

MEDICAL OFFICE BUILDING FOR LEASE

1400 US-441, The Villages, FL 32159

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For Lease: \$30.00 / SF, NNN

Full Building: ± 4,932 SF



**2nd GEN
MEDICAL
OFFICE**

Turnkey single user medical office building located on the UF Health Spanish Plains Hospital campus, in the heart of The Villages

Direct visibility to busy US HWY 441 (41,000 AADT), and surrounded by other medical users including cardiology, OBGYN, ophthalmology and orthopedics

Building layout includes 10 exam rooms, 3 private offices, lab, conference room, and oversized waiting room + reception area

Abundant parking available at a 5/1,000 ratio, plus cross-access parking with UF Health hospital

The Villages includes over 71,000 homes for over 145,000 residents with recreation centers, parks, town squares, golf courses, shopping, dining, and entertainment experiences



DEMOGRAPHICS

2025 **1 Mile** **3 Miles** **5 Miles**

Total Population 6,838 39,873 86,297

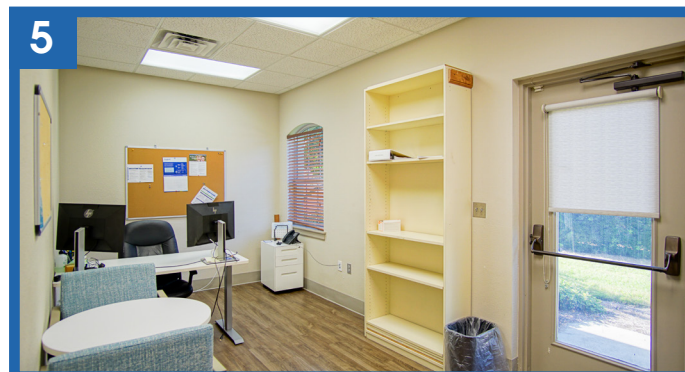
Average HH Income \$87,558 \$80,681 \$87,964

Total Households 4,081 23,182 47,709

615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

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IMAGES



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LOCATION

Drive Times & Traffic Counts



12 minutes
(6.3 miles)



18 minutes
(11.8 miles)



20 minutes
(13.2 miles)



22 minutes
(14.0 miles)



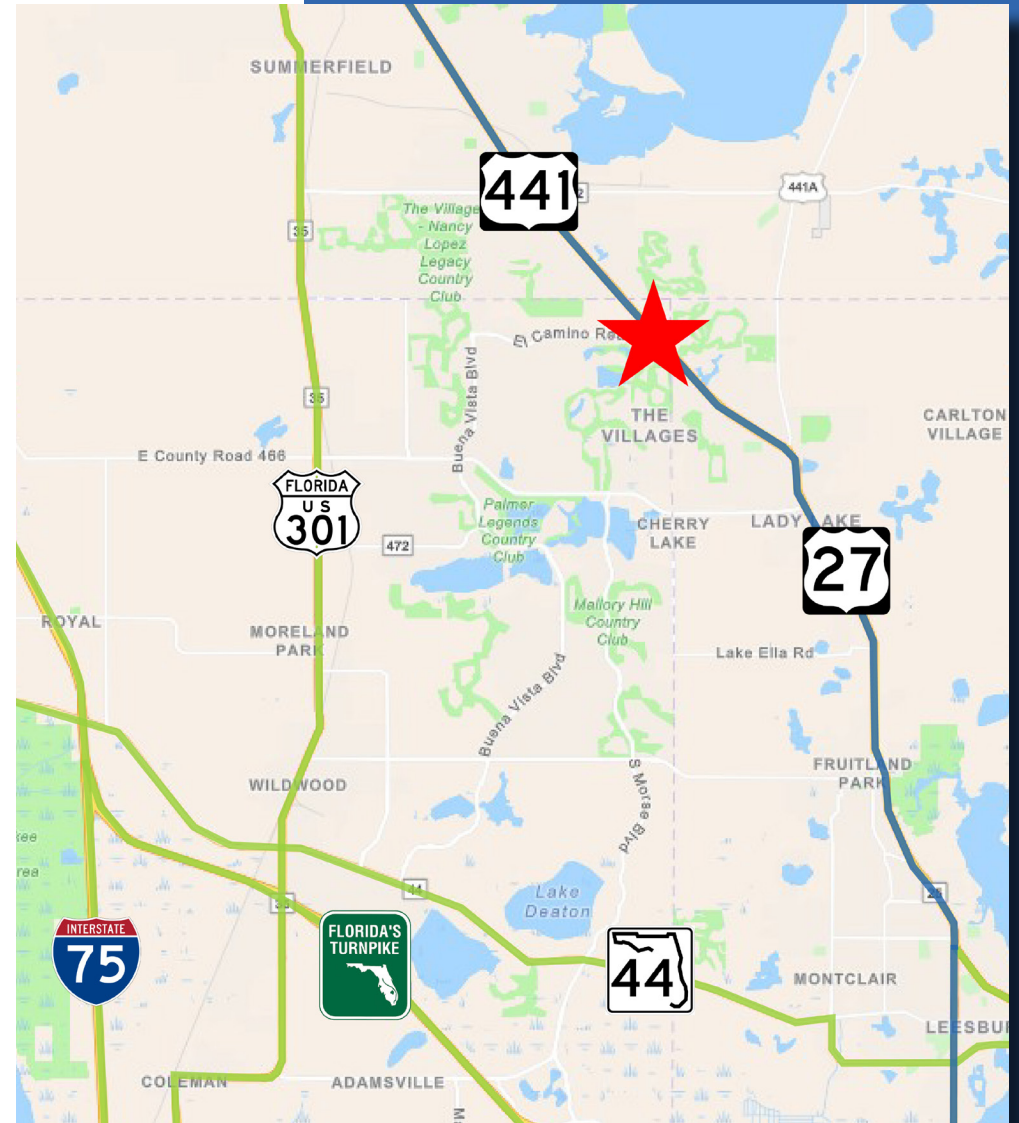
65 minutes
(51.2 miles)

Average Annual Daily Trips

2024

US Highway 441 41,000

Florida's Turnpike 94,000



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NEIGHBORHOOD



The Villages®

- The largest 55+ community in the world
- Ranked +1 Master Planned Community 11 years counting by RCLCO
- Home to over 145,000 residents
- Over 71,000 homes with many more under development
- Nearly 4,000 homes sold in 2022

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