

STONECREST

RETAIL | MEDICAL PARK | SENIOR LIVING
HWY 441 & 173rd STREET • SUMMERFIELD, FL 34491

The Villages Shown as Fastest Growing Metro Area in US!
(According to U.S. Census Bureau March 2020)

The Villages

The Villages



FRAN DANN-AKIN, SIOR

16570 Highway 441, Summerfield, FL 34491

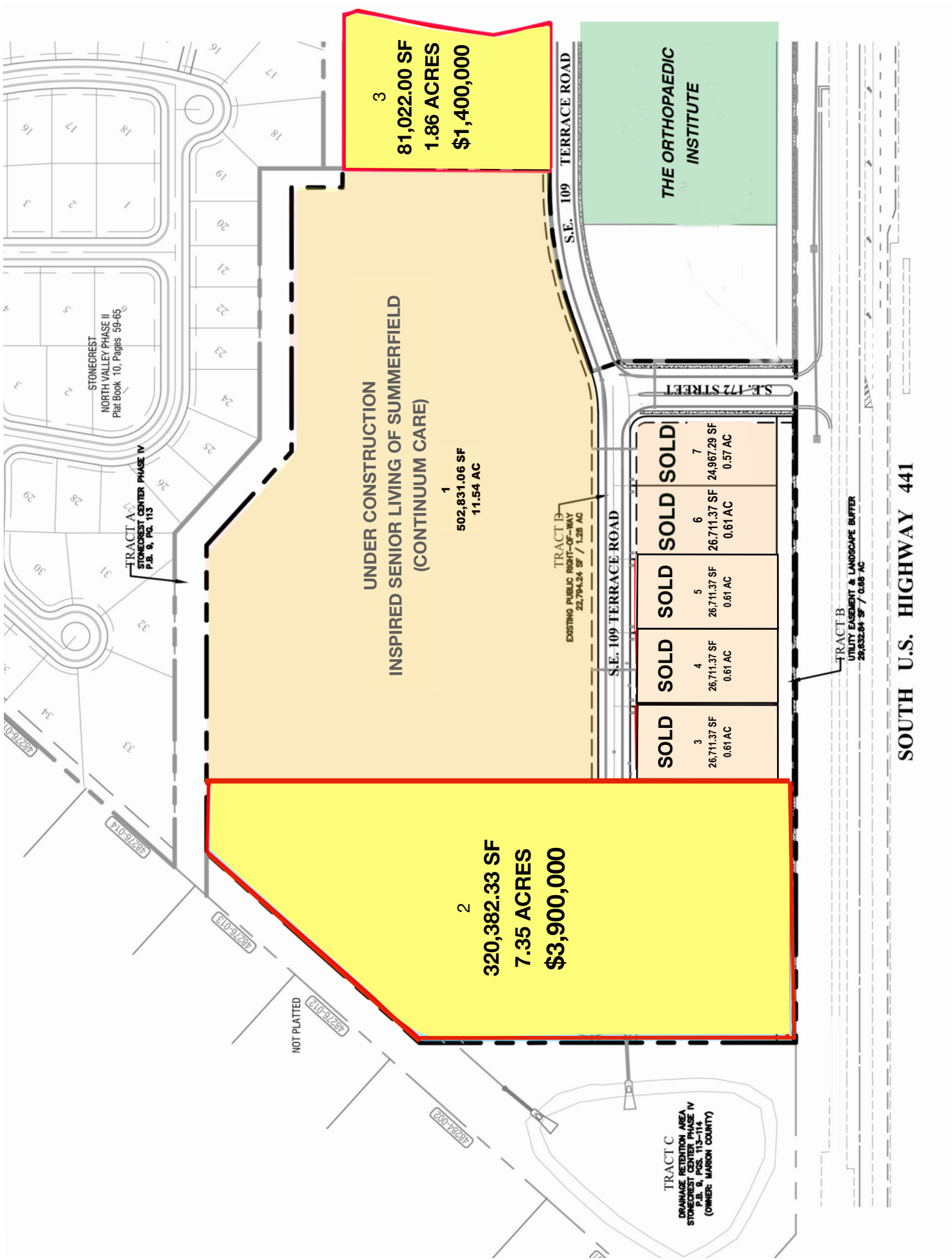
fran@FranAkin.com

Direct: (352) 266-7795





STONECREST Retail • Medical Park • Senior Living is 1 mile North of The Villages. The Villages consistently ranks as the fastest growing Metro area. It has almost doubled in size and as of 2020 the total population was estimated at 207,135.



1
 502,831.06 SF
 11.54 AC
 UNDER CONSTRUCTION
 INSPIRED SENIOR LIVING OF SUMMERFIELD
 (CONTINUUM CARE)

2
 320,382.33 SF
 7.35 ACRES
 \$3,900,000

3
 81,022.00 SF
 1.86 ACRES
 \$1,400,000

4	SOLD	SOLD	SOLD	SOLD	SOLD	SOLD
26,711.37 SF	26,711.37 SF	26,711.37 SF	26,711.37 SF	26,711.37 SF	24,967.29 SF	24,967.29 SF
0.61 AC	0.61 AC	0.61 AC	0.61 AC	0.61 AC	0.57 AC	0.57 AC

**THE ORTHOPAEDIC
 INSTITUTE**

SOUTH U.S. HIGHWAY 441

TRACT C
 DRAINAGE RETENTION AREA
 STONECREST CENTER PHASE IV
 P.B. 9, PGS. 113-114
 (OWNER: MARION COUNTY)

STONECREST
 NORTH VALLEY PHASE II
 Plat Book 10, Pages 59-65

TRACT A
 STONECREST CENTER PHASE IV
 P.B. 9, PG. 113

TRACT B
 EXISTING PUBLIC RIGHT-OF-WAY
 22,794.24 SF / 1.28 AC

TRACT B
 UTILITY EASEMENT & LANDSCAPE BUFFER
 29,632.64 SF / 0.68 AC

NOT PLATTED

S.E. 109 TERRACE ROAD

S.E. 109 TERRACE ROAD

S.E. 172 STREET

NO.	REVISIONS	DATE	BY

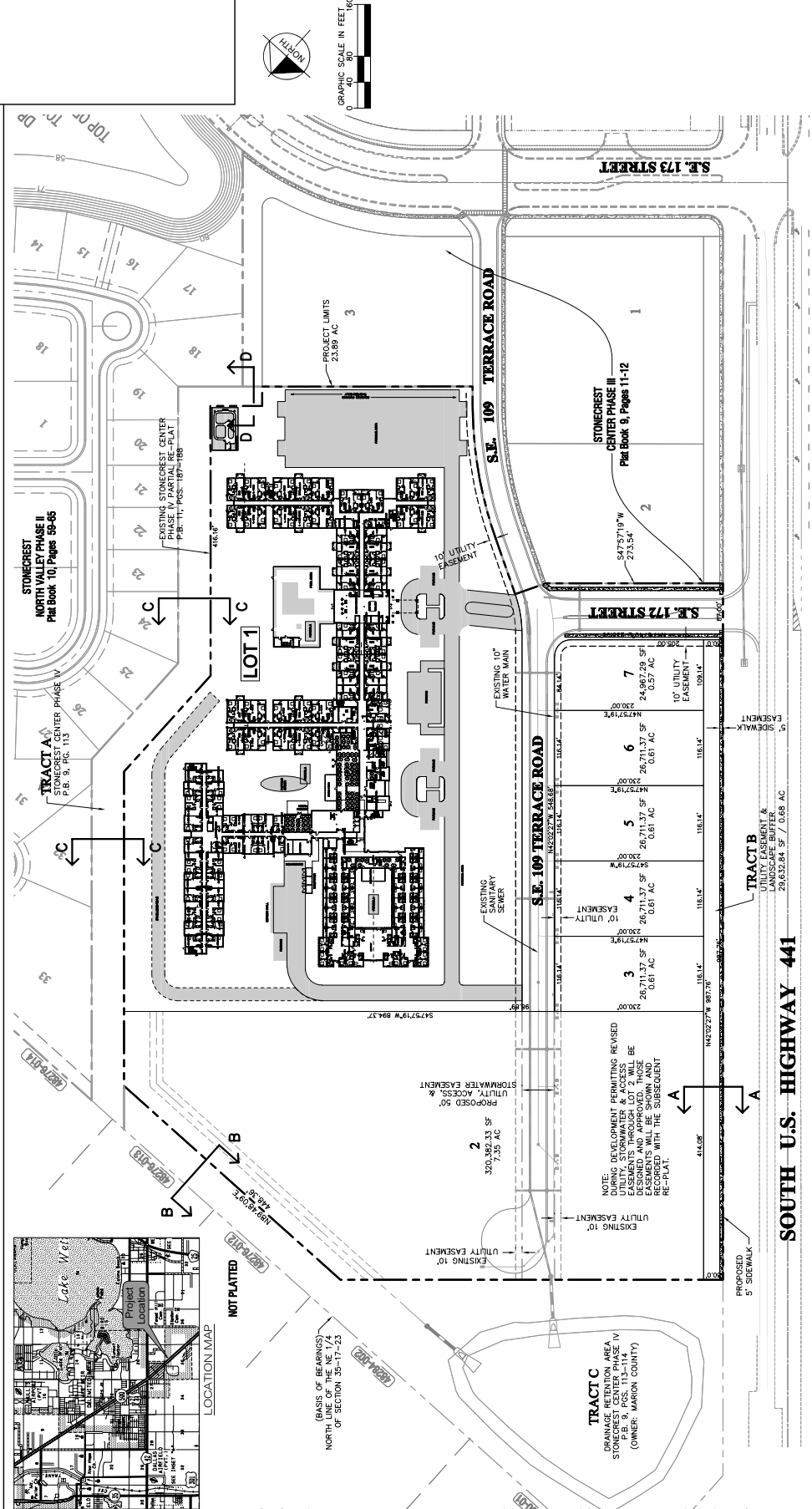
Kimley»Horn
 2709 MARKET HORN AND ASSOCIATES, INC.
 101 EAST SILVER SPRINGS BLVD., SUITE 300, COVINGTON, GA 30024
 WWWW.KIMLEY-HORN.COM CA 00000686

RHA PROJECT
 DATE: 14277000
 SCALE AS SHOWN
 DESIGNED BY: KHA
 CHECKED BY: WBC
 58568
 LORNA LICENSE NUMBER
 RICHARD V. BUSCH, P.E.
 LICENSED PROFESSIONAL

PRE-APPLICATION PLAN

STONECREST CENTER ASSISTED LIVING FACILITY
 MARION COUNTY, FLORIDA

SHEET NUMBER
C001



- NOTES:**
1. ALL UTILITIES SHOWN ARE AS SHOWN ON THE RECORD PLANS. THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE RECORD PLANS AND IS FOR THE DRAINAGE, UTILITIES, LANDSCAPING, SIGNAGE AND OTHER SUCH PURPOSES THAT MAY BE LEGALLY PERMITTED. TRACT 3F IS A COMMON LOT AS SHOWN ON US 27/441 (PAGE 1) AND TRACT 4F IS A COMMON LOT AS SHOWN ON US 27/441 (PAGE 2). THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA AS AMENDED AND IS FOR THE RECORDS OF MARION COUNTY, FLORIDA AS AMENDED AND IS FOR THE RECORDS OF MARION COUNTY, FLORIDA AS AMENDED.
 2. SETBACKS: 40' FRONT, 25' REAR AND 10' SIDES & 80' FROM S. U.S. HIGHWAY 27 & 441.
 3. LAND USES FOR LOTS 1 THRU 7: COMMERCIAL/LITE CARE SERVICES.
 4. INDIVIDUAL LOT SITE PLANS ARE RECOMMENDED FOR EACH LOT WITH FRONTAGE ON US 27/441 AND SHALL BE COORDINATED WITH MARION COUNTY AT THE TIME OF SUBMITTING THE INDIVIDUAL LOT SITE PLANS.
 5. ALL LOT DRIVEWAY/VEHICLE ACCESS SHALL BE PROVIDED BY THE INTERNAL SUBDIVISION ROADWAYS. DIRECT DRIVEWAY/VEHICLE ACCESS TO US 27/441 IS PROHIBITED.
 6. CORNER LOTS WITH RESTRICTIVE MEAN (L.L. LOTS 2 AND 7 ON SE 172 STREET) REQUIRE A MINIMUM 75' FEET SPACING FOR THE RIGHT IN ONLY DRIVEWAY. CORNER LOTS ON SE 109 TERRACE ROAD ARE RECOMMENDED TO PROVIDE SHARED-USE DRIVEWAYS WITH ADJACENT LOTS AND SHALL BE COORDINATED WITH MARION COUNTY TRANSPORTATION DEPARTMENT AT INDIVIDUAL LOT SITE PLAN REVIEW.
- LEGAL DESCRIPTION:**
 STONECREST CENTER PHASE IV PARCEL RE-PLAT, P.B. 11, PGS. 107-108
 BUFFER TREES (POST APPROVAL)
 (A) - 10 TREES PER 100 LINEAR FEET WITH HEDGE
 (B) - 5 TREES PER 100 LINEAR FEET WITH 18 SHRUBS PER 100 LINEAR FEET.
 (C) - 4 TREES PER 100 LINEAR FEET WITH HEDGE.
- SECTION A-A**
 5' SIDEWALK EASEMENT
 LANDSCAPE BUFFER W/ TYPE LANDSCAPING
 5' SIDEWALK EASEMENT
 LANDSCAPE BUFFER W/ TYPE LANDSCAPING
 5' SIDEWALK EASEMENT
 LANDSCAPE BUFFER W/ TYPE LANDSCAPING
- SECTION B-B**
 5' SIDEWALK EASEMENT
 LANDSCAPE BUFFER W/ TYPE LANDSCAPING
 5' SIDEWALK EASEMENT
 LANDSCAPE BUFFER W/ TYPE LANDSCAPING
- SECTION C-C**
 5' SIDEWALK EASEMENT
 LANDSCAPE BUFFER W/ TYPE LANDSCAPING
 5' SIDEWALK EASEMENT
 LANDSCAPE BUFFER W/ TYPE LANDSCAPING
- SECTION D-D**
 5' SIDEWALK EASEMENT
 LANDSCAPE BUFFER W/ TYPE LANDSCAPING
 5' SIDEWALK EASEMENT
 LANDSCAPE BUFFER W/ TYPE LANDSCAPING



PARCEL 02	PARCEL # 6200-100-402	7.35 ACRES	\$3,900,000
PARCEL 3	PARCEL # 6200-100-003	1.86 ACRES	\$1,400,000
ZONING: PUD	DAILY TRAFFIC COUNT: 39,500		

PENDING

STONECREST Retail • Medical Park • Senior Living is a 25.54 Acre Planned Unit Development which currently features golf cart access to Stonecrest, The Villages and Spruce Creek South which is home to a population of over 200,000 within a 10 mile radius. The site is located on the east side of Highway 441/27, which is the predominant commercial corridor of the area with an Average Daily Traffic Count of over 39,500 trips.

This site has the highest elevation on Highway 441/27, offering excellent visibility and access. It is within 1 mile of The Villages, which is reported to be the Fastest Growing Metro Area in the United States. It is located 1.5 miles from UF Health Villages Hospital. Area Major Retailers: Walmart, 3 Publix, Sam’s Club, Target, Lowes, Home Depot, Best Buy, Aldi, Belk, Bed Bath & Beyond, Kohl’s, Target - naming just a few. Many outstanding restaurants and every convenience make this area most popular!

The sites have interior roads in place with water and sewer provided by Marion County. The property is cleared and filled to grade and has off-site drainage ponds. A Hard Corner has been approved by The Florida Department of Transportation for a new traffic light with funds already allocated for installation in an escrow account and will be installed concurrently with the development of the site.

Stonecrest is home to the all new “Inspired Senior Living of Summerfield” featuring 282,000 Sq Ft low-rise, offering residents 150 units of Independent Living / 60 units of Assisting Living / 40 units for Memory Care and joins many other outstanding medical-professional offices and retail.



Demographic and Income Profile

17351-17391 US-441 N, Summerfield, Florida, 34491 2
 17351-17391 US-441 N, Summerfield, Florida, 34491
 Ring Band: 5 - 10 mile radius

Prepared by Esri
 Latitude: 28.96986
 Longitude: -81.97498

Summary	Census 2010	2020	2025
Population	84,298	129,063	149,201
Households	36,377	56,247	65,396
Families	25,461	38,970	45,171
Average Household Size	2.31	2.29	2.28
Owner Occupied Housing Units	29,299	47,424	55,521
Renter Occupied Housing Units	7,078	8,823	9,876
Median Age	52.4	54.2	55.3
Trends: 2020-2025 Annual Rate	Area	State	National
Population	2.94%	1.33%	0.72%
Households	3.06%	1.27%	0.72%
Families	3.00%	1.23%	0.64%
Owner HHs	3.20%	1.22%	0.72%
Median Household Income	1.50%	1.51%	1.60%

Households by Income	2020		2025	
	Number	Percent	Number	Percent
<\$15,000	5,295	9.4%	5,389	8.2%
\$15,000 - \$24,999	6,355	11.3%	6,567	10.0%
\$25,000 - \$34,999	5,911	10.5%	6,237	9.5%
\$35,000 - \$49,999	8,514	15.1%	9,393	14.4%
\$50,000 - \$74,999	11,264	20.0%	13,314	20.4%
\$75,000 - \$99,999	8,171	14.5%	10,279	15.7%
\$100,000 - \$149,999	6,917	12.3%	8,993	13.8%
\$150,000 - \$199,999	2,379	4.2%	3,349	5.1%
\$200,000+	1,441	2.6%	1,875	2.9%
Median Household Income	\$53,145		\$57,266	
Average Household Income	\$68,565		\$75,846	
Per Capita Income	\$30,003		\$33,362	

Population by Age	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	4,112	4.9%	6,013	4.7%	6,886	4.6%
5 - 9	4,077	4.8%	6,024	4.7%	6,887	4.6%
10 - 14	4,083	4.8%	6,082	4.7%	7,087	4.7%
15 - 19	4,302	5.1%	5,570	4.3%	6,648	4.5%
20 - 24	3,396	4.0%	5,375	4.2%	5,760	3.9%
25 - 34	7,150	8.5%	12,875	10.0%	13,836	9.3%
35 - 44	7,673	9.1%	11,429	8.9%	14,001	9.4%
45 - 54	9,962	11.8%	12,264	9.5%	13,028	8.7%
55 - 64	14,543	17.3%	21,338	16.5%	22,795	15.3%
65 - 74	16,190	19.2%	27,527	21.3%	33,384	22.4%
75 - 84	6,898	8.2%	11,179	8.7%	14,924	10.0%
85+	1,912	2.3%	3,388	2.6%	3,966	2.7%

Race and Ethnicity	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
White Alone	71,575	84.9%	104,358	80.9%	118,156	79.2%
Black Alone	8,304	9.9%	15,645	12.1%	19,296	12.9%
American Indian Alone	326	0.4%	580	0.4%	695	0.5%
Asian Alone	797	0.9%	1,826	1.4%	2,427	1.6%
Pacific Islander Alone	67	0.1%	89	0.1%	101	0.1%
Some Other Race Alone	1,797	2.1%	3,493	2.7%	4,489	3.0%
Two or More Races	1,432	1.7%	3,071	2.4%	4,037	2.7%
Hispanic Origin (Any Race)	6,725	8.0%	13,975	10.8%	18,358	12.3%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.

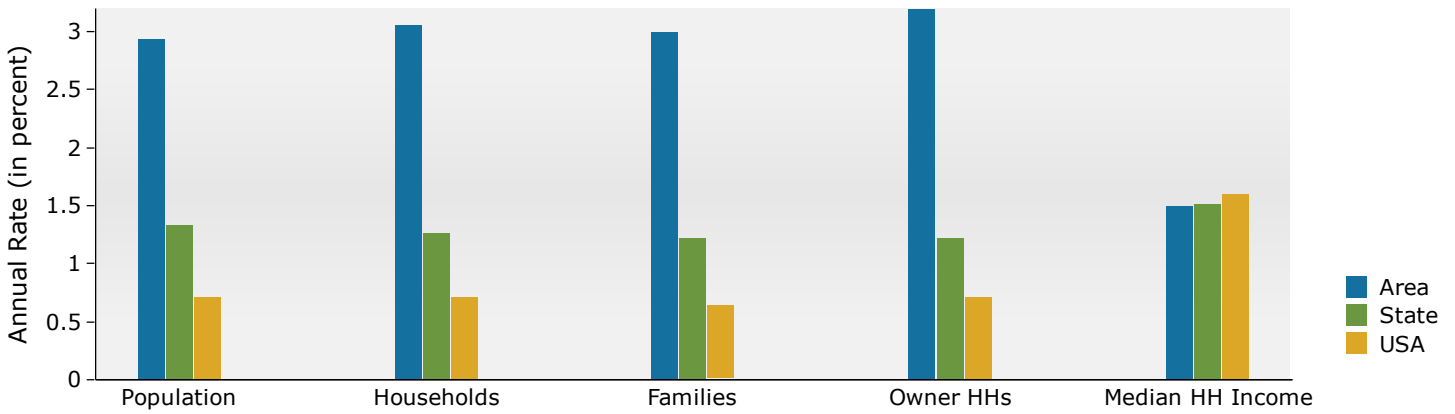


Demographic and Income Profile

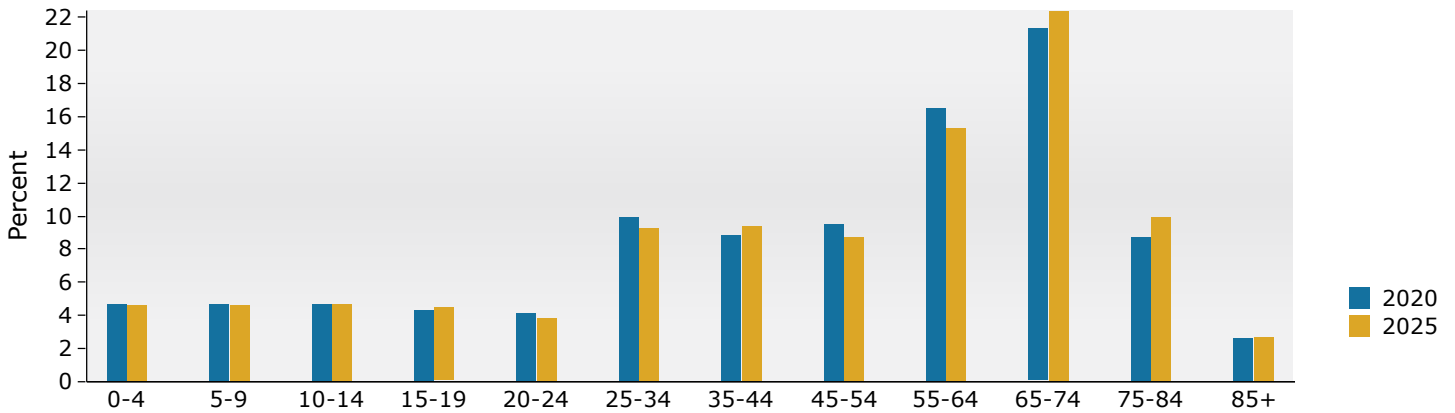
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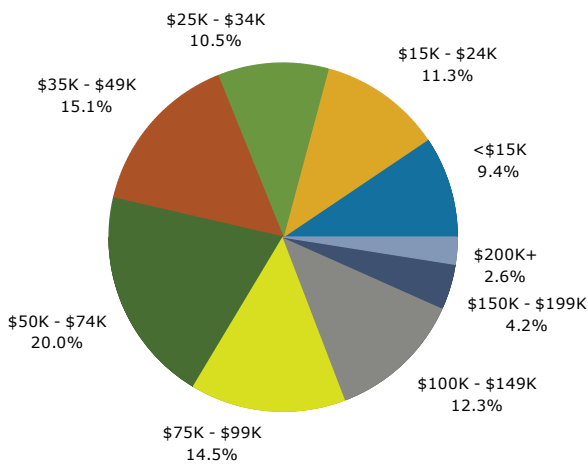
Trends 2020-2025



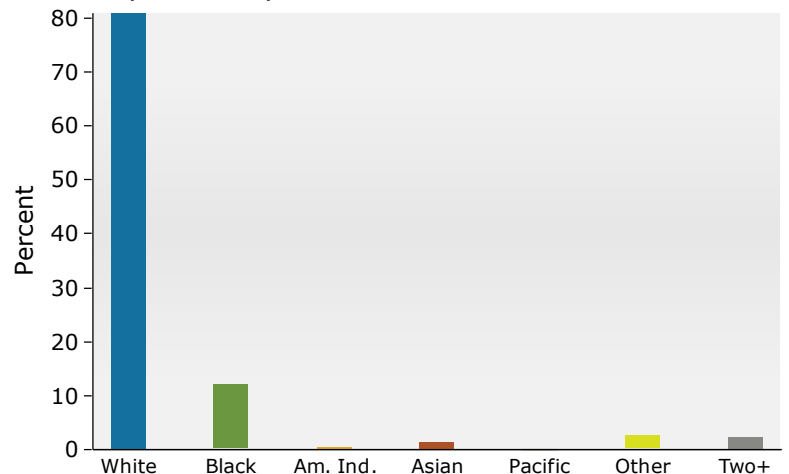
Population by Age



2020 Household Income



2020 Population by Race



2020 Percent Hispanic Origin: 10.8%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.



Medical Expenditures

17351-17391 US-441 N, Summerfield, Florida, 34491 2
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Prepared by Esri
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Demographic Summary		2020	2025
Population		129,063	149,201
Households		56,247	65,396
Families		38,970	45,171
Median Household Income		\$53,145	\$57,266
Males per 100 Females		94.1	95.6
Population by Age			
Population <5 Years		4.7%	4.6%
Population 65+ Years		32.6%	35.0%
Median Age		54.2	55.3
	Spending Potential Index	Average Amount Spent	Total
Health Care	85	\$4,904.25	\$275,849,271
Medical Care	88	\$1,798.44	\$101,157,033
Physician Services	81	\$212.10	\$11,930,245
Dental Services	88	\$343.43	\$19,317,084
Eyecare Services	88	\$60.58	\$3,407,696
Lab Tests, X-rays	82	\$56.31	\$3,167,512
Hospital Room and Hospital Services	83	\$158.12	\$8,894,044
Convalescent or Nursing Home Care	111	\$15.39	\$865,895
Other Medical Services (1)	79	\$107.58	\$6,050,798
Nonprescription Drugs	88	\$130.80	\$7,356,952
Prescription Drugs	92	\$321.02	\$18,056,665
Nonprescription Vitamins	94	\$87.86	\$4,941,851
Medicare Prescription Drug Premium	110	\$127.33	\$7,161,989
Eyeglasses and Contact Lenses	81	\$75.88	\$4,268,106
Hearing Aids	109	\$31.14	\$1,751,589
Medical Equipment for General Use	87	\$6.12	\$344,026
Other Medical Supplies/Equipment (2)	87	\$64.76	\$3,642,581
Health Insurance	84	\$3,105.81	\$174,692,238
Blue Cross/Blue Shield	78	\$855.45	\$48,116,559
Fee for Service Health Plan	78	\$630.96	\$35,489,620
HMO	72	\$555.78	\$31,261,187
Medicare Payments	109	\$478.34	\$26,905,020
Long Term Care Insurance	94	\$56.02	\$3,151,207
Dental Care Insurance	77	\$109.90	\$6,181,607
Vision Care Insurance	78	\$22.32	\$1,255,393
Prescription Drug Insurance	89	\$6.99	\$392,985
Other Single Service Insurance (3)	93	\$18.33	\$1,030,807
Medicaid Premiums	74	\$6.89	\$387,527
Tricare/Military Premiums	90	\$5.34	\$300,574
Children's Health Ins Program Premiums	72	\$1.50	\$84,476

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 2020 and 2025; Consumer Spending data are derived from the 2017 and 2018 Consumer Expenditure Surveys, Bureau of Labor Statistics.



Retail Goods and Services Expenditures

17351-17391 US-441 N, Summerfield, Florida, 34491 2
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 Ring: 10 mile radius

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Top Tapestry Segments	Percent	Demographic Summary	2020	2025
The Elders (9C)	55.0%	Population	207,135	233,913
Traditional Living (12B)	13.5%	Households	98,274	111,210
Senior Escapes (9D)	8.5%	Families	67,341	75,970
Down the Road (10D)	5.9%	Median Age	63.3	64.4
Southern Satellites (10A)	3.4%	Median Household Income	\$52,800	\$55,997
		Spending Potential Index	Average Amount Spent	Total
Apparel and Services		71	\$1,524.78	\$149,846,521
Men's		70	\$292.12	\$28,707,498
Women's		77	\$579.98	\$56,996,821
Children's		59	\$186.31	\$18,309,630
Footwear		69	\$329.64	\$32,394,621
Watches & Jewelry		77	\$89.85	\$8,830,300
Apparel Products and Services (1)		81	\$46.89	\$4,607,650
Computer				
Computers and Hardware for Home Use		75	\$121.86	\$11,975,497
Portable Memory		78	\$3.00	\$295,287
Computer Software		72	\$7.05	\$692,767
Computer Accessories		82	\$14.51	\$1,425,929
Entertainment & Recreation		76	\$2,461.50	\$241,901,293
Fees and Admissions		70	\$504.81	\$49,609,705
Membership Fees for Clubs (2)		72	\$171.38	\$16,842,033
Fees for Participant Sports, excl. Trips		84	\$82.25	\$8,083,459
Tickets to Theatre/Operas/Concerts		73	\$59.29	\$5,826,560
Tickets to Movies		71	\$40.56	\$3,986,363
Tickets to Parks or Museums		71	\$23.42	\$2,301,437
Admission to Sporting Events, excl. Trips		70	\$43.63	\$4,287,412
Fees for Recreational Lessons		58	\$83.71	\$8,226,779
Dating Services		70	\$0.57	\$55,661
TV/Video/Audio		80	\$934.45	\$91,832,062
Cable and Satellite Television Services		83	\$673.45	\$66,182,701
Televisions		78	\$83.69	\$8,224,280
Satellite Dishes		88	\$1.03	\$101,419
VCRs, Video Cameras, and DVD Players		75	\$3.90	\$383,019
Miscellaneous Video Equipment		72	\$18.05	\$1,774,109
Video Cassettes and DVDs		76	\$7.58	\$745,343
Video Game Hardware/Accessories		63	\$17.74	\$1,743,293
Video Game Software		65	\$10.68	\$1,049,865
Rental/Streaming/Downloaded Video		70	\$37.89	\$3,723,481
Installation of Televisions		119	\$1.29	\$127,206
Audio (3)		73	\$77.43	\$7,609,713
Rental and Repair of TV/Radio/Sound Equipment		70	\$1.71	\$167,633
Pets		77	\$533.25	\$52,404,569
Toys/Games/Crafts/Hobbies (4)		68	\$83.22	\$8,178,847
Recreational Vehicles and Fees (5)		68	\$105.73	\$10,390,265
Sports/Recreation/Exercise Equipment (6)		76	\$153.72	\$15,106,787
Photo Equipment and Supplies (7)		66	\$33.55	\$3,296,639
Reading (8)		86	\$92.29	\$9,069,930
Catered Affairs (9)		68	\$20.48	\$2,012,488
Food		76	\$6,915.18	\$679,582,806
Food at Home		77	\$4,124.91	\$405,371,170
Bakery and Cereal Products		77	\$531.05	\$52,188,839
Meats, Poultry, Fish, and Eggs		77	\$904.43	\$88,882,296
Dairy Products		78	\$428.66	\$42,126,476
Fruits and Vegetables		77	\$810.10	\$79,611,413
Snacks and Other Food at Home (10)		77	\$1,450.66	\$142,562,145
Food Away from Home		74	\$2,790.28	\$274,211,636
Alcoholic Beverages		74	\$457.74	\$44,983,560

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. This report is not a comprehensive list of all consumer spending variables therefore the variables in each section may not sum to totals.

Source: Esri forecasts for 2020 and 2025; Consumer Spending data are derived from the 2017 and 2018 Consumer Expenditure Surveys, Bureau of Labor Statistics.



Retail Goods and Services Expenditures

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	Spending Potential Index	Average Amount Spent	Total
Financial			
Value of Stocks/Bonds/Mutual Funds	90	\$21,839.27	\$2,146,232,018
Value of Retirement Plans	79	\$75,447.17	\$7,414,494,819
Value of Other Financial Assets	114	\$9,319.55	\$915,869,452
Vehicle Loan Amount excluding Interest	74	\$2,151.86	\$211,472,082
Value of Credit Card Debt	74	\$1,915.84	\$188,277,387
Health			
Nonprescription Drugs	87	\$128.97	\$12,674,848
Prescription Drugs	91	\$318.85	\$31,334,513
Eyeglasses and Contact Lenses	77	\$72.30	\$7,105,464
Home			
Mortgage Payment and Basics (11)	74	\$7,773.78	\$763,960,835
Maintenance and Remodeling Services	84	\$2,168.45	\$213,102,161
Maintenance and Remodeling Materials (12)	79	\$434.46	\$42,695,726
Utilities, Fuel, and Public Services	78	\$3,826.10	\$376,006,227
Household Furnishings and Equipment			
Household Textiles (13)	75	\$76.27	\$7,495,838
Furniture	72	\$460.41	\$45,246,055
Rugs	68	\$23.80	\$2,338,920
Major Appliances (14)	79	\$282.27	\$27,739,412
Housewares (15)	85	\$82.19	\$8,077,357
Small Appliances	75	\$37.16	\$3,651,840
Luggage	75	\$11.02	\$1,082,777
Telephones and Accessories	79	\$70.23	\$6,902,028
Household Operations			
Child Care	56	\$286.10	\$28,116,552
Lawn and Garden (16)	87	\$424.99	\$41,764,992
Moving/Storage/Freight Express	74	\$44.24	\$4,347,220
Housekeeping Supplies (17)	84	\$653.53	\$64,225,344
Insurance			
Owners and Renters Insurance	84	\$501.68	\$49,301,870
Vehicle Insurance	76	\$1,374.18	\$135,046,586
Life/Other Insurance	77	\$415.89	\$40,871,143
Health Insurance	82	\$3,050.65	\$299,799,851
Personal Care Products (18)	77	\$383.67	\$37,704,408
School Books and Supplies (19)	69	\$102.28	\$10,051,372
Smoking Products	74	\$296.13	\$29,101,939
Transportation			
Payments on Vehicles excluding Leases	74	\$1,900.33	\$186,752,796
Gasoline and Motor Oil	74	\$1,757.24	\$172,691,420
Vehicle Maintenance and Repairs	79	\$910.66	\$89,494,518
Travel			
Airline Fares	78	\$465.73	\$45,769,113
Lodging on Trips	79	\$514.40	\$50,552,363
Auto/Truck Rental on Trips	80	\$23.00	\$2,260,447
Food and Drink on Trips	78	\$446.18	\$43,848,289

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- (1) Apparel Products and Services** includes shoe repair and other shoe services, apparel laundry and dry cleaning, alteration, repair and tailoring of apparel, clothing rental and storage, and watch and jewelry repair.
- (2) Membership Fees for Clubs** includes membership fees for social, recreational, and health clubs.
- (3) Audio** includes satellite radio service, radios, stereos, sound components, equipment and accessories, digital audio players, records, CDs, audio tapes, streaming/downloaded audio, musical instruments and accessories, and rental and repair of musical instruments.
- (4) Toys and Games** includes toys, games, arts and crafts, tricycles, playground equipment, arcade games, online entertainment and games, and stamp and coin collecting.
- (5) Recreational Vehicles & Fees** includes docking and landing fees for boats and planes, payments on boats, trailers, campers and RVs, rental of boats, trailers, campers and RVs, and camp fees.
- (6) Sports/Recreation/Exercise Equipment** includes exercise equipment and gear, game tables, bicycles, camping equipment, hunting and fishing equipment, winter sports equipment, water sports equipment, other sports equipment, and rental/repair of sports/recreation/exercise equipment.
- (7) Photo Equipment and Supplies** includes film, film processing, photographic equipment, rental and repair of photo equipment, and photographer fees.
- (8) Reading** includes digital book readers, books, magazine and newspaper subscriptions, and single copies of magazines and newspapers.
- (9) Catered Affairs** includes expenses associated with live entertainment and rental of party supplies.
- (10) Snacks and Other Food at Home** includes candy, chewing gum, sugar, artificial sweeteners, jam, jelly, preserves, margarine, fats and oils, salad dressing, nondairy cream and milk, peanut butter, frozen prepared food, potato chips and other snacks, nuts, salt, spices, seasonings, olives, pickles, relishes, sauces, gravy, other condiments, soup, prepared salad, prepared dessert, baby food, miscellaneous prepared food, and nonalcoholic beverages.
- (11) Mortgage Payment and Basics** includes mortgage interest, mortgage principal, property taxes, homeowners insurance, and ground rent on owned dwellings.
- (12) Maintenance and Remodeling Materials** includes supplies/tools/equipment for painting and wallpapering, plumbing supplies and equipment, electrical/heating/AC supplies, materials for roofing/gutters, materials for plaster/panel/siding, materials for patio/fence/brick work, landscaping materials, and insulation materials for owned homes.
- (13) Household Textiles** includes bathroom linens, bedroom linens, kitchen linens, dining room linens, other linens, curtains, draperies, slipcovers and decorative pillows.
- (14) Major Appliances** includes dishwashers, disposals, refrigerators, freezers, washers, dryers, stoves, ovens, microwaves, window air conditioners, electric floor cleaning equipment, sewing machines, and miscellaneous appliances.
- (15) Housewares** includes flatware, dishes, cups glasses, serving pieces, nonelectric cookware, and tableware.
- (16) Lawn and Garden** includes lawn and garden supplies, equipment and care service, indoor plants, fresh flowers, and repair/rental of lawn and garden equipment.
- (17) Housekeeping Supplies** includes soaps and laundry detergents, cleaning products, toilet tissue, paper towels, napkins, paper/plastic/foil products, stationery, giftwrap supplies, postage, and delivery services.
- (18) Personal Care Products** includes hair care products, nonelectric articles for hair, wigs, hairpieces, oral hygiene products, shaving needs, perfume, cosmetics, skincare, bath products, nail products, deodorant, feminine hygiene products, adult diapers, other miscellaneous care products and personal care appliances.
- (19) School Books and Supplies** includes school books and supplies for college, elementary school, high school, vocational/technical school, preschool and other schools.

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. This report is not a comprehensive list of all consumer spending variables therefore the variables in each section may not sum to totals.

Source: Esri forecasts for 2020 and 2025; Consumer Spending data are derived from the 2017 and 2018 Consumer Expenditure Surveys, Bureau of Labor Statistics.

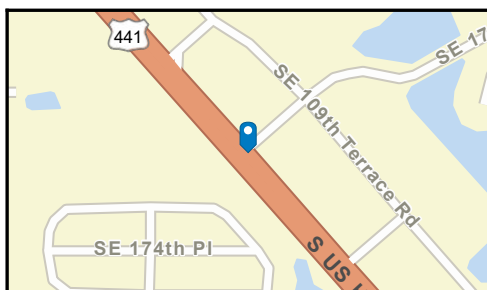
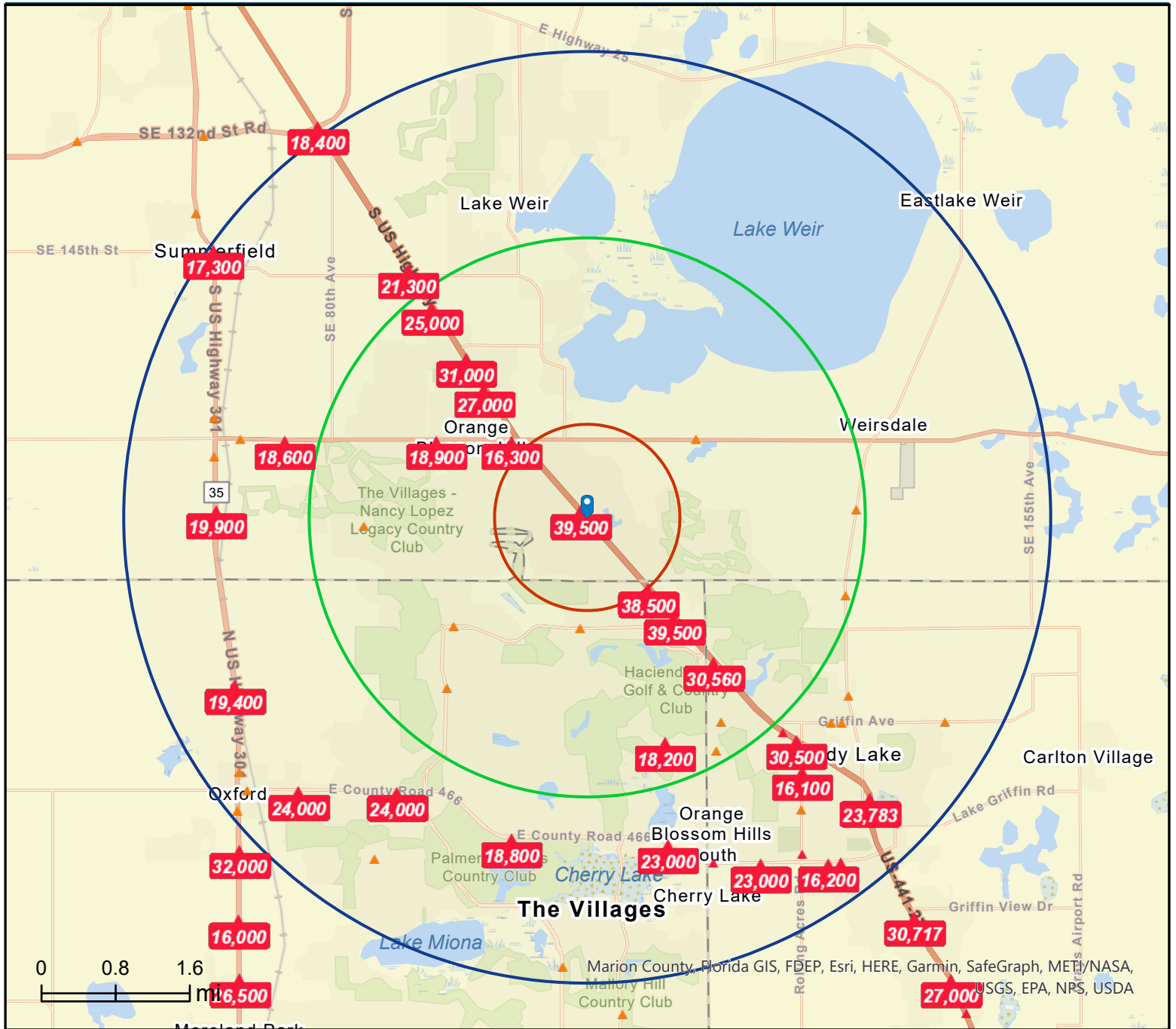
April 30, 2021



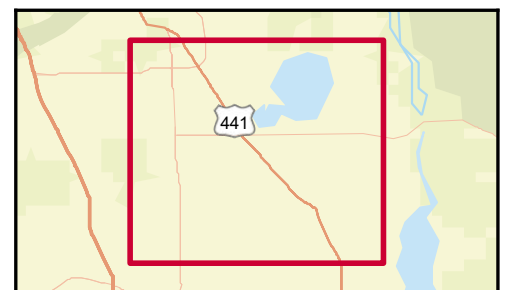
Traffic Count Map

17351-17391 US-441 N, Summerfield, Florida, 34491
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 28.96987
Longitude: -81.97507



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2021 Kalibrate Technologies (Q1 2021).



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