

The Enclave

PROFESSIONAL OFFICE BUILDINGS

871 Hwy 466, Bldg. 401 Lady Lake, FL 32159

For Lease: \$26/sf/yr + NNN



Exclusively Listed By:

FRAN DANN-AKIN, SIOR

8550 NE 138th Lane, Suite 2000

The Villages, FL 32159

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Executive Summary

FREE RENT / Medical Office-Professional / Villages Area

Building 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: 2,130



Photos

Building 401





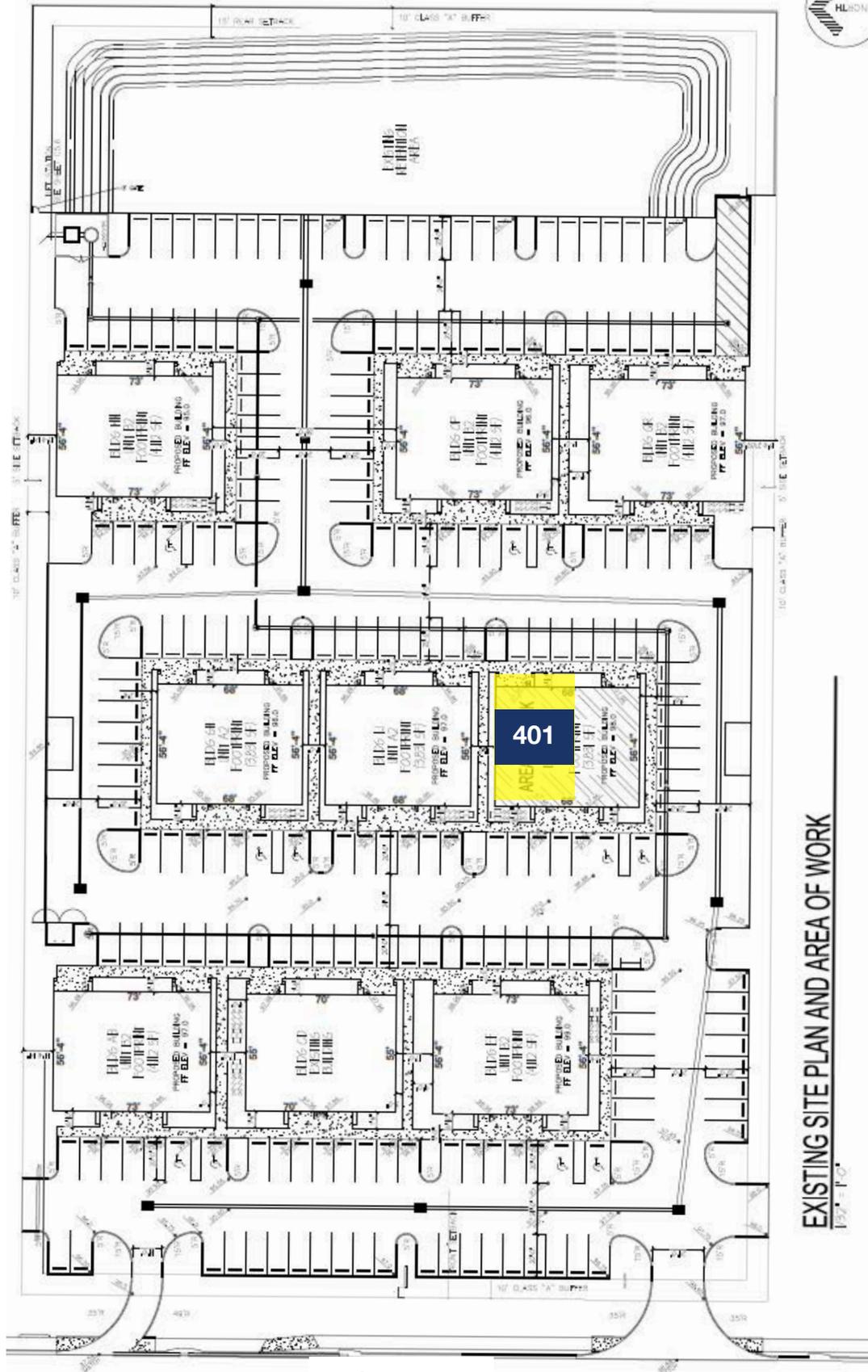
Executive Summary



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

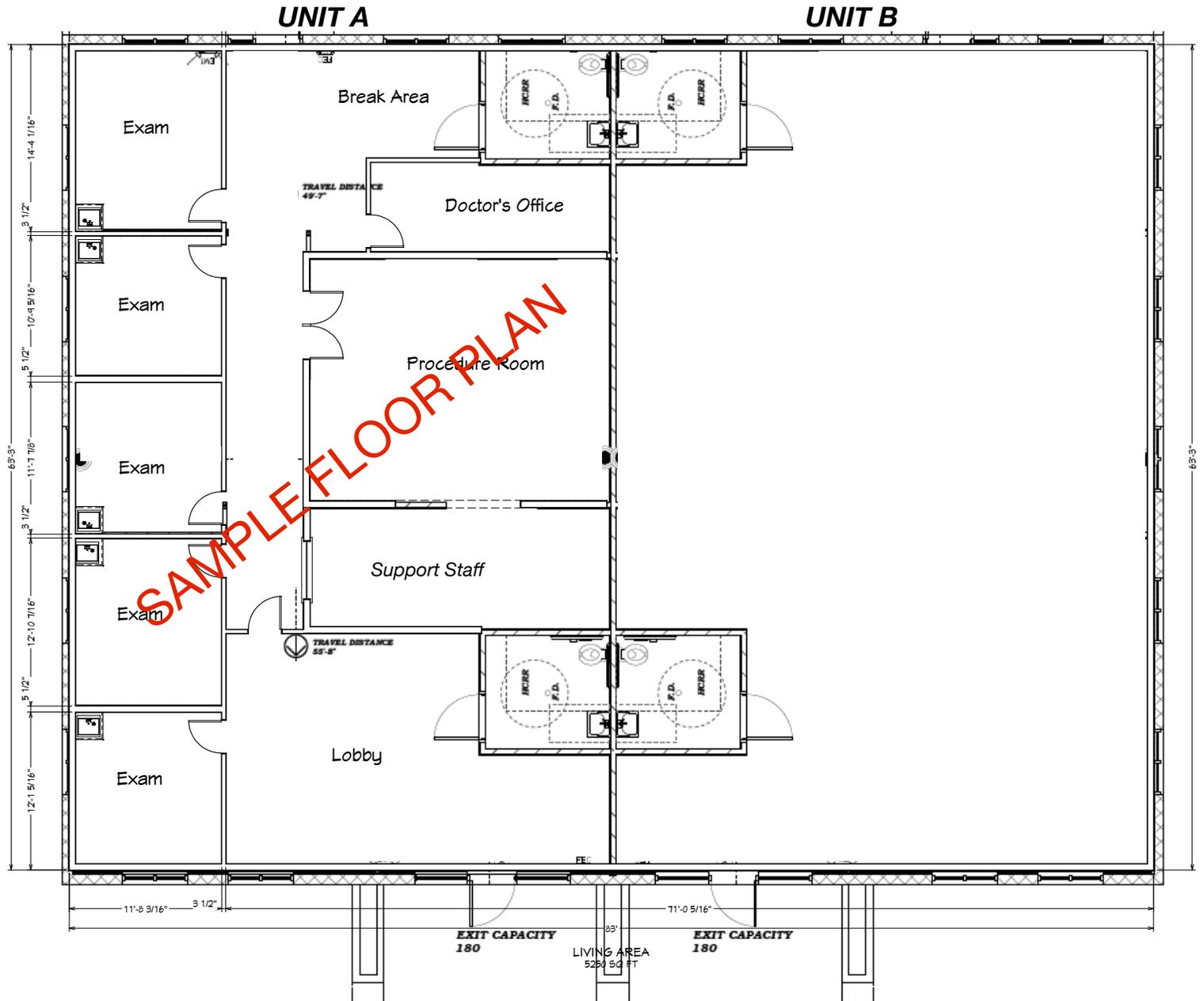
Convenient parking around each building.



EXISTING SITE PLAN AND AREA OF WORK
157-1-C

Floor Plan - Vanilla Shell

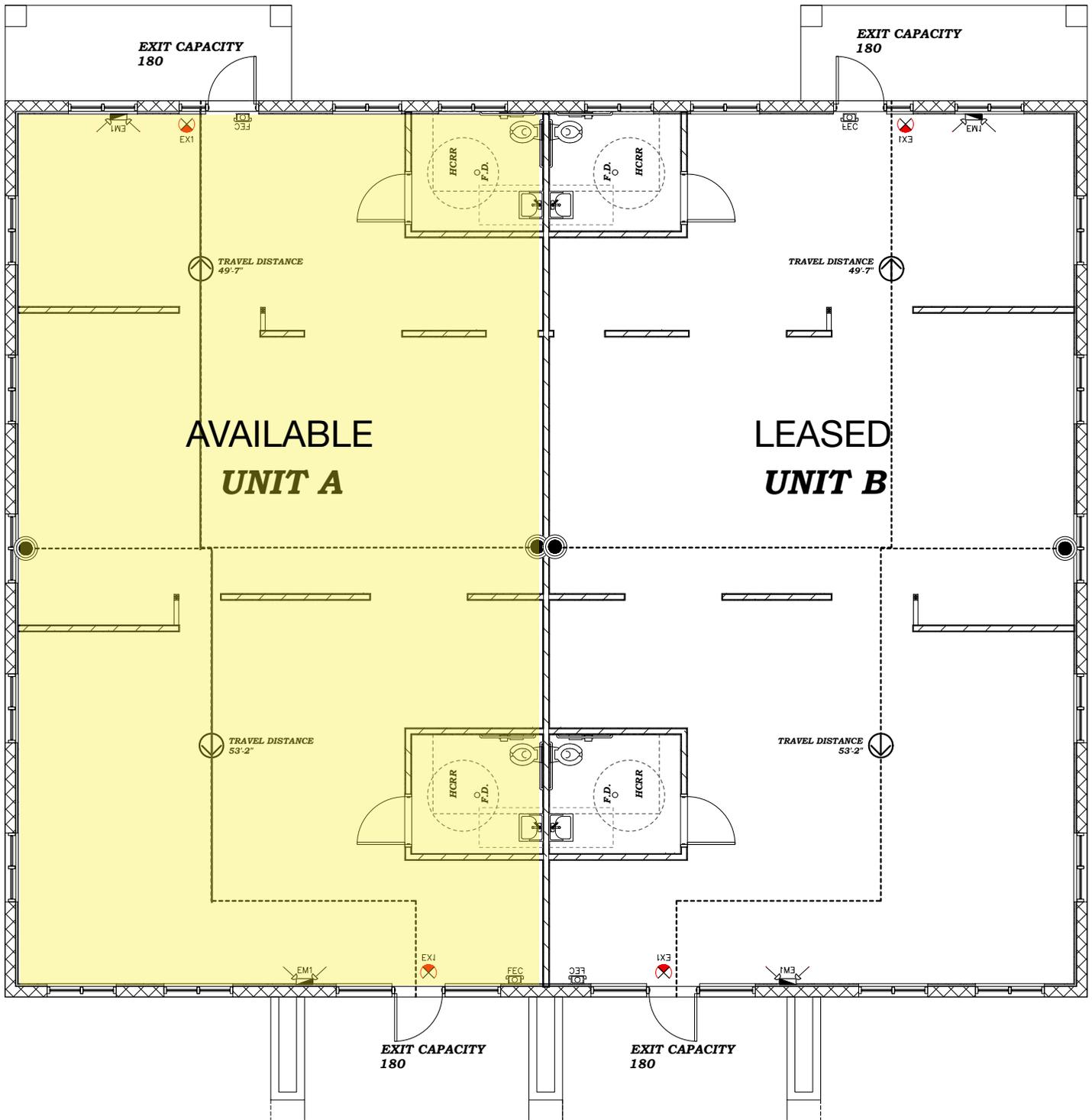
Warm Vanilla Shell ready for your Floor Plan.
Office or Medical



FRAN DANN-AKIN, SIOR
(352) 266-7795



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				
Population by Age	Census 2010		Census 2020		2024		2029	
	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%
Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	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%

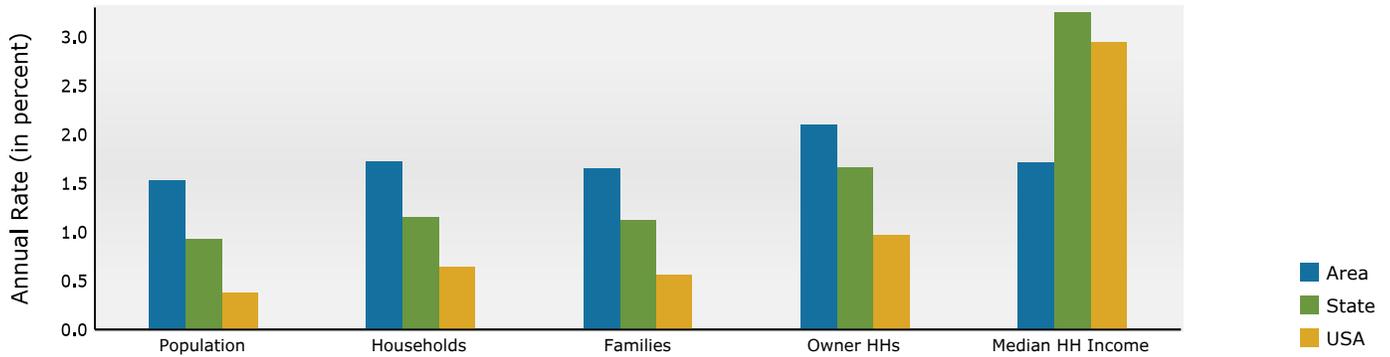
Data Note: Income is expressed in current dollars.

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

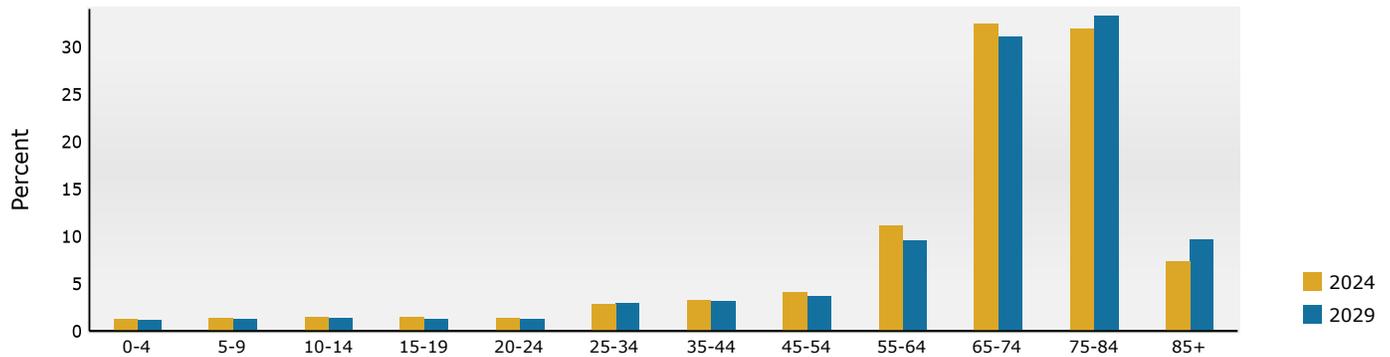
March 18, 2025



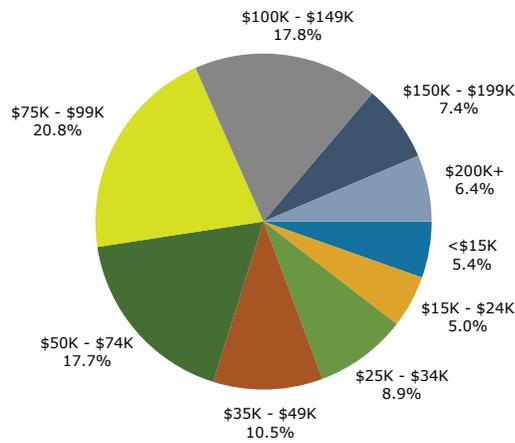
Trends 2024-2029



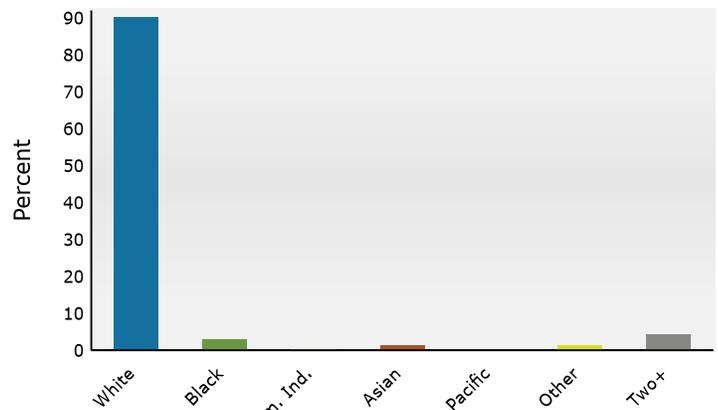
Population by Age



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.

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	
Population by Age			
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
Health Care	99	\$7,614.62	\$432,342,652
Medical Care	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
Health Insurance	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.

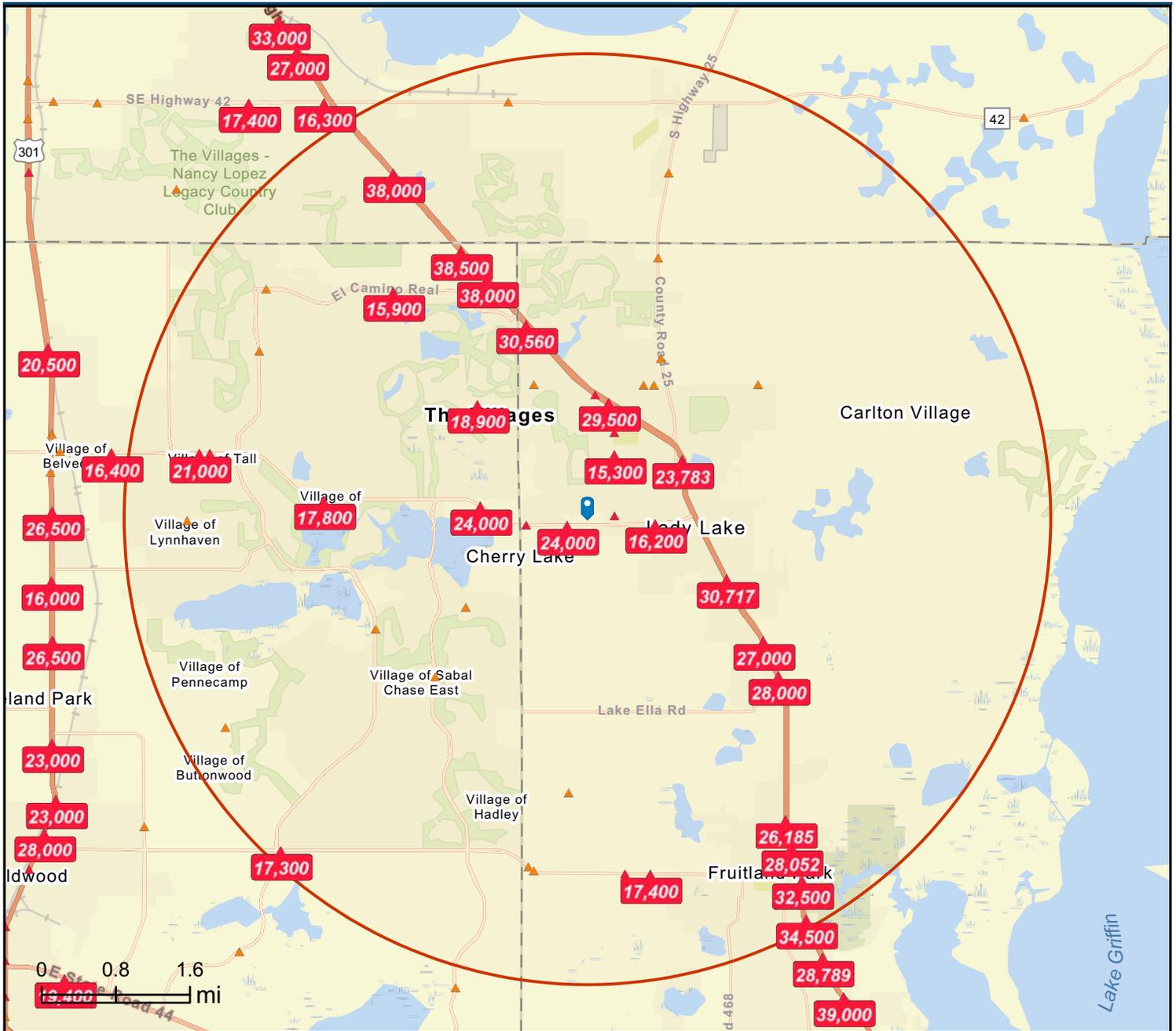
Source: Esri forecasts for 2024 and 2029; Consumer Spending data are derived from the 2021 and 2022 Consumer Expenditure Surveys, Bureau of Labor Statistics.

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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