

Owner User or Investment Opportunity

The Oaks at 138th

8550 NE 138th Bldg 600, Lady Lake, FL 32159

Offered at: \$1,500,000



Exclusively Listed By:

FRAN DANN-AKIN, SIOR

8550 NE 138th Lane, Suite 2000

The Villages, FL 32159

fran@franakin.com

Direct: (352) 266-7795



Confidentiality & Disclaimer

CONTENTS

EXECUTIVE SUMMARY

AERIALS

INTERIOR PHOTOS

FLOOR DIAGRAM

DEMOGRAPHICS

MEDICAL EXPENDITURES

TRAFFIC COUNT MAP



All materials and information received or derived from Akin Realty Company, its directors, agents, advisors, affiliates, and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance (or lack of compliance) with applicable governmental requirements, develop-ability, or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Akin Realty Company or its directors, officers, agents, or affiliates makes any representation or warranty, expressed or implied, as to accuracy or completeness of the following materials or information provided, derived, or received. Materials and information from any source, written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Akin Realty Company will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Akin Realty Company makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Akin Realty Company does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors, and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, or governmental agencies.

FRAN DANN-AKIN, SIOR

(352) 266-7795

OWNER USER OR INVESTMENT OPPORTUNITY

- Offered at \$1,500,000
- 3,520 SF
- Year Built: 2017
- Sumter County Parcel ID: D01-113
- Zoned CP (Planned Commercial)

We are proud to present this exceptional Class A medical office building offering 3,520 SF of thoughtfully designed space in one of the area's most sought-after locations. Purpose-built for medical use, the layout features 12+ private rooms, four restrooms, a lab, break room, and a spacious reception area with four front workstations — comfortably accommodating one to four physicians. Two rear rooms open directly to a serene fountain courtyard, providing a welcoming outdoor retreat for staff and patients alike.

The building offers direct golf cart access to The Villages, Stonecrest, and Spruce Creek South, placing it at the heart of the region's most active retirement communities. Situated at a signalized intersection on Highway 441/27 — with approximately 40,000 vehicles per day — tenants benefit from outstanding visibility and easy access, with proximity to area hospitals, retail, and the largest concentration of medical providers in the region.

The Oaks at 138th consistently maintains above-market occupancy, a testament to its premier location and strong surrounding demand. While ideally suited for medical practice, the space can easily be adapted for professional office use.

Currently leased, lease is expiring December 6th 2026.

It is imperative tenants are not disturbed.

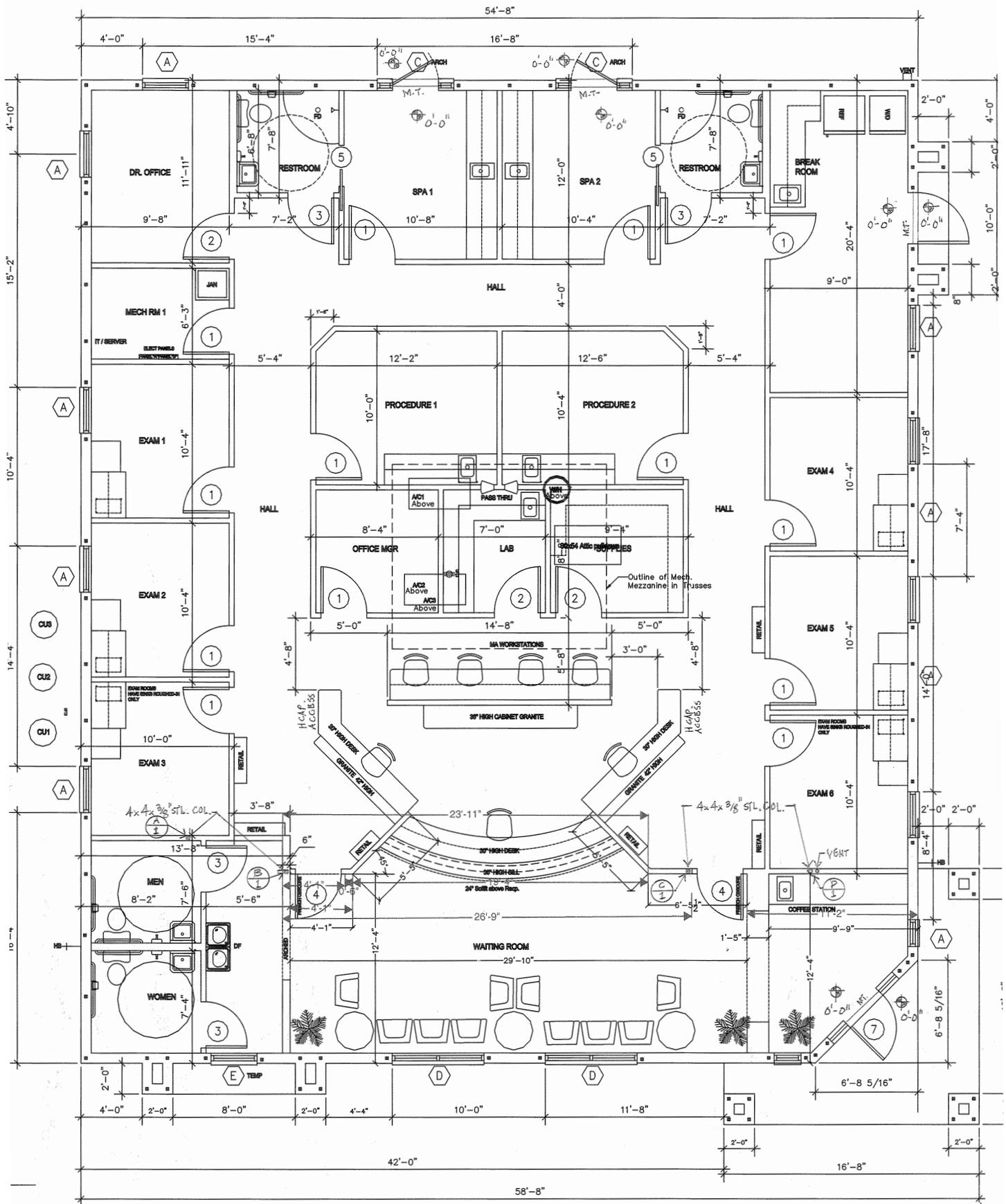
Aerial



Interior Photos



Floor Plan



Demographic and Income Profile

8550 NE 138th Ln, Lady Lake, Florida, 32159



Ring: 5 mile radius

Summary	Census 2020	2025	2030
Total Population	80,349	82,622	91,529
Total Households	43,698	45,676	51,129
Family Households	26,391	27,306	30,346
Average Household Size	1.83	1.80	1.78
Owner Occupied Housing Units	38,227	40,206	45,207
Renter Occupied Housing Units	5,471	5,470	5,922
Median Age	71.5	72.4	73.1

Trends 2025 - 2030	Area	State	National
Population	2.1%	1.1%	0.4%
Households	2.3%	1.3%	0.6%
Family Population	2.1%	1.3%	0.5%
Owner Occupied Housing Units	2.4%	1.8%	0.0%
Median Household Income	2.1%	2.9%	2.5%

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	1,114	1.4%	1,193	1.4%	1,331	1.4%
5-9	1,433	1.8%	1,246	1.5%	1,346	1.5%
10-14	1,399	1.7%	1,526	1.9%	1,408	1.5%
15-19	1,385	1.7%	1,390	1.7%	1,544	1.7%
20-24	1,216	1.5%	1,367	1.6%	1,465	1.6%
25-29	1,328	1.6%	1,396	1.7%	1,659	1.8%
30-34	1,469	1.8%	1,557	1.9%	1,638	1.8%
35-39	1,482	1.8%	1,649	2.0%	1,805	2.0%
40-44	1,419	1.8%	1,670	2.0%	1,915	2.1%
45-49	1,901	2.4%	1,696	2.0%	2,068	2.3%
50-54	2,540	3.2%	2,291	2.8%	2,145	2.3%
55-59	3,737	4.7%	3,490	4.2%	3,309	3.6%
60-64	5,725	7.1%	5,706	6.9%	5,786	6.3%
65-69	9,524	11.8%	8,740	10.6%	9,680	10.6%
70-74	14,556	18.1%	13,203	16.0%	14,022	15.3%
75-79	14,415	17.9%	15,389	18.6%	16,150	17.6%
80-84	9,516	11.8%	11,311	13.7%	13,318	14.6%
Age 85+	6,191	7.7%	7,802	9.4%	10,940	11.9%

Full report available upon request.

Medical Expenditures

8550 NE 138th Ln, Lady Lake, Florida, 32159

Ring: 5 mile radius



Demographic Summary	2025	2030
Population	82,622	91,529
Households	45,676	51,129
Families	27,306	30,346
Median Household Income	\$68,542	\$76,207
Males per 100 Females	87.0	87.3

Population by Age	2025	2030
Population <5 Years	1.4%	1.4%
Population 65+ Years	68.3%	70.0%
Median Age	72.4	73.1

	Spending Potential Index	Average Amount Spent	Total
Health Care	86	\$6,687.76	\$305,470,178
Medical Care	87	\$2,411.60	\$110,152,198
Physician Services	79	\$243.78	\$11,134,997
Dental Services	88	\$473.02	\$21,605,503
Eyecare Services	96	\$91.04	\$4,158,188
Lab Tests, X-rays	68	\$60.08	\$2,743,987
Hospital Room and Hospital Services	76	\$209.33	\$9,561,300
Convalescent or Nursing Home Care	114	\$61.15	\$2,793,183
Other Medical Services (1)	74	\$159.70	\$7,294,429
Nonprescription Drugs	95	\$190.00	\$8,678,406
Prescription Drugs	82	\$344.83	\$15,750,317
Vitamins and Supplements	106	\$166.29	\$7,595,598
Medicare Prescription Drug Premium	124	\$170.73	\$7,798,372
Eyeglasses and Contact Lenses	75	\$99.51	\$4,545,016
Hearing Aids	128	\$43.96	\$2,007,982
Medical Equipment for General Use	89	\$11.09	\$506,536
Other Medical Supplies/Equipment (2)	89	\$87.10	\$3,978,385

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.



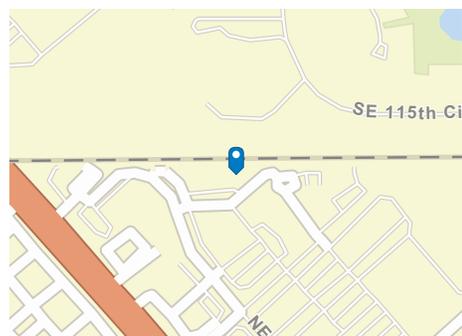
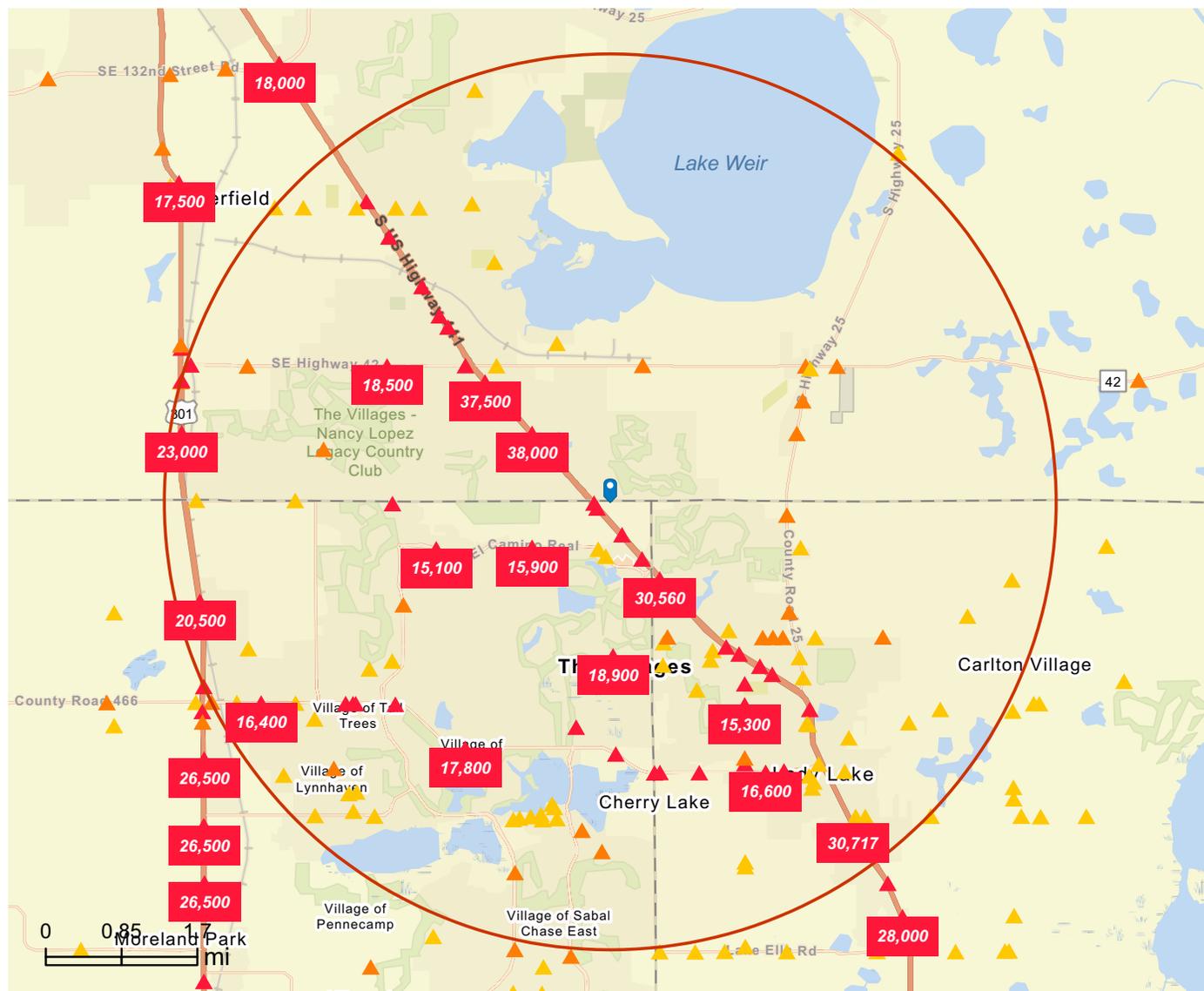
Source: Esri forecasts for 2025 and 2030; Consumer Spending data are derived from the 2021 and 2022 Consumer Expenditure Surveys, Bureau of Labor Statistics.

Traffic Count

Traffic Count Map

8550 NE 138th Ln, 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)