

# MEDICAL/PROFESSIONAL BUILDINGS FOR SALE

LADY LAKE, FL 32159

# 301 Skyline Dr



## OFFERING SUMMARY

Sale Price:	Negotiable
Building Size:	10,266 SF +/-
Available SF:	10,266 SF +/-
Lot Size:	1.95 AC +/-
Number of Units:	6
Year Built:	2006
Zoning:	HC

## PROPERTY OVERVIEW

10,266 SF +/- of medical/professional office is available for sale in Lady Lake. The property is broken down into two standalone buildings with shared green space and common area. Each building has 3-4 suites that can be combined to make one contiguous 5,133 SF +/- suite. The property is perfect for any owner user or investor looking to take advantage of the growing Lady Lake/Villages area. The total acreage of the property is 1.95 AC with a strong 9/1000 parking ratio.

The property is located right off HWY 441 (30,000 Annual Average Daily Traffic) and moments from Downtown Lady Lake and Fruitland Park.

## PROPERTY HIGHLIGHTS

- Move In Ready Medical/Professional Office Property For Sale
- Two Standalone Buildings Included - Perfect for Owner User or Investment
- Recently Renovated Exterior!
- Surrounded by Office/Medical Office Users
- 9/1,000 Parking Ratio
- Great Signage Options
- Easy Access from HWY 441 (30,000 AADT)

PRESENTED BY  
**DANIELLE KOVIE**  
407.214.4846  
dkovie@millenia-partners.com

OFFICE BUILDING  
**For Sale**

EXTERIOR PHOTOS

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SUITE 301 - 3

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SUITE 305-1

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SUITE 305-3

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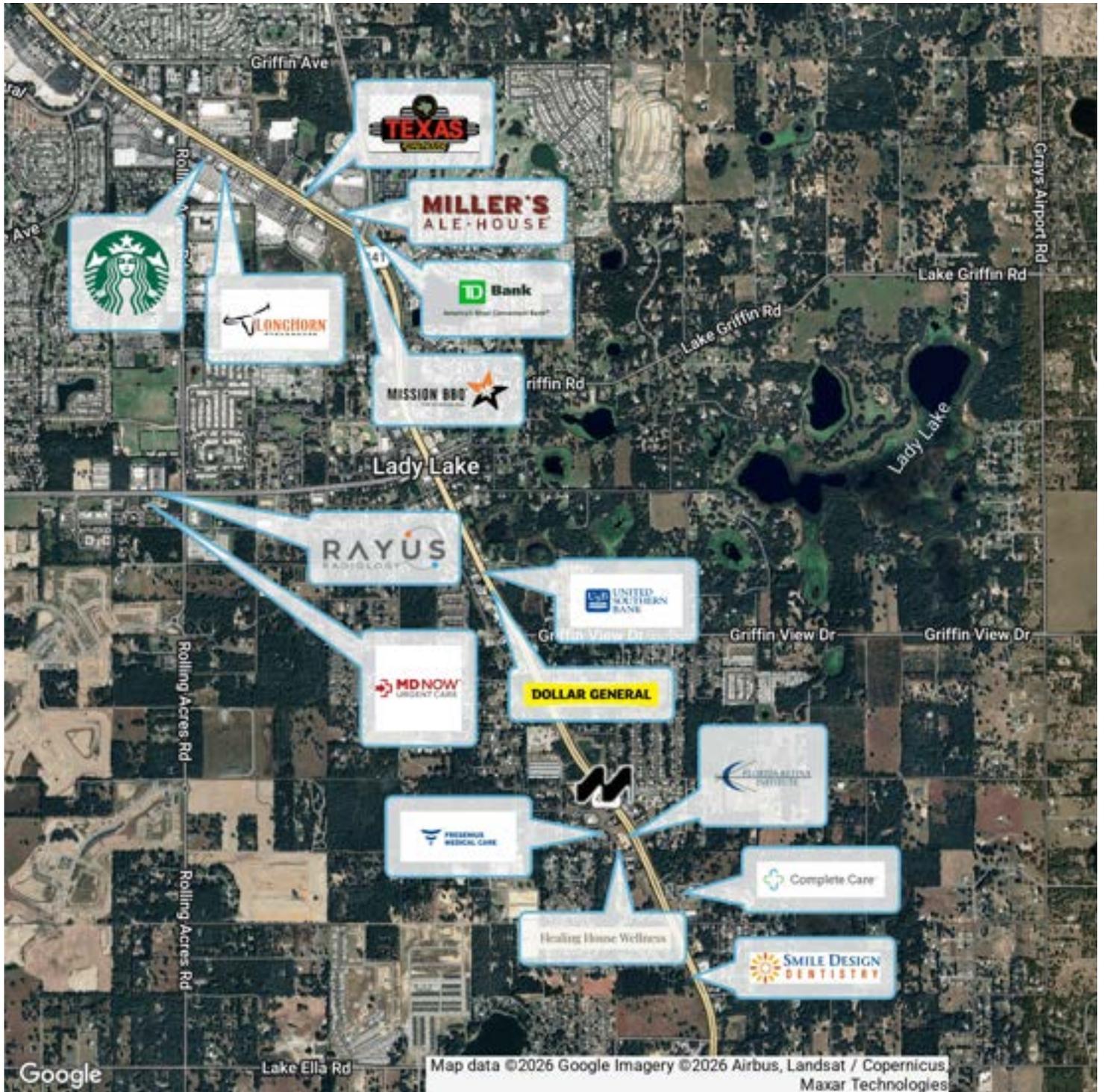
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LOCATION MAP

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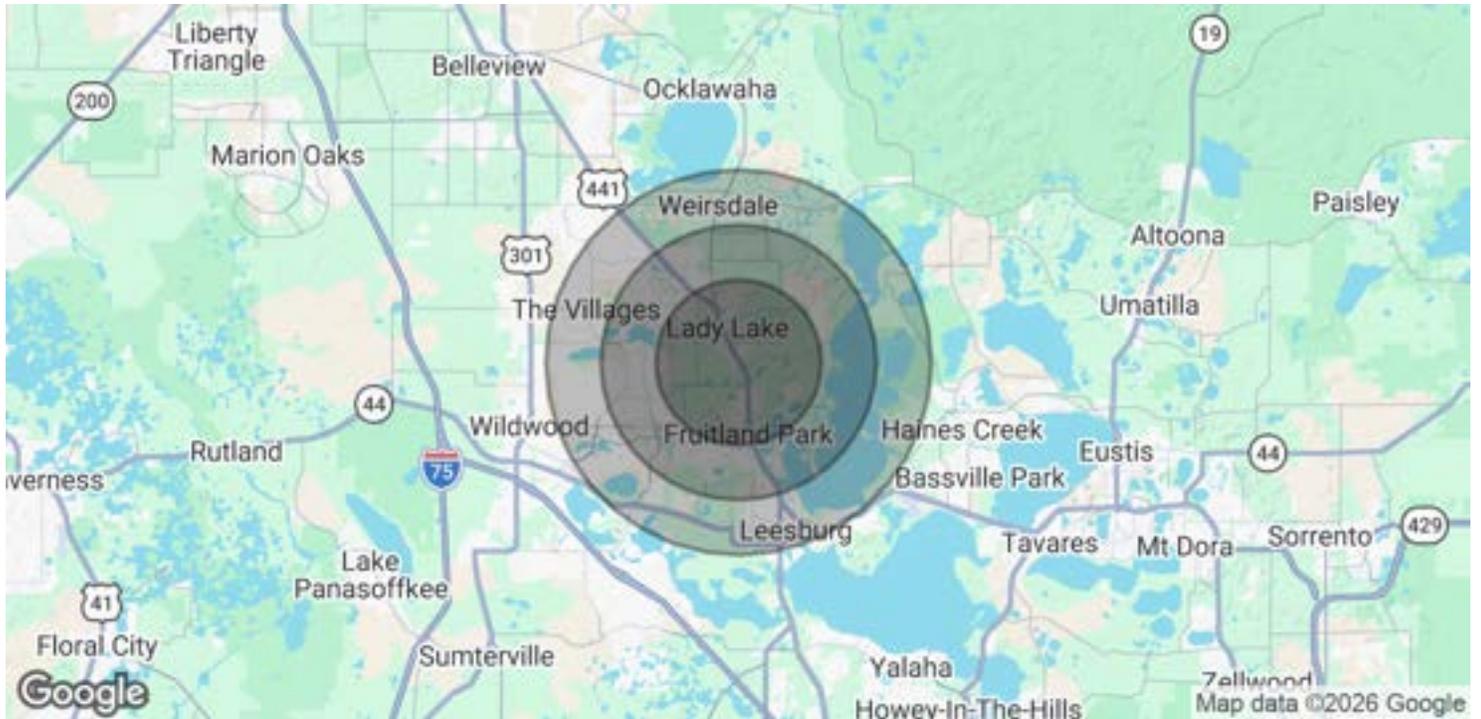
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# DEMOGRAPHICS MAP & REPORT

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<b>POPULATION</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>7 MILES</b>
Total Population	24,954	84,988	165,429
Average Age	55	64	64
Average Age (Male)	54	63	64
Average Age (Female)	56	64	64

<b>HOUSEHOLDS &amp; INCOME</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>7 MILES</b>
Total Households	12,073	44,816	86,810
# of Persons per HH	2.1	1.9	1.9
Average HH Income	\$79,200	\$85,243	\$83,339
Average House Value	\$292,416	\$367,961	\$373,109

Demographics data derived from AlphaMap

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