

Rolling Oaks Professional Park

Medical Office Condo

**929 US Hwy 441, Suite 101
Lady Lake, FL 32159**

Offered at:

\$575,000



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Property Overview

1,944 SF upscale, well maintained Medical/Professional Office in Villages convenient location. Rolling Oaks Professional Park is in highest traffic corridor of The Villages with over 29,500 trips/average daily traffic count. Located next door to The Villages & close to hospital. ICF Construction-Poured Concrete Core Walls giving Maximum Insulation.

Link to drone video and virtual tour: <https://youtu.be/yhVdsgrWVsQ>



Property Information

- Rolling Oaks Professional Park
- 1,944 SF Medical Office Condo
- Turn-Key, located in highly sought after area
- 4 private exam rooms with built in cabinets and sinks, 2 physician offices, break room with side exit door, large lobby, reception, 3 restrooms, 2 large storage closets, file room and more
- Lake County Parcel ID Alt Key 3874108
- Year Built 2011



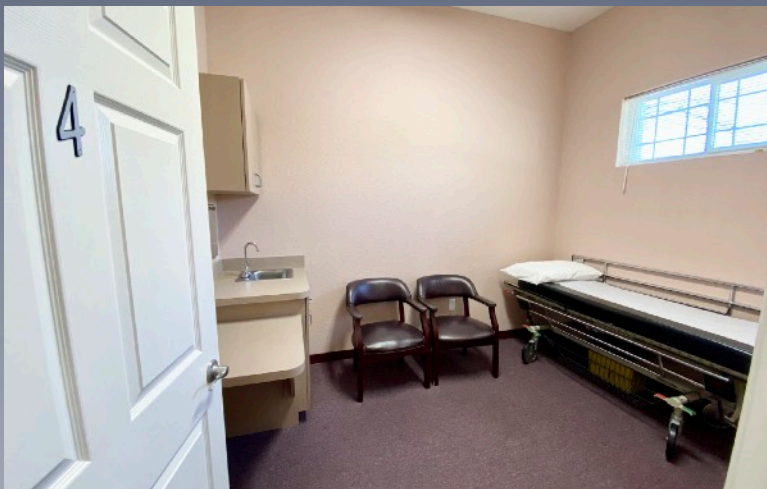
Photos



Physician Office with private restroom



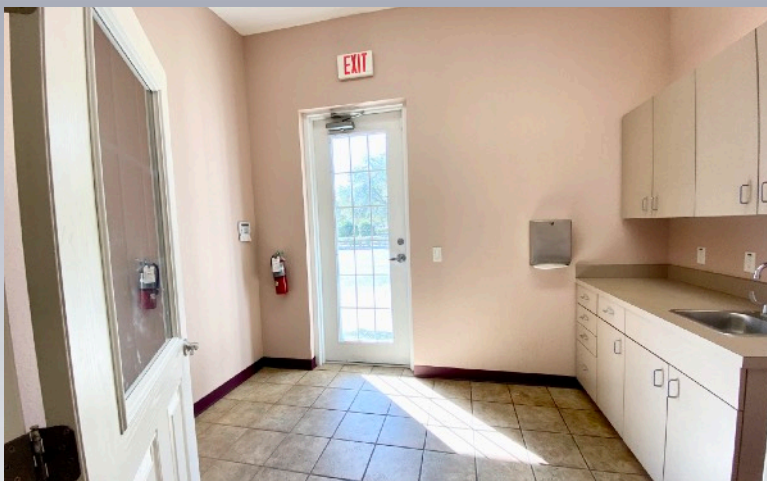
Large Lobby



Exam Room #4 with sink



Exam Room #2 with sink



Break Room with side exit



Reception

The Villages
**TOWN
SQUARE**
SPANISH SPRINGS

The Village of Silver Lake



Winn-Dixie

Village El-Cortez

Rolling Oaks
Professional Park
1,944 SF Medical Office
Condo

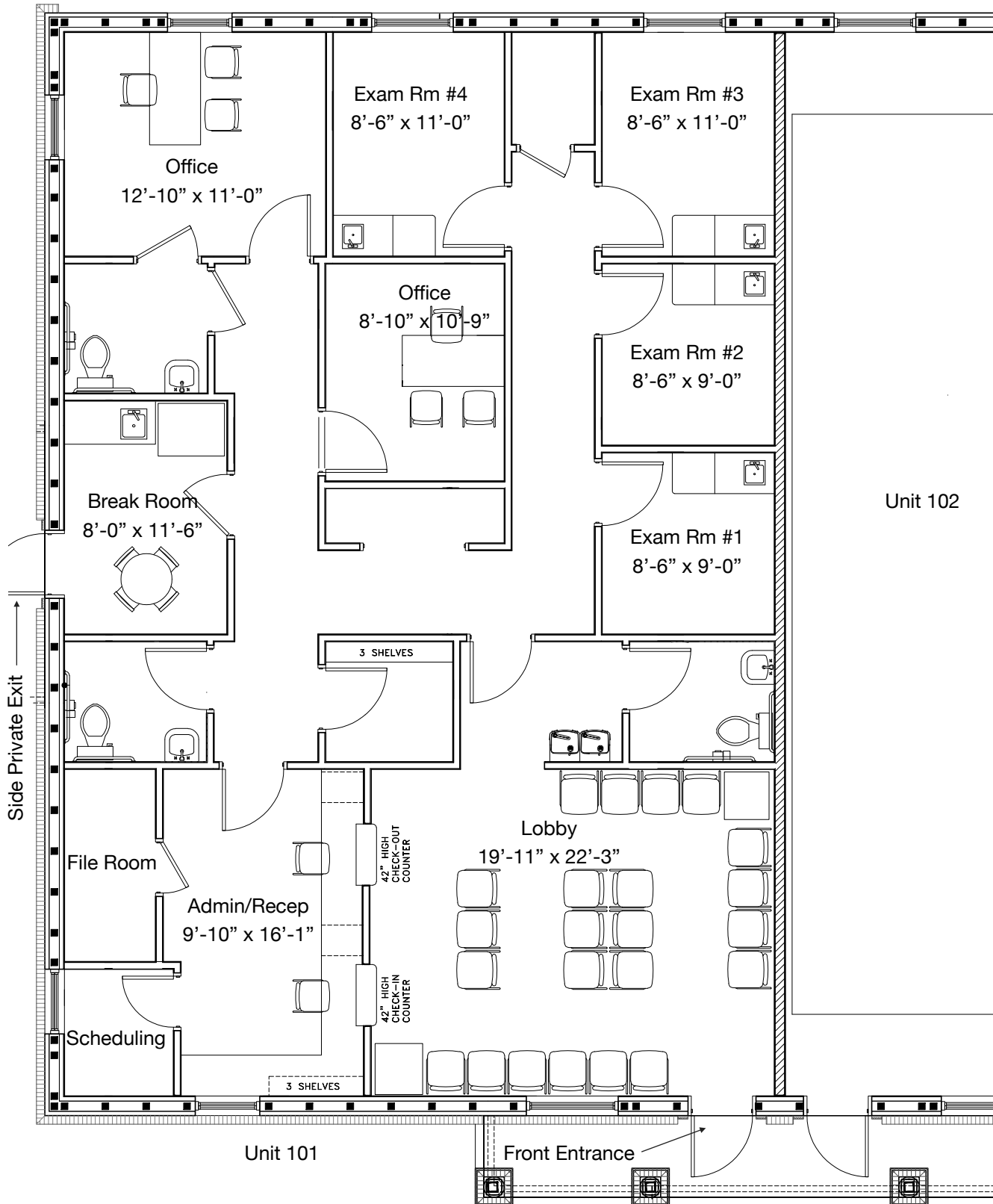


BED BATH &
BEYOND

KOHL'S
expect great things



Rolling Acres Road





Demographic and Income Profile

494 US-27 S, Lady Lake, Florida, 32159
Ring: 5 mile radius

Prepared by Esri
Latitude: 28.93140
Longitude: -81.93126

Summary	Census 2010		Census 2020		2022	2027				
Population	70,359		77,984		79,912	84,855				
Households	36,711		42,197		43,408	46,441				
Families	25,032		-		27,118	28,870				
Average Household Size	1.91		1.84		1.83	1.82				
Owner Occupied Housing Units	33,301		-		37,271	40,147				
Renter Occupied Housing Units	3,408		-		6,136	6,293				
Median Age	67.1		-		70.2	72.4				
Trends: 2022-2027 Annual Rate			Area		State	National				
Population	1.21%				0.61%	0.25%				
Households	1.36%				0.62%	0.31%				
Families	1.26%				0.59%	0.28%				
Owner HHs	1.50%				0.83%	0.53%				
Median Household Income	3.04%				3.75%	3.12%				
Households by Income			2022		2027					
			Number	Percent	Number	Percent				
<\$15,000			2,473	5.7%	2,097	4.5%				
\$15,000 - \$24,999			2,978	6.9%	2,707	5.8%				
\$25,000 - \$34,999			4,919	11.3%	3,453	7.4%				
\$35,000 - \$49,999			5,960	13.7%	5,135	11.1%				
\$50,000 - \$74,999			9,814	22.6%	11,120	23.9%				
\$75,000 - \$99,999			6,533	15.1%	7,910	17.0%				
\$100,000 - \$149,999			6,146	14.2%	7,651	16.5%				
\$150,000 - \$199,999			2,826	6.5%	4,136	8.9%				
\$200,000+			1,757	4.0%	2,231	4.8%				
Median Household Income			\$61,024		\$70,874					
Average Household Income			\$84,751		\$98,248					
Per Capita Income			\$46,132		\$53,890					
Population by Age			Census 2010		2022		2027			
			Number	Percent	Number	Percent	Number	Percent		
0 - 4			1,223	1.7%	1,270	1.6%	1,260	1.5%		
5 - 9			1,193	1.7%	1,347	1.7%	1,287	1.5%		
10 - 14			1,234	1.8%	1,406	1.8%	1,393	1.6%		
15 - 19			1,245	1.8%	1,268	1.6%	1,301	1.5%		
20 - 24			1,090	1.5%	1,188	1.5%	1,078	1.3%		
25 - 34			2,301	3.3%	2,811	3.5%	2,614	3.1%		
35 - 44			2,824	4.0%	2,924	3.7%	3,047	3.6%		
45 - 54			4,525	6.4%	3,646	4.6%	3,384	4.0%		
55 - 64			13,977	19.9%	10,349	13.0%	8,300	9.8%		
65 - 74			24,668	35.1%	29,194	36.5%	27,273	32.1%		
75 - 84			13,190	18.7%	19,281	24.1%	27,158	32.0%		
85+			2,887	4.1%	5,228	6.5%	6,759	8.0%		
Race and Ethnicity			Census 2010		Census 2020		2022		2027	
			Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone			66,800	94.9%	70,582	90.5%	72,343	90.5%	76,746	90.4%
Black Alone			1,804	2.6%	2,092	2.7%	2,086	2.6%	2,145	2.5%
American Indian Alone			141	0.2%	135	0.2%	136	0.2%	146	0.2%
Asian Alone			618	0.9%	853	1.1%	843	1.1%	874	1.0%
Pacific Islander Alone			25	0.0%	34	0.0%	35	0.0%	38	0.0%
Some Other Race Alone			438	0.6%	1,133	1.5%	1,188	1.5%	1,342	1.6%
Two or More Races			533	0.8%	3,155	4.0%	3,281	4.1%	3,562	4.2%
Hispanic Origin (Any Race)			1,950	2.8%	3,634	4.7%	3,717	4.7%	3,893	4.6%

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.

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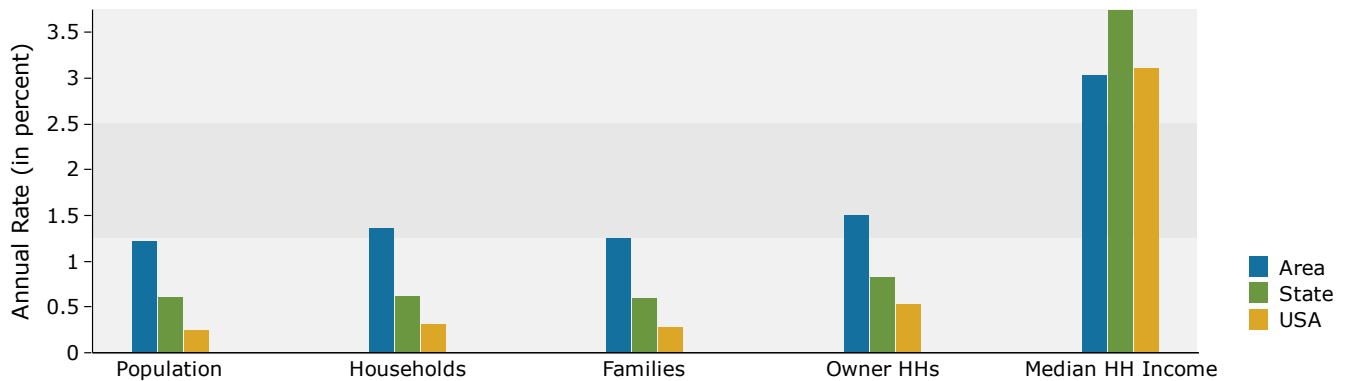


Demographic and Income Profile

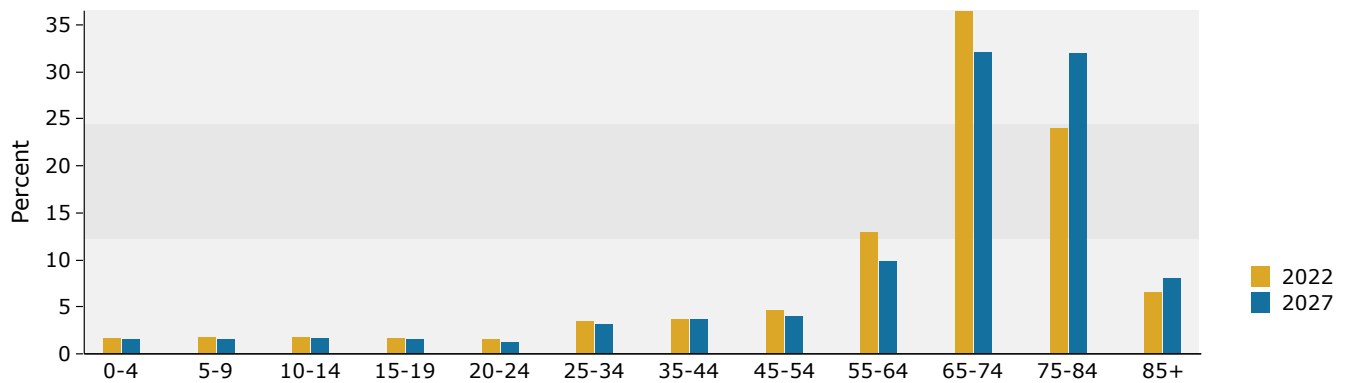
494 US-27 S, Lady Lake, Florida, 32159
Ring: 5 mile radius

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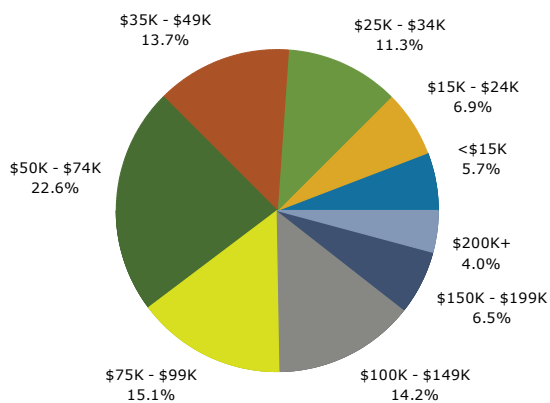
Trends 2022-2027



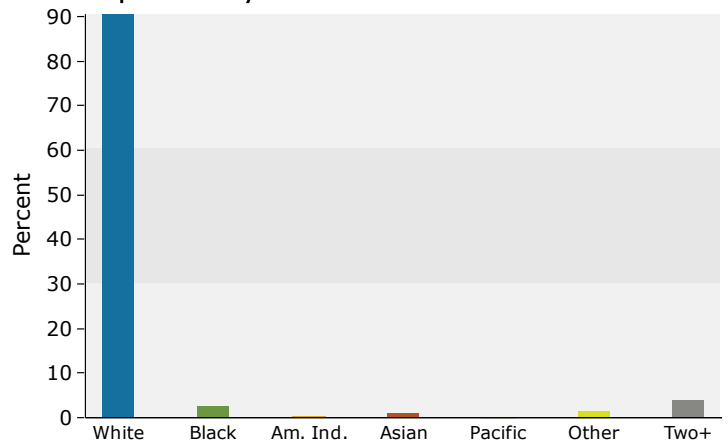
Population by Age



2022 Household Income



2022 Population by Race



2022 Percent Hispanic Origin: 4.7%

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

February 07, 2023



Medical Expenditures

494 US-27 S, Lady Lake, Florida, 32159
Ring: 5 mile radius

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Latitude: 28.93140
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Demographic Summary		2022	2027
Population		79,912	84,855
Households		43,408	46,441
Families		27,118	28,870
Median Household Income		\$61,024	\$70,874
Males per 100 Females		88.7	86.9
Population by Age			
Population <5 Years		1.6%	1.5%
Population 65+ Years		67.2%	72.1%
Median Age		70.2	72.4
	Spending Potential Index	Average Amount Spent	Total
Health Care	97	\$6,842.43	\$297,016,032
Medical Care	101	\$2,409.89	\$104,608,398
Physician Services	84	\$242.45	\$10,524,245
Dental Services	110	\$505.10	\$21,925,319
Eyecare Services	95	\$74.03	\$3,213,670
Lab Tests, X-rays	80	\$62.77	\$2,724,627
Hospital Room and Hospital Services	80	\$181.87	\$7,894,793
Convalescent or Nursing Home Care	180	\$68.90	\$2,990,616
Other Medical Services (1)	85	\$147.90	\$6,419,969
Nonprescription Drugs	91	\$159.32	\$6,915,671
Prescription Drugs	101	\$381.39	\$16,555,280
Nonprescription Vitamins	126	\$140.70	\$6,107,402
Medicare Prescription Drug Premium	139	\$188.48	\$8,181,619
Eyeglasses and Contact Lenses	84	\$91.92	\$3,990,149
Hearing Aids	151	\$70.30	\$3,051,645
Medical Equipment for General Use	104	\$7.32	\$317,800
Other Medical Supplies/Equipment (2)	103	\$87.44	\$3,795,592
Health Insurance	94	\$4,432.54	\$192,407,634
Blue Cross/Blue Shield	73	\$899.38	\$39,040,295
Fee for Service Health Plan	74	\$708.38	\$30,749,289
HMO	72	\$596.14	\$25,877,327
Medicare Payments	138	\$1,302.98	\$56,559,653
Long Term Care Insurance	131	\$73.78	\$3,202,472
Dental Care Insurance	80	\$138.72	\$6,021,665
Vision Care Insurance	71	\$28.02	\$1,216,164
Prescription Drug Insurance	103	\$8.96	\$388,881
Other Single Service Insurance (3)	99	\$21.33	\$926,094
Medicaid Premiums	63	\$7.27	\$315,701
Tricare/Military Premiums	89	\$7.79	\$338,120
Children's Health Ins Program Premiums	63	\$1.86	\$80,541

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.

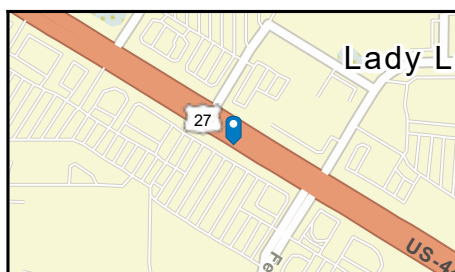
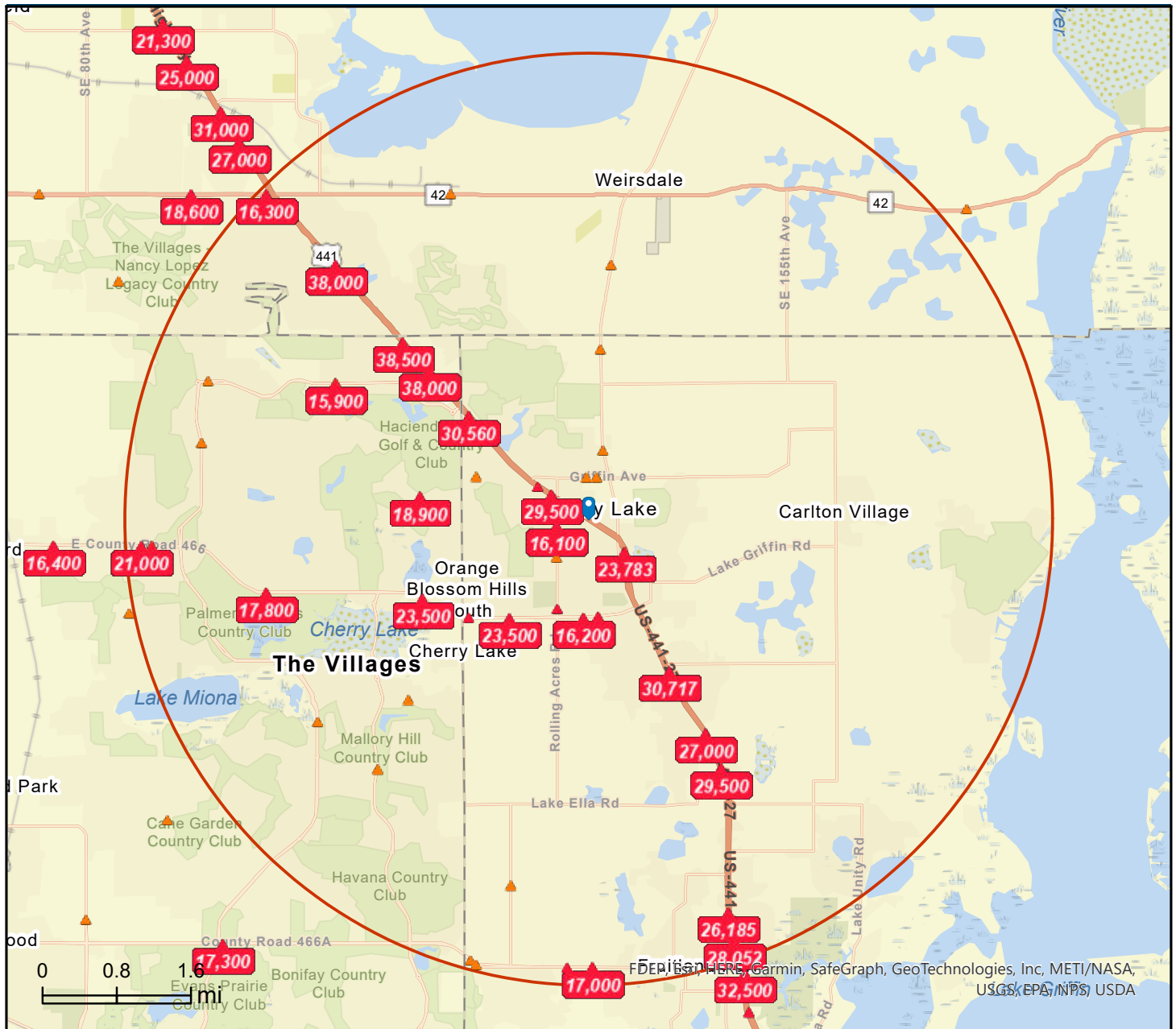
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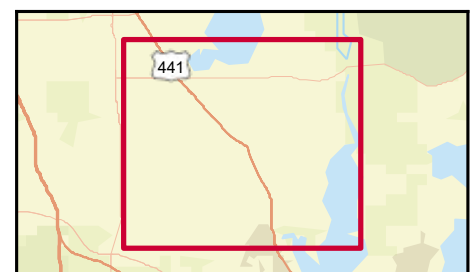
Traffic Count Map

494 US-27 S, Lady Lake, Florida, 32159
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 (Q3 2022).

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