

Oaks at 138th

8550 NE 138th Lane, Lady Lake, FL 32159

Premium Medical / Professional Sites



FRAN DANN-AKIN, SIOR

FOXFIRE REALTY
16570 HWY 441, SUMMERFIELD, FL 34491

(352) 266-7795

Fran@FranAkin.com





Oaks at 138th • 8550 NE 138th Lane, Lady Lake, FL

- Paved parking lot, utilities, off site stormwater retention is already in place for site. Simply “shovel ready” for your new office
- Currently with golf cart access to The Villages, Stonecrest & Spruce Creek South
- Neighbors with Oaks Professional Place, Advent Health, AT&T, Lowes, Bealls, Cracker Barrel, Aldi Foods, UF Health Hospital, banks and more new construction underway
- The Villages busiest traffic corridor with AADT of 38,500 cars per day
- Excellent demographics

GROUP 1

BUILDABLE AREA: 7,000 SF

PRICE: \$630,000



GROUP 2

BUILDABLE AREA: 3,500 SF

PRICE: \$315,000



GROUP 3

BUILDABLE AREA: 4,500 SF

PRICE: \$405,000



GROUP 8

BUILDABLE AREA: 3,000 SF

PRICE: \$270,000



DEMOGRAPHIC & INCOME PROFILE



8550 NE 138th Ln, Lady Lake, Florida, 32159
Ring Band: 5 - 10 mile radius

Latitude: 28.95902
Longitude: -81.96189

Summary	Census 2010	Census 2020	2022	2027
Population	82,799	121,313	125,981	132,658
Households	36,073	56,580	58,576	62,067
Families	25,209	-	39,654	41,865
Average Household Size	2.29	2.13	2.14	2.13
Owner Occupied Housing Units	29,155	-	48,111	51,213
Renter Occupied Housing Units	6,916	-	10,465	10,854
Median Age	53.0	-	55.6	57.3

Trends: 2022-2027 Annual Rate	Area	State	National
Population	1.04%	0.61%	0.25%
Households	1.16%	0.62%	0.31%
Families	1.09%	0.59%	0.28%
Owner HHs	1.26%	0.83%	0.53%
Median Household Income	3.42%	3.75%	3.12%

Households by Income	2022		2027	
	Number	Percent	Number	Percent
<\$15,000	4,048	6.9%	3,079	5.0%
\$15,000 - \$24,999	5,160	8.8%	4,091	6.6%
\$25,000 - \$34,999	4,827	8.2%	3,592	5.8%
\$35,000 - \$49,999	7,623	13.0%	5,746	9.3%
\$50,000 - \$74,999	12,523	21.4%	14,844	23.9%
\$75,000 - \$99,999	9,527	16.3%	11,702	18.9%
\$100,000 - \$149,999	7,636	13.0%	9,235	14.9%
\$150,000 - \$199,999	4,051	6.9%	5,717	9.2%
\$200,000+	3,179	5.4%	4,061	6.5%

Median Household Income	\$62,713	\$74,209
Average Household Income	\$88,121	\$103,250
Per Capita Income	\$41,023	\$48,341

Population by Age	Census 2010		2022		2027	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	4,060	4.9%	5,619	4.5%	5,793	4.4%
5 - 9	3,929	4.7%	5,776	4.6%	5,915	4.5%
10 - 14	3,929	4.7%	5,714	4.5%	6,075	4.6%
15 - 19	4,167	5.0%	5,242	4.2%	5,613	4.2%
20 - 24	3,316	4.0%	5,041	4.0%	4,893	3.7%
25 - 34	6,906	8.3%	12,166	9.7%	11,571	8.7%
35 - 44	7,363	8.9%	11,110	8.8%	12,114	9.1%
45 - 54	9,773	11.8%	11,385	9.0%	11,311	8.5%
55 - 64	14,468	17.5%	17,103	13.6%	15,543	11.7%
65 - 74	16,015	19.3%	26,788	21.3%	26,444	19.9%
75 - 84	6,999	8.5%	15,553	12.3%	21,919	16.5%
85+	1,874	2.3%	4,486	3.6%	5,467	4.1%

Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	70,377	85.0%	98,712	81.4%	102,206	81.1%	106,957	80.6%
Black Alone	8,254	10.0%	9,004	7.4%	9,279	7.4%	9,658	7.3%
American Indian Alone	311	0.4%	346	0.3%	359	0.3%	388	0.3%
Asian Alone	753	0.9%	1,328	1.1%	1,360	1.1%	1,413	1.1%
Pacific Islander Alone	62	0.1%	99	0.1%	111	0.1%	120	0.1%
Some Other Race Alone	1,655	2.0%	3,613	3.0%	3,874	3.1%	4,343	3.3%
Two or More Races	1,389	1.7%	8,210	6.8%	8,792	7.0%	9,779	7.4%
Hispanic Origin (Any Race)	6,205	7.5%	11,093	9.1%	11,732	9.3%	12,544	9.5%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

June 28, 2022

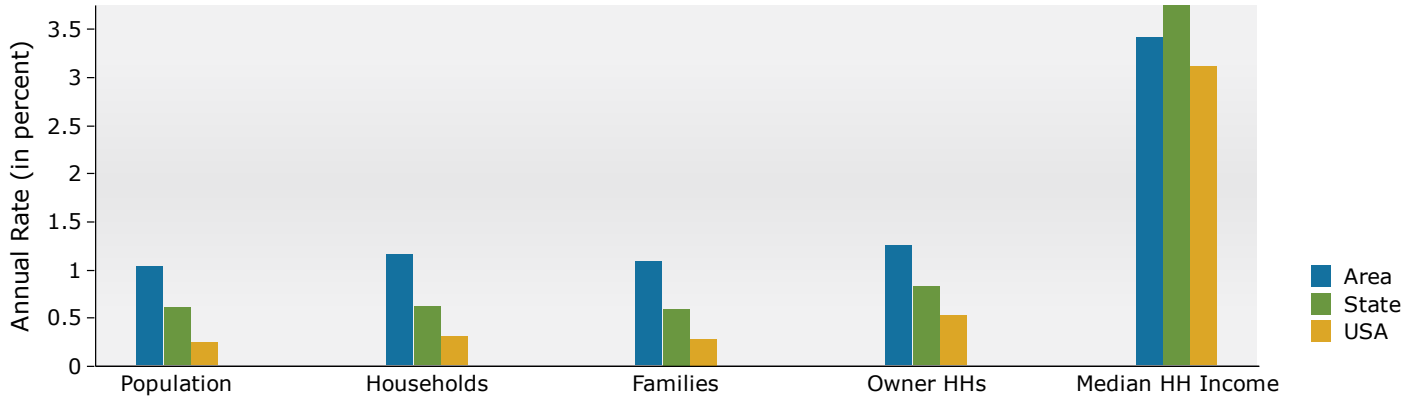
DEMOGRAPHIC & INCOME PROFILE



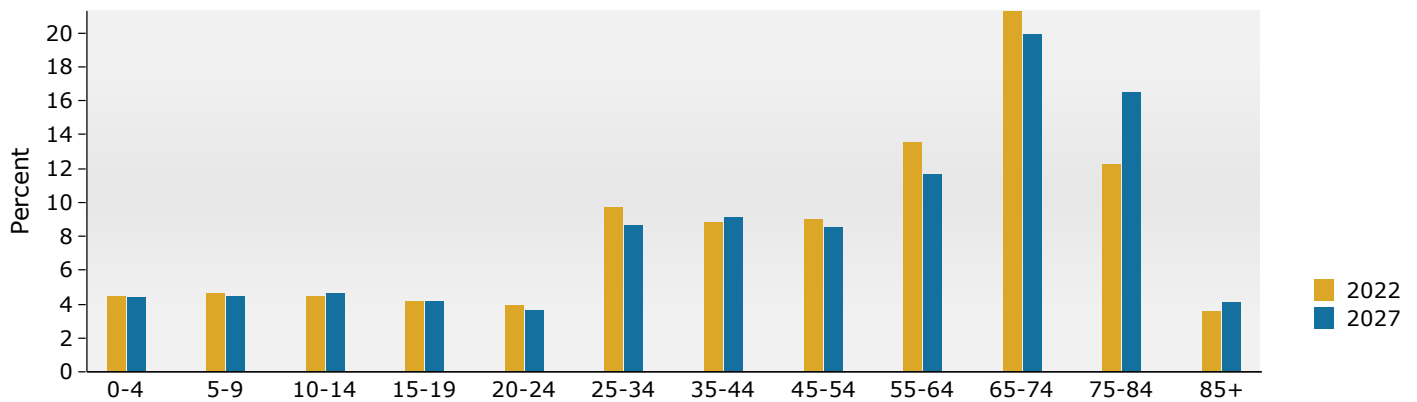
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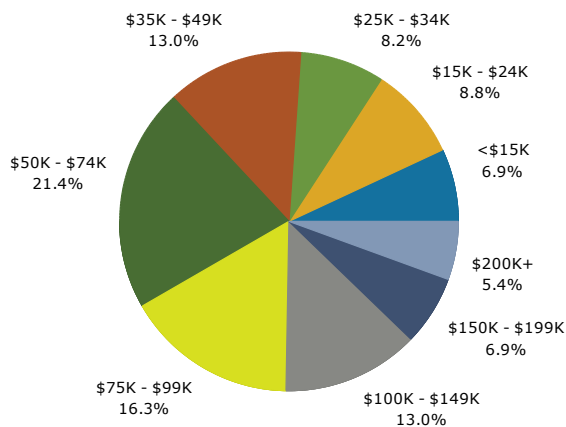
Trends 2022-2027



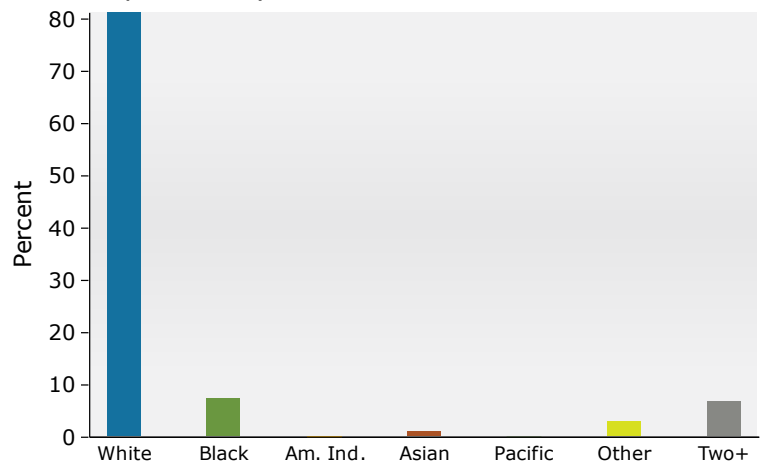
Population by Age



2022 Household Income



2022 Population by Race



2022 Percent Hispanic Origin: 9.3%

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

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MEDICAL EXPENDITURES



8550 NE 138th Ln, Lady Lake, Florida, 32159
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Demographic Summary		2022	2027
Population		125,981	132,658
Households		58,576	62,067
Families		39,654	41,865
Median Household Income		\$62,713	\$74,209
Males per 100 Females		92.1	91.8
Population by Age			
Population <5 Years		4.5%	4.4%
Population 65+ Years		37.2%	40.6%
Median Age		55.6	57.3
	Spending Potential Index	Average Amount Spent	Total
Health Care	96	\$6,813.90	\$399,131,125
Medical Care	99	\$2,359.30	\$138,198,267
Physician Services	89	\$256.70	\$15,036,239
Dental Services	100	\$458.32	\$26,846,413
Eyecare Services	95	\$74.68	\$4,374,486
Lab Tests, X-rays	93	\$72.49	\$4,245,928
Hospital Room and Hospital Services	91	\$206.63	\$12,103,336
Convalescent or Nursing Home Care	129	\$49.50	\$2,899,779
Other Medical Services (1)	87	\$151.49	\$8,873,722
Nonprescription Drugs	96	\$168.83	\$9,889,298
Prescription Drugs	103	\$390.54	\$22,876,037
Nonprescription Vitamins	107	\$119.49	\$6,999,078
Medicare Prescription Drug Premium	123	\$166.11	\$9,730,311
Eyeglasses and Contact Lenses	89	\$98.34	\$5,760,518
Hearing Aids	117	\$54.58	\$3,197,045
Medical Equipment for General Use	93	\$6.55	\$383,827
Other Medical Supplies/Equipment (2)	100	\$85.06	\$4,982,250
Health Insurance	95	\$4,454.60	\$260,932,859
Blue Cross/Blue Shield	85	\$1,044.23	\$61,166,629
Fee for Service Health Plan	85	\$809.51	\$47,417,979
HMO	78	\$650.49	\$38,103,295
Medicare Payments	120	\$1,133.23	\$66,379,972
Long Term Care Insurance	109	\$61.33	\$3,592,564
Dental Care Insurance	86	\$149.97	\$8,784,925
Vision Care Insurance	84	\$33.48	\$1,960,881
Prescription Drug Insurance	97	\$8.50	\$497,659
Other Single Service Insurance (3)	101	\$21.65	\$1,268,100
Medicaid Premiums	88	\$10.07	\$589,726
Tricare/Military Premiums	98	\$8.58	\$502,742
Children's Health Ins Program Premiums	74	\$2.19	\$128,551

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 2022 and 2027; Consumer Spending data are derived from the 2018 and 2019 Consumer Expenditure Surveys, Bureau of Labor Statistics.

June 28, 2022

RETAIL GOODS & SERVICES EXP



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Top Tapestry Segments	Percent	Demographic Summary	2022	2027
The Elders (9C)	33.0%	Population	125,981	132,658
Traditional Living (12B)	23.4%	Households	58,576	62,067
Senior Escapes (9D)	10.2%	Families	39,654	41,865
Down the Road (10D)	9.2%	Median Age	55.6	57.3
Southern Satellites (10A)	5.2%	Median Household Income	\$62,713	\$74,209
		Spending Potential Index	Average Amount Spent	Total
Apparel and Services		82	\$1,984.40	\$116,238,340
Men's		86	\$397.51	\$23,284,378
Women's		85	\$716.96	\$41,996,663
Children's		73	\$256.98	\$15,052,765
Footwear		80	\$456.02	\$26,712,063
Watches & Jewelry		82	\$120.03	\$7,030,764
Apparel Products and Services (1)		88	\$52.71	\$3,087,596
Computer				
Computers and Hardware for Home Use		84	\$160.13	\$9,379,532
Portable Memory		86	\$4.25	\$248,694
Computer Software		82	\$8.92	\$522,384
Computer Accessories		92	\$18.91	\$1,107,395
Entertainment & Recreation		88	\$3,213.24	\$188,218,993
Fees and Admissions		80	\$670.99	\$39,303,830
Membership Fees for Clubs (2)		80	\$227.01	\$13,297,046
Fees for Participant Sports, excl. Trips		94	\$122.70	\$7,187,455
Tickets to Theatre/Operas/Concerts		82	\$74.84	\$4,383,697
Tickets to Movies		79	\$49.95	\$2,925,724
Tickets to Parks or Museums		83	\$32.01	\$1,874,735
Admission to Sporting Events, excl. Trips		78	\$57.25	\$3,353,223
Fees for Recreational Lessons		67	\$106.32	\$6,227,620
Dating Services		68	\$0.93	\$54,329
TV/Video/Audio		92	\$1,221.99	\$71,579,346
Cable and Satellite Television Services		95	\$871.83	\$51,068,584
Televisions		85	\$108.36	\$6,347,127
Satellite Dishes		80	\$1.43	\$83,911
VCRs, Video Cameras, and DVD Players		85	\$4.72	\$276,506
Miscellaneous Video Equipment		88	\$15.45	\$904,711
Video Cassettes and DVDs		86	\$7.50	\$439,423
Video Game Hardware/Accessories		80	\$26.46	\$1,549,848
Video Game Software		83	\$15.12	\$885,442
Rental/Streaming/Downloaded Video		83	\$66.61	\$3,901,964
Installation of Televisions		100	\$0.84	\$49,252
Audio (3)		83	\$100.68	\$5,897,314
Rental and Repair of TV/Radio/Sound Equipment		89	\$2.99	\$175,263
Pets		92	\$763.82	\$44,741,614
Toys/Games/Crafts/Hobbies (4)		84	\$110.03	\$6,444,838
Recreational Vehicles and Fees (5)		81	\$103.69	\$6,073,499
Sports/Recreation/Exercise Equipment (6)		83	\$169.16	\$9,908,588
Photo Equipment and Supplies (7)		78	\$40.95	\$2,398,616
Reading (8)		93	\$109.20	\$6,396,361
Catered Affairs (9)		71	\$23.59	\$1,382,066
Food		86	\$9,050.18	\$530,123,206
Food at Home		88	\$5,449.72	\$319,222,533
Bakery and Cereal Products		88	\$695.30	\$40,727,915
Meats, Poultry, Fish, and Eggs		88	\$1,175.94	\$68,881,666
Dairy Products		88	\$547.12	\$32,047,864
Fruits and Vegetables		88	\$1,053.55	\$61,712,680
Snacks and Other Food at Home (10)		89	\$1,977.81	\$115,852,407
Food Away from Home		83	\$3,600.46	\$210,900,674
Alcoholic Beverages		86	\$609.00	\$35,672,753

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 2022 and 2027; Consumer Spending data are derived from the 2018 and 2019 Consumer Expenditure Surveys, Bureau of Labor Statistics.

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RETAIL GOODS & SERVICES EXP



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	Spending Potential Index	Average Amount Spent	Total
Financial			
Value of Stocks/Bonds/Mutual Funds	91	\$28,227.90	\$1,653,477,738
Value of Retirement Plans	87	\$99,239.56	\$5,813,056,367
Value of Other Financial Assets	114	\$11,102.79	\$650,357,222
Vehicle Loan Amount excluding Interest	88	\$2,843.75	\$166,575,427
Value of Credit Card Debt	85	\$2,676.51	\$156,779,381
Health			
Nonprescription Drugs	96	\$168.83	\$9,889,298
Prescription Drugs	103	\$390.54	\$22,876,037
Eyeglasses and Contact Lenses	89	\$98.34	\$5,760,518
Home			
Mortgage Payment and Basics (11)	83	\$10,089.05	\$590,976,086
Maintenance and Remodeling Services	91	\$2,963.22	\$173,573,292
Maintenance and Remodeling Materials (12)	91	\$638.11	\$37,377,783
Utilities, Fuel, and Public Services	90	\$5,117.90	\$299,785,880
Household Furnishings and Equipment			
Household Textiles (13)	83	\$95.66	\$5,603,426
Furniture	83	\$602.06	\$35,266,400
Rugs	86	\$30.66	\$1,795,858
Major Appliances (14)	89	\$382.29	\$22,393,059
Housewares (15)	91	\$91.03	\$5,332,315
Small Appliances	86	\$51.66	\$3,026,291
Luggage	86	\$16.32	\$955,985
Telephones and Accessories	88	\$100.05	\$5,860,511
Household Operations			
Child Care	66	\$399.47	\$23,399,475
Lawn and Garden (16)	96	\$547.32	\$32,059,756
Moving/Storage/Freight Express	84	\$67.53	\$3,955,586
Housekeeping Supplies (17)	93	\$820.32	\$48,050,863
Insurance			
Owners and Renters Insurance	96	\$682.78	\$39,994,233
Vehicle Insurance	88	\$1,865.70	\$109,285,475
Life/Other Insurance	88	\$601.46	\$35,231,278
Health Insurance	95	\$4,454.60	\$260,932,859
Personal Care Products (18)	88	\$499.66	\$29,267,890
School Books and Supplies (19)	81	\$120.18	\$7,039,512
Smoking Products	92	\$399.47	\$23,399,620
Transportation			
Payments on Vehicles excluding Leases	87	\$2,569.99	\$150,539,998
Gasoline and Motor Oil	87	\$2,373.28	\$139,017,367
Vehicle Maintenance and Repairs	91	\$1,145.44	\$67,095,064
Travel			
Airline Fares	83	\$595.41	\$34,876,697
Lodging on Trips	86	\$692.23	\$40,548,152
Auto/Truck Rental on Trips	85	\$53.34	\$3,124,592
Food and Drink on Trips	86	\$581.30	\$34,050,321

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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.

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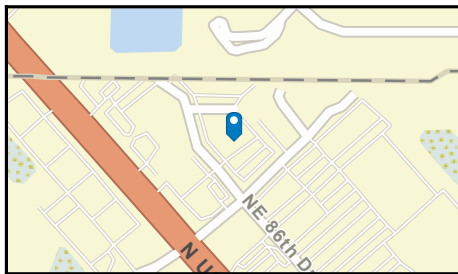
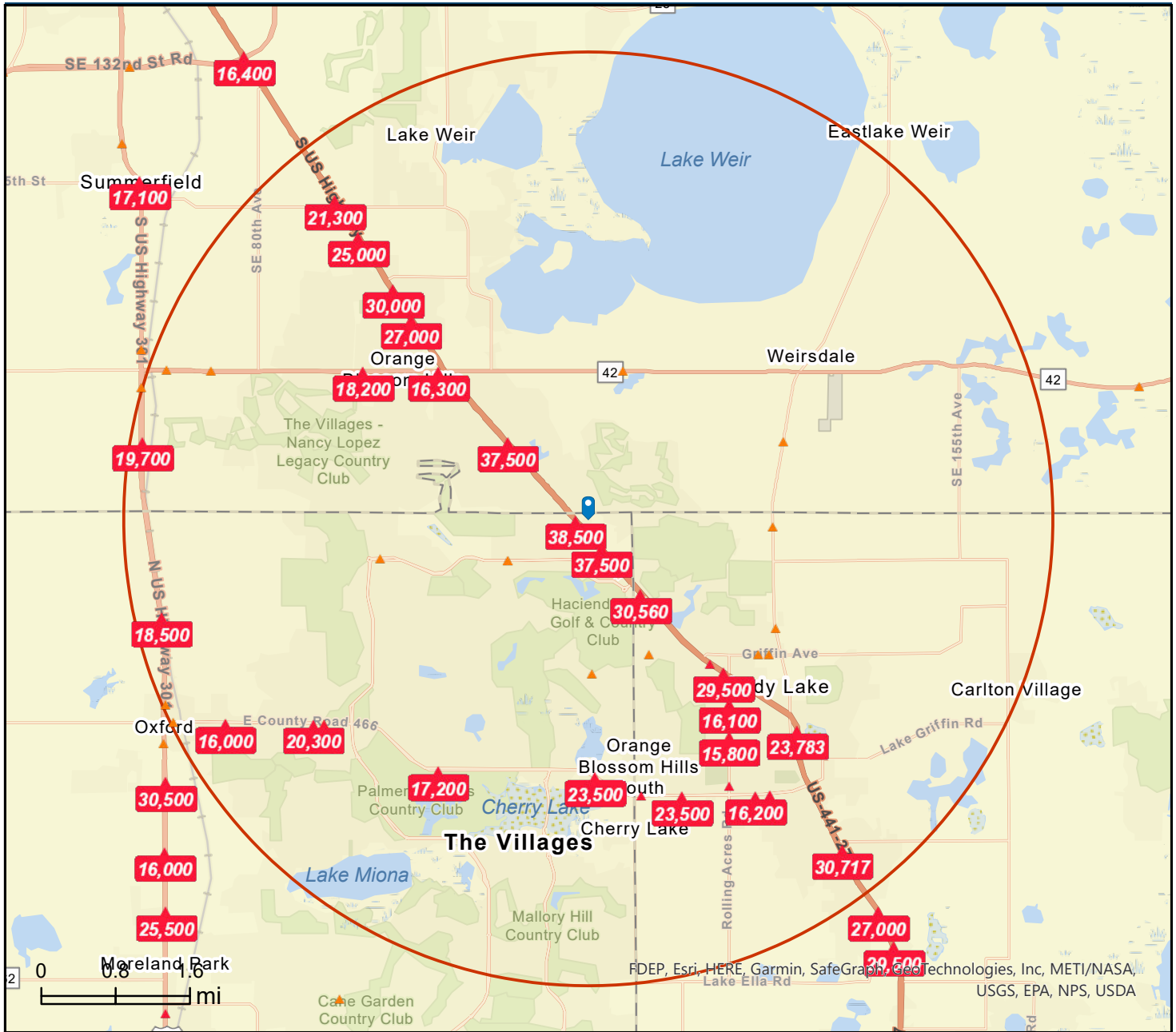
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TRAFFIC COUNT MAP

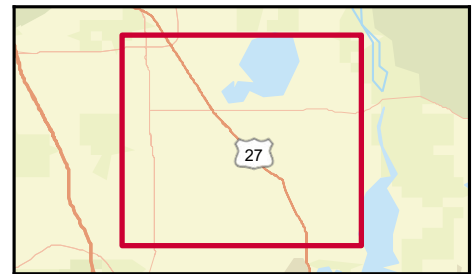


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 Rings: 5 mile radii

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- 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: ©2022 Kalibrate Technologies (Q1 2022).

June 28, 2022



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