	33.1%
85+			3,131	3.9%	6,311	6.4%	7,508	7.3%	10,801	9.8%
Race and Ethnicity			Census 2010		Census 2020		2024		2029	
			Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone			76,947	94.8%	89,596	90.7%	91,853	89.8%	97,997	89.1%
Black Alone			2,208	2.7%	2,678	2.7%	3,008	2.9%	3,430	3.1%
American Indian Alone			154	0.2%	159	0.2%	171	0.2%	183	0.2%
Asian Alone			706	0.9%	1,107	1.1%	1,327	1.3%	1,571	1.4%
Pacific Islander Alone			34	0.0%	51	0.1%	54	0.1%	61	0.1%
Some Other Race Alone			483	0.6%	1,286	1.3%	1,465	1.4%	1,671	1.5%
Two or More Races			598	0.7%	3,855	3.9%	4,384	4.3%	5,080	4.6%
Hispanic Origin (Any Race)			2,229	2.7%	4,256	4.3%	4,993	4.9%	5,832	5.3%

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.

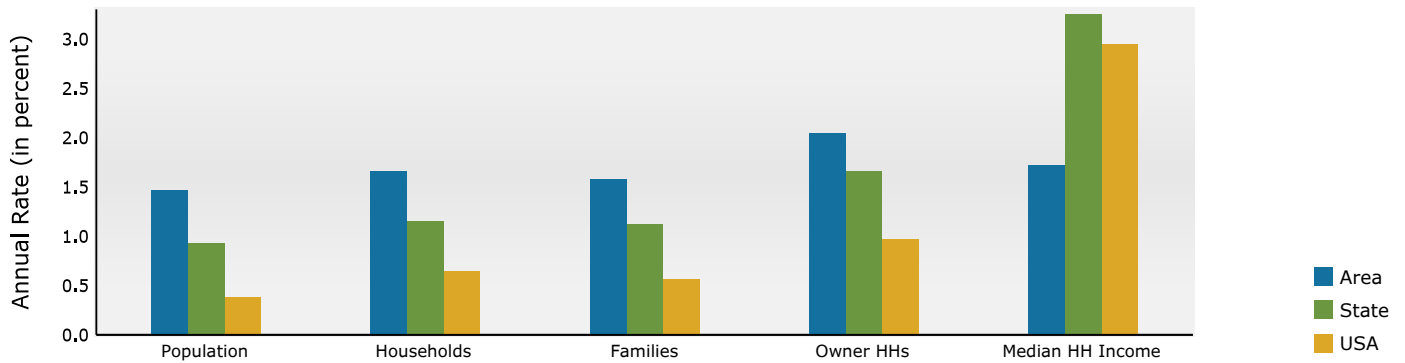


Demographic and Income Profile

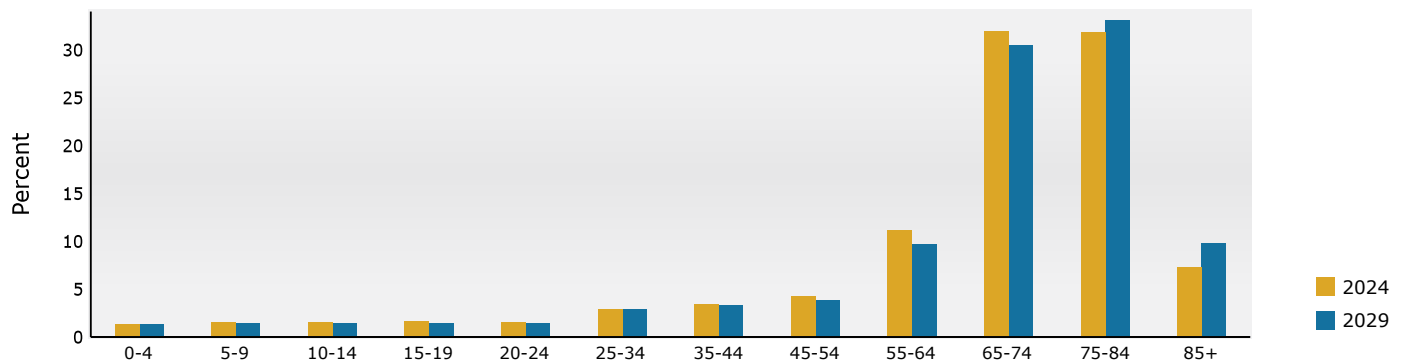
781 County Road 466, Lady Lake, Florida, 32159
Ring: 5 mile radius

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Latitude: 28.91725
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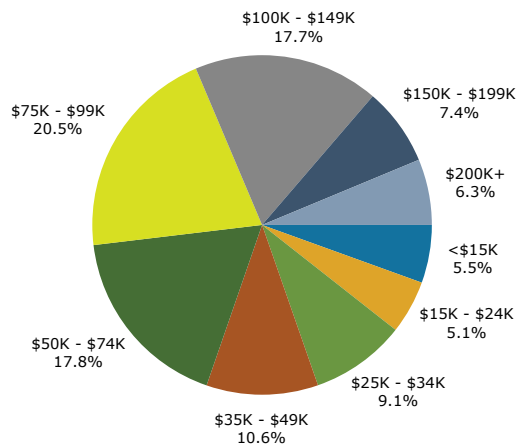
Trends 2024-2029



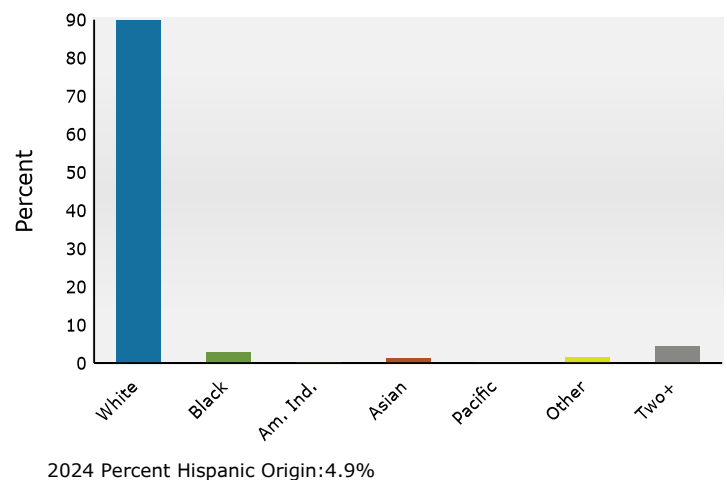
Population by Age



2024 Household Income



2024 Population by Race



Medical Expenditures



Medical Expenditures

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Ring: 5 mile radius

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Latitude: 28.91725
Longitude: -81.93878

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
	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	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.

May 30, 2025

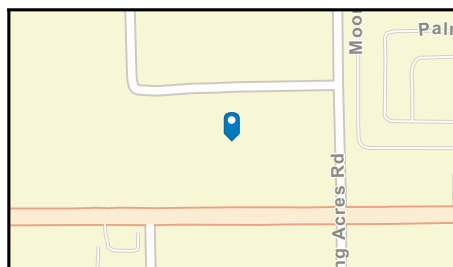
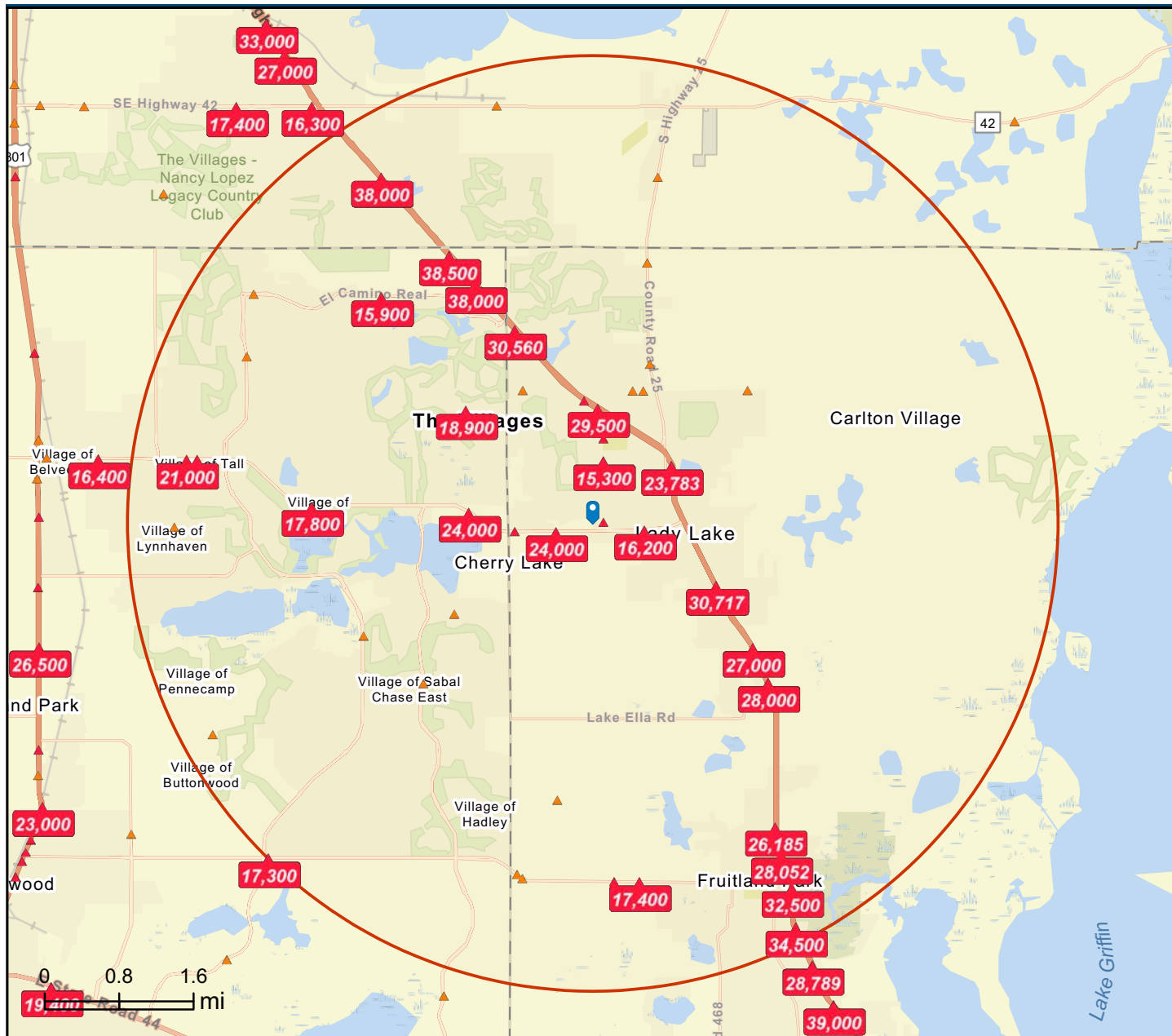
Traffic Count



Traffic Count Map

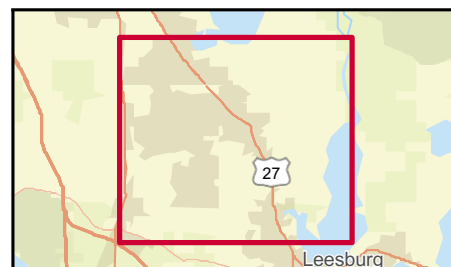
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Average Daily Traffic Volume

- ▲ 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