

The Enclave

PROFESSIONAL OFFICE BUILDINGS

871 Hwy 466, Bldg. 901, Lady Lake, FL 32159

For Lease: \$25/sf/yr + NNN



Exclusively Listed By:

FRAN DANN-AKIN, SIOR

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The Villages, FL 32159

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Executive Summary

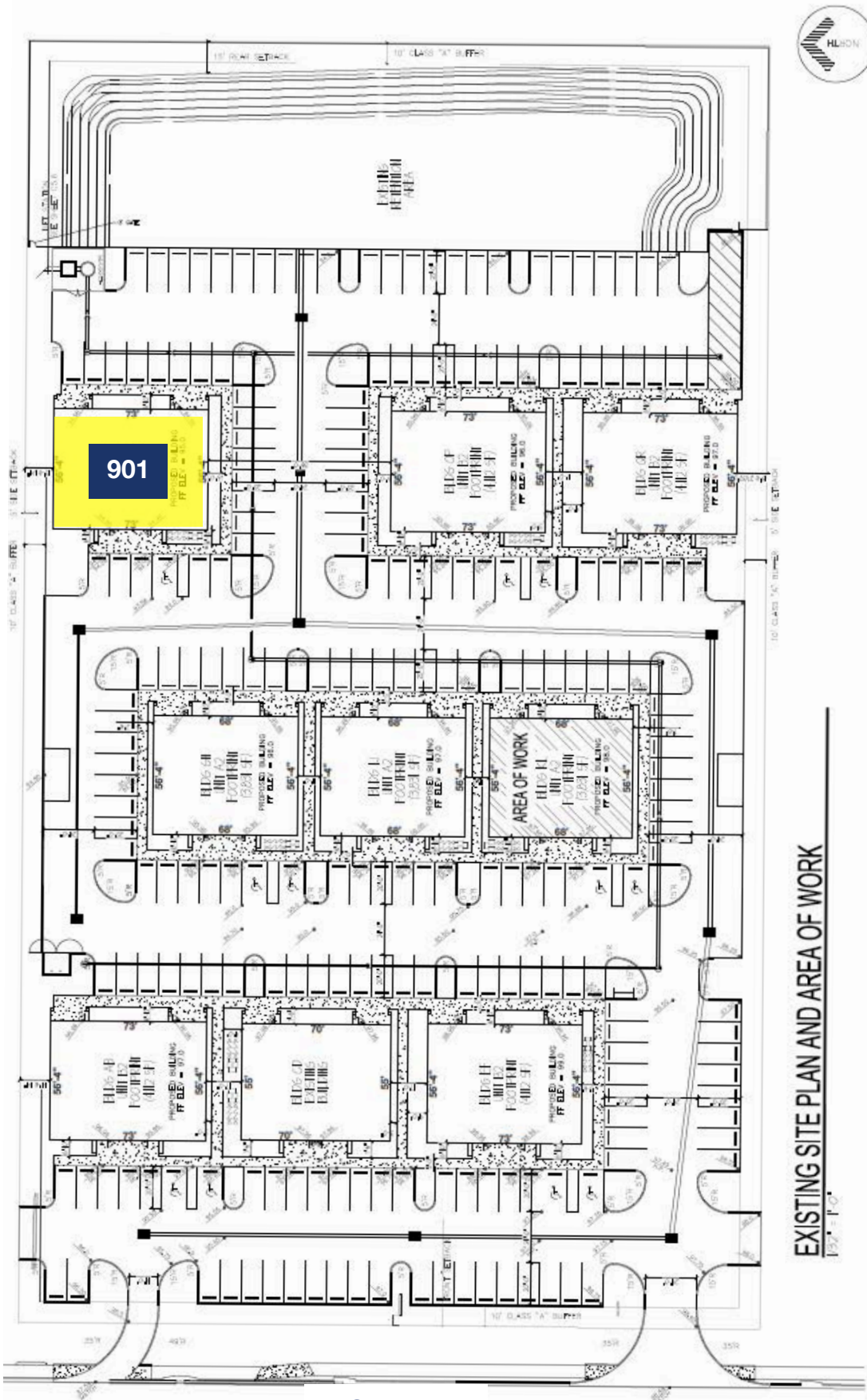
Offering Prime Professional Office Buildings at "The Enclave". Located on busy CR 466 with a traffic count of 25,000 cars per day. Convenient to UF Health Villages Hospital, and largest shopping area of The Villages area.

Unit 901:

- 3,825 SF (divisible) cold grey shell ready for design and build to suit.
- Create a workspace that reflects your brand and maximizes efficiency.

Outstanding demographics in area dominated by Medical. Build-to-Suit and tailor your office space to your needs.





Demographic and Income Profile

871 Highway 466, Lady Lake, Florida, 32159 2

871 Highway 466, Lady Lake, Florida, 32159

Ring: 5 mile radius



Summary	Census 2020	2026	2031
Total Population	102,751	104,374	116,302
Total Households	55,700	58,391	65,808
Family Households	35,081	34,267	36,835
Average Household Size	1.84	1.78	1.76
Owner Occupied Housing Units	49,616	51,564	57,781
Renter Occupied Housing Units	6,084	6,827	8,027
Median Age	71.3	72.4	72.9

Trends 2026 - 2031	Area	State	National
Population	2.20%	1.10%	0.50%
Households	2.40%	1.30%	0.70%
Family Population	1.50%	1.30%	0.60%
Owner Occupied Housing Units	2.30%	1.60%	0.00%
Median Household Income	2.70%	3.60%	3.10%

Population by Age	Census 2020		2026		2031	
	Number	Percent	Number	Percent	Number	Percent
0-4	1,284	1.3%	1,376	1.3%	1,563	1.3%
5-9	1,576	1.5%	1,409	1.4%	1,622	1.4%
10-14	1,662	1.6%	1,696	1.6%	1,655	1.4%
15-19	1,635	1.6%	1,572	1.5%	1,752	1.5%
20-24	1,361	1.3%	1,595	1.5%	1,643	1.4%
25-29	1,428	1.4%	1,517	1.4%	1,906	1.6%
30-34	1,643	1.6%	1,589	1.5%	1,804	1.6%
35-39	1,642	1.6%	1,913	1.8%	1,935	1.7%
40-44	1,562	1.5%	1,827	1.8%	2,254	1.9%
45-49	2,081	2.0%	1,805	1.7%	2,337	2.0%
50-54	2,850	2.8%	2,500	2.4%	2,430	2.1%
55-59	4,586	4.5%	3,950	3.8%	3,733	3.2%
60-64	7,832	7.6%	6,982	6.7%	7,023	6.0%
65-69	14,494	14.1%	12,754	12.2%	13,577	11.7%
70-74	21,482	20.9%	20,354	19.5%	21,960	18.9%
75-79	18,673	18.2%	21,142	20.3%	23,046	19.8%
80-84	10,496	10.2%	12,450	11.9%	15,421	13.3%
Age 85+	6,465	6.3%	7,944	7.6%	10,641	9.2%

Full report available upon request.

 [Source:](#) Esri forecasts for 2026 and 2031. U.S. Census Bureau 2020 decennial Census data.

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Medical Expenditures

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871 Highway 466, Lady Lake, Florida, 32159
Ring: 5 mile radius



Demographic Summary	2026	2031
Population	104,374	116,302
Households	58,391	65,808
Families	34,267	36,835
Median Household Income	\$78,706	\$90,090
Males per 100 Females	87.8	89.1

Population by Age		
Population <5 Years	1.3%	1.3%
Population 65+ Years	71.5%	72.8%
Median Age	72.4	72.9

	Spending Potential Index	Average Amount Spent	Total
Health Care	97	\$7,816.58	\$456,418,092
Medical Care	98	\$2,756.43	\$160,950,583
Physician Services	85	\$247.66	\$14,461,400
Dental Services	98	\$558.59	\$32,616,404
Eyecare Services	105	\$94.12	\$5,496,041
Lab Tests, X-rays	77	\$65.04	\$3,797,678
Hospital Room and Hospital Services	81	\$287.77	\$16,803,318
Convalescent or Nursing Home Care	137	\$93.37	\$5,452,028
Nonphysician Services (1)	84	\$149.92	\$8,753,793
Nonprescription Drugs	109	\$220.65	\$12,883,813
Prescription Drugs	97	\$444.59	\$25,959,909
Vitamins and Supplements	125	\$200.57	\$11,711,578
Medicare Prescription Drug Premium	142	\$158.09	\$9,231,228
Eyeglasses and Contact Lenses	85	\$120.27	\$7,022,589
Hearing Aids	129	\$48.87	\$2,853,641
Topicals/Dressings	99	\$66.91	\$3,907,163

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 2026 and 2031; Consumer Spending data are derived from the 2023 and 2024 Consumer Expenditure Surveys, Bureau of Labor Statistics.

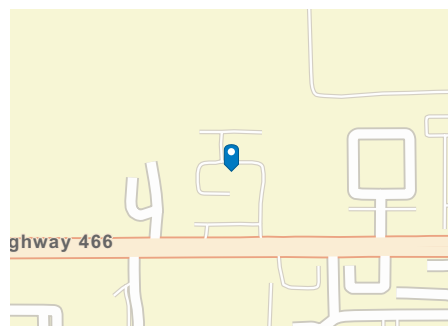
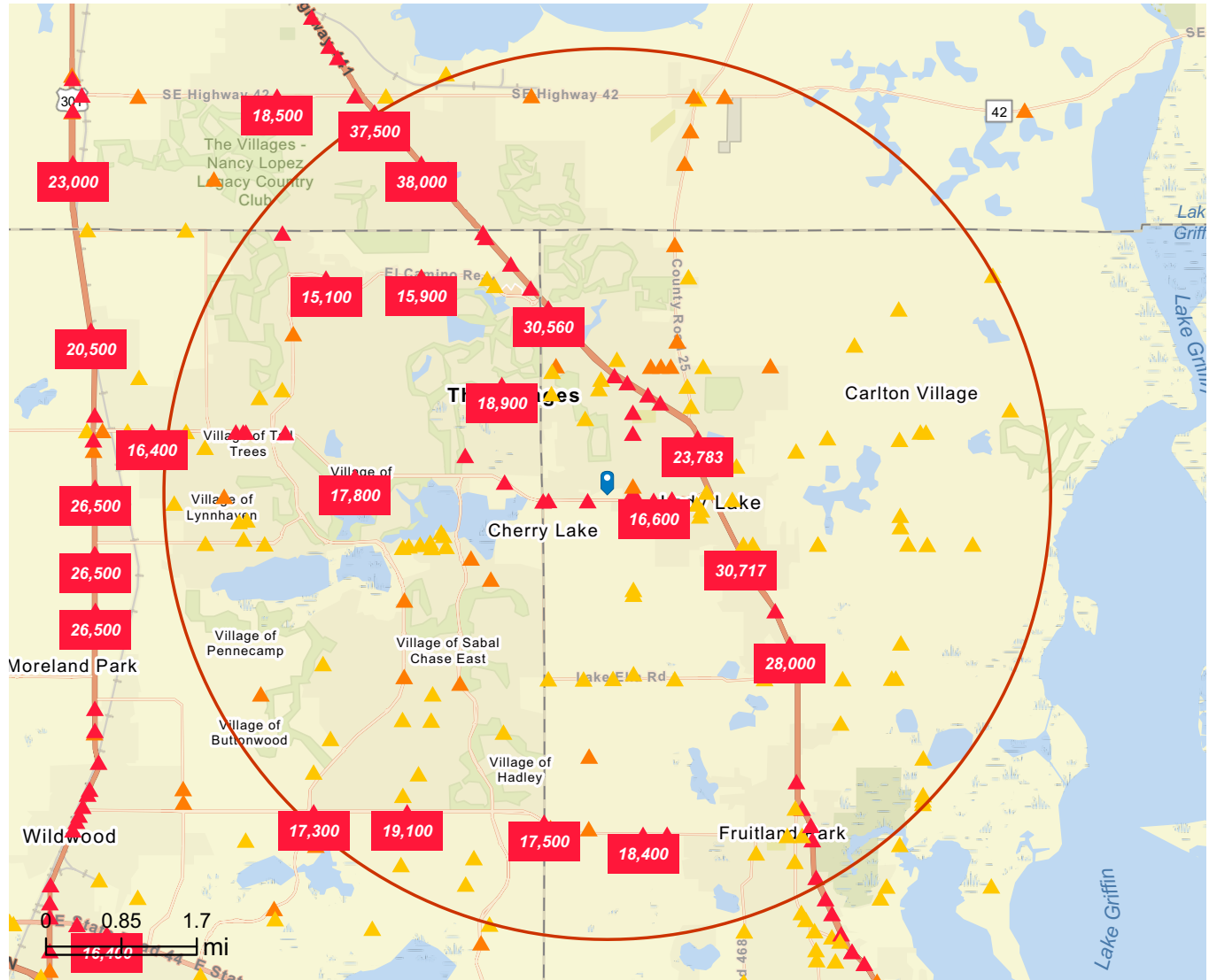
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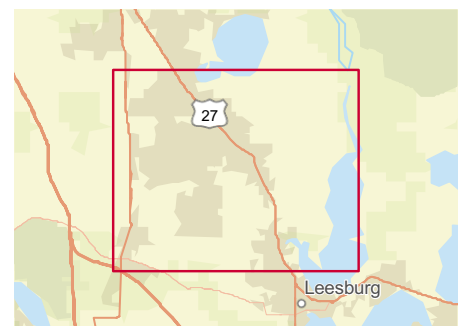
Traffic Count Map

871 Highway 466, Lady Lake, Florida, 32159 2
871 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 (2026)

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