

Investment Opportunity

Summit Medical Park

737 CR 466, Lady Lake, FL 32159

Leased to: AdventHealth Medical

For Sale: \$700,000

Located in:

THE PEAK OF
HEALTHCARE
BEGINS HERE

SUMMIT MEDICAL PARK



Exclusively Listed By:

FRAN DANN-AKIN, SIOR

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Confidentiality & Disclaimer

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Executive Summary

INVESTMENT OPPORTUNITY

- Sale Price: \$700,000
- 1,920 Rentable SF
- Property leased to AdventHealth Medical in area dominated by Medical.
- The Summit Medical Park is well located between the area's largest retail concentration and The Villages.
- Tremendous growth going on in the area with over 1500 additional homes recently approved for development as well as a lot of new retail under construction.
- 2009 Year Built
- Lake County Alt Key 3874891
- Zoned CP (Planned Commercial)
- YouTube Video Link: <https://youtu.be/OuPCx4uvQEQ>

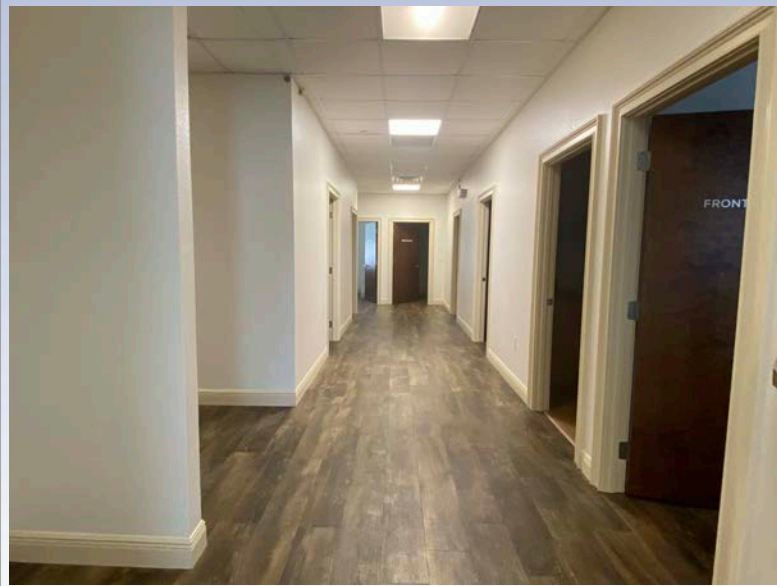
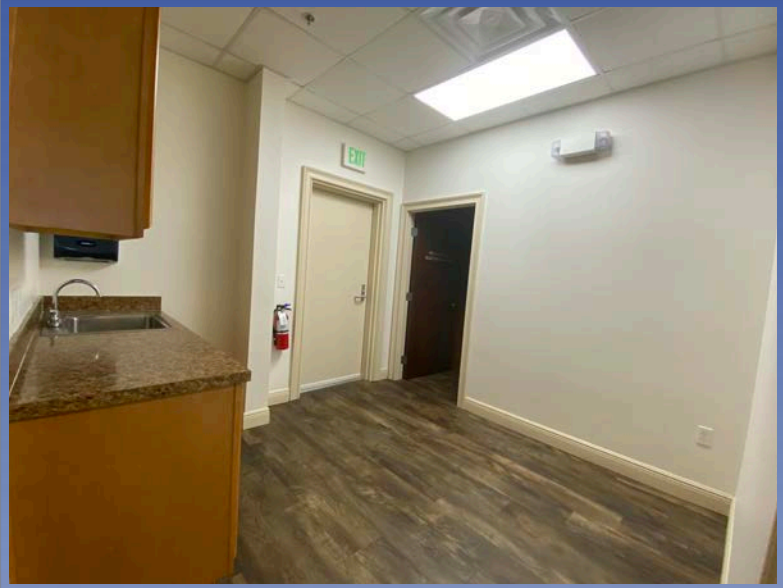
It is imperative tenants are not disturbed.



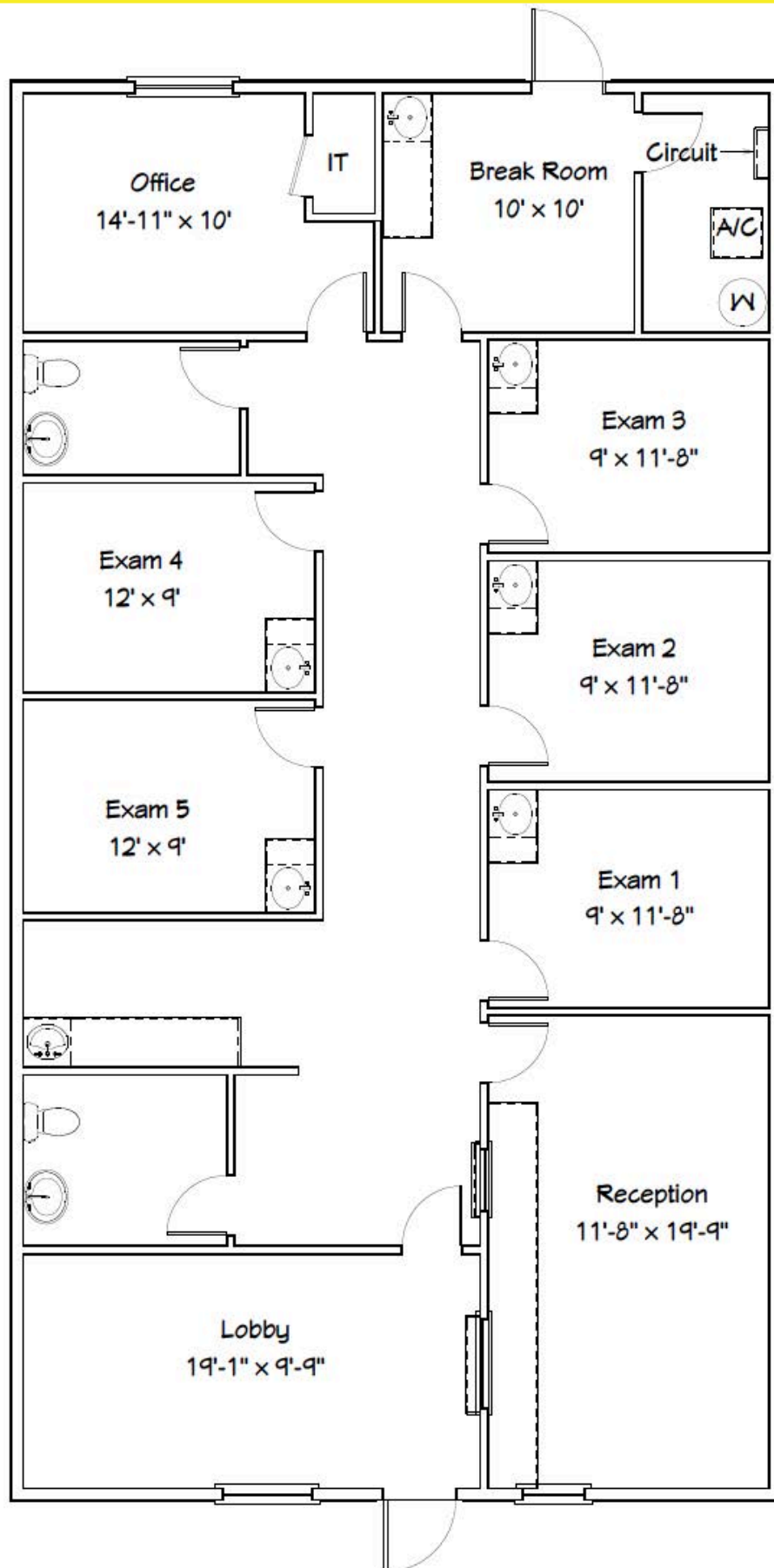


The Summit is located between the heart of the areas largest hospitality center, The Villages and The Villages Hospital.

Interior Photos



Floor Diagram



Demographic and Income Profile

737 Highway 466, Lady Lake, Florida, 32159



Ring: 5 mile radius

Summary	Census 2020	2025	2030
Total Population	99,393	101,103	114,044
Total Households	53,598	55,529	63,239
Family Households	33,651	34,599	39,434
Average Household Size	1.84	1.81	1.80
Owner Occupied Housing Units	47,604	49,473	56,502
Renter Occupied Housing Units	5,994	6,056	6,737
Median Age	71.2	72.2	72.9

Trends 2025 - 2030	Area	State	National
Population	2.4%	1.1%	0.4%
Households	2.6%	1.3%	0.6%
Family Population	2.7%	1.3%	0.5%
Owner Occupied Housing Units	2.7%	1.8%	0.0%
Median Household Income	1.8%	2.9%	2.5%

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	1,328	1.3%	1,347	1.3%	1,477	1.3%
5-9	1,603	1.6%	1,406	1.4%	1,523	1.3%
10-14	1,704	1.7%	1,640	1.6%	1,614	1.4%
15-19	1,677	1.7%	1,568	1.6%	1,651	1.4%
20-24	1,382	1.4%	1,512	1.5%	1,583	1.4%
25-29	1,477	1.5%	1,456	1.4%	1,769	1.6%
30-34	1,680	1.7%	1,618	1.6%	1,708	1.5%
35-39	1,660	1.7%	1,809	1.8%	1,902	1.7%
40-44	1,576	1.6%	1,786	1.8%	2,117	1.9%
45-49	2,087	2.1%	1,789	1.8%	2,227	1.9%
50-54	2,862	2.9%	2,508	2.5%	2,388	2.1%
55-59	4,540	4.6%	3,921	3.9%	3,796	3.3%
60-64	7,598	7.6%	7,084	7.0%	7,057	6.2%
65-69	13,817	13.9%	12,568	12.4%	13,720	12.0%
70-74	20,272	20.4%	19,424	19.2%	21,329	18.7%
75-79	17,777	17.9%	19,786	19.6%	22,090	19.4%
80-84	10,095	10.2%	12,103	12.0%	15,015	13.2%
Age 85+	6,259	6.3%	7,779	7.7%	11,078	9.7%

Full report available upon request.

 [Source:](#) Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data

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Medical Expenditures

737 Highway 466, Lady Lake, Florida, 32159

Ring: 5 mile radius



Demographic Summary	2025	2030
Population	101,103	114,044
Households	55,529	63,239
Families	34,599	39,434
Median Household Income	\$74,354	\$81,404
Males per 100 Females	87.6	88.4

Population by Age

Population <5 Years	1.3%	1.3%
Population 65+ Years	70.9%	73.0%
Median Age	72.2	72.9

	Spending Potential Index	Average Amount Spent	Total
Health Care	93	\$7,193.89	\$399,469,288
Medical Care	94	\$2,598.05	\$144,266,915
Physician Services	85	\$262.05	\$14,551,467
Dental Services	94	\$508.85	\$28,255,756
Eyecare Services	103	\$97.64	\$5,422,081
Lab Tests, X-rays	73	\$64.31	\$3,570,972
Hospital Room and Hospital Services	82	\$226.19	\$12,560,051
Convalescent or Nursing Home Care	124	\$66.85	\$3,711,865
Other Medical Services (1)	80	\$171.66	\$9,532,028
Nonprescription Drugs	102	\$204.93	\$11,379,496
Prescription Drugs	87	\$368.36	\$20,454,552
Vitamins and Supplements	116	\$181.95	\$10,103,434
Medicare Prescription Drug Premium	134	\$184.92	\$10,268,224
Eyeglasses and Contact Lenses	81	\$106.51	\$5,914,348
Hearing Aids	139	\$47.92	\$2,660,766
Medical Equipment for General Use	97	\$12.08	\$670,653
Other Medical Supplies/Equipment (2)	96	\$93.85	\$5,211,222

Full report available upon request.

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.



Source: Esri forecasts for 2025 and 2030; Consumer Spending data are derived from the 2021 and 2022 Consumer Expenditure Surveys, Bureau of Labor Statistics.

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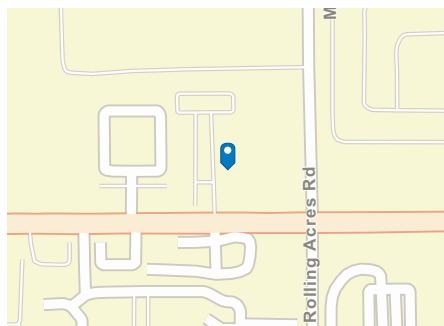
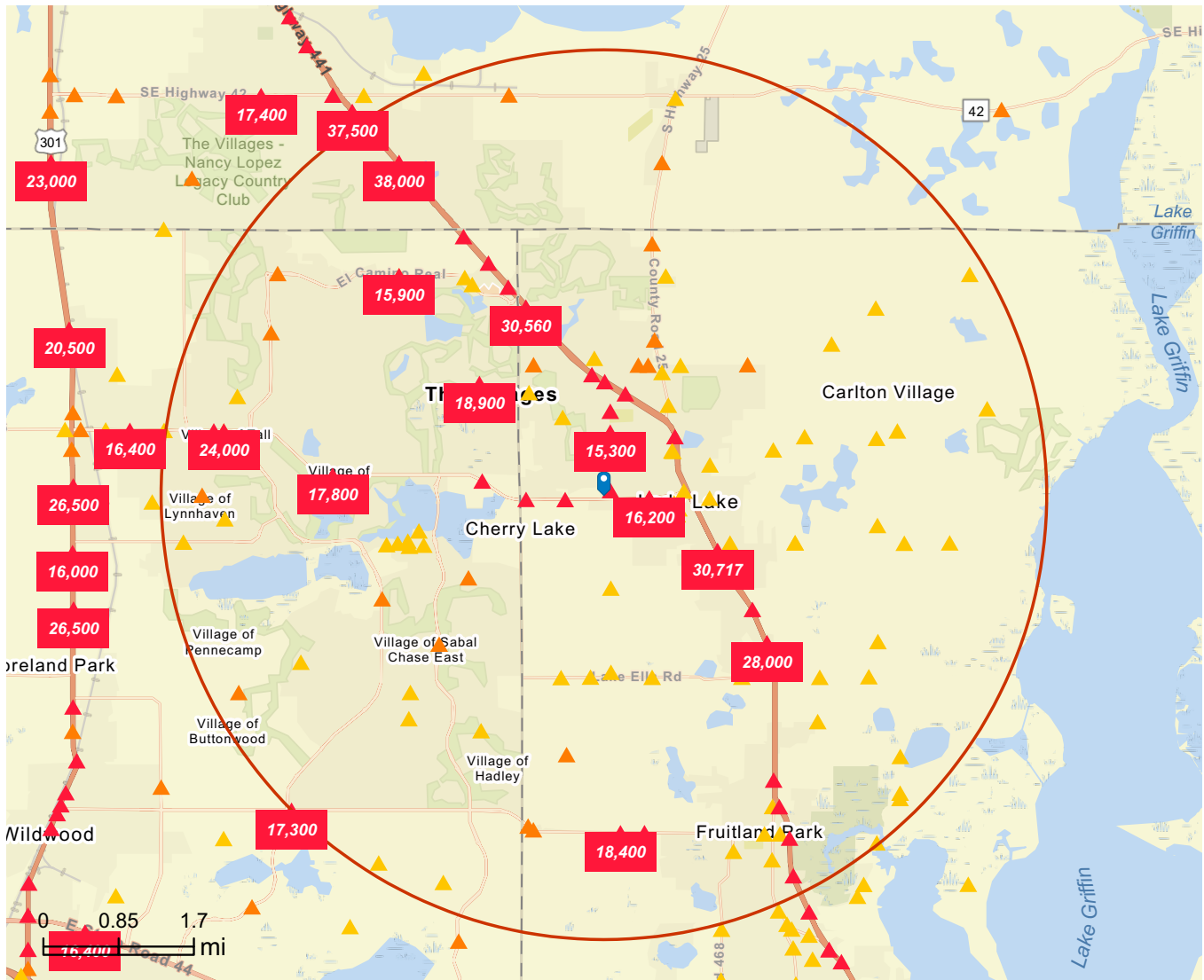
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Traffic Count Map

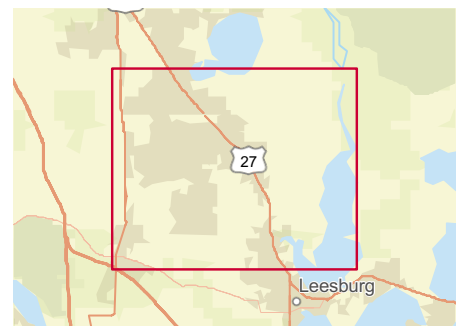
737 Highway 466, Lady Lake, Florida, 32159

Rings: 5 mile radii



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



[Source:](#) Traffic Counts (2025)

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