

Investment Opportunity

Oxford Professional Park

4636 Bellwether Lane, Oxford, FL 34484

For Sale: \$2,600,000



Exclusively Listed By:

FRAN DANN-AKIN, SIOR

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Confidentiality & Disclaimer

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, or governmental agencies.

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Executive Summary – PRIME INVESTMENT OPPORTUNITY

FOR SALE:

Exceptional 7,434 SF free standing building in Oxford Professional Park Prime location adjacent to The Villages and Wildwood/Oxford area. Currently 50% leased, generating excellent income for investor with 3,686 SF remaining ready for custom build-out. Building neighbors medical/office, Costco, Walmart, Hobby Lobby, other national retailers, medical C.C.F.'s, financial & national restaurants. Perfectly positioned to serve The Villages expanding community and surrounding areas.

Ideal for medical professionals, investors, or business owners seeking premium commercial space in a high-traffic location.

Contact us today for complete financial details and to schedule a viewing.

FOR LEASE:

Property also has space available for lease 3,686 SF, \$23/SF/YR + NNN



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Aerials



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Aerial with Amenities



The Villages

The Villages

The Villages

Photos



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Demographic and Income Profile

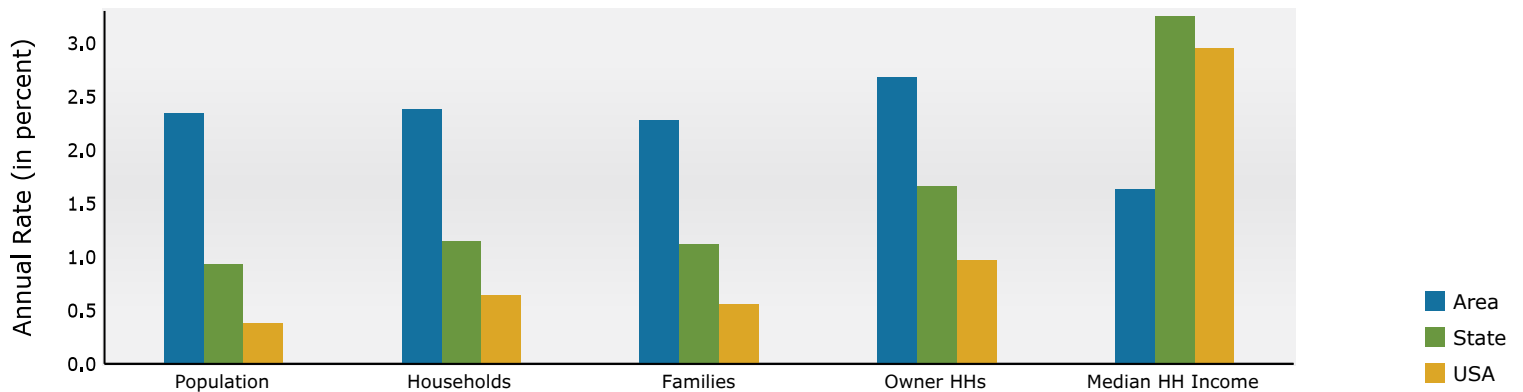
4636 Bellwether Ln, Oxford, Florida, 34484
Ring: 5 mile radius

Summary		Census 2010		Census 2020		2024		2029	
Population		68,272		81,635		87,620		98,383	
Households		35,779		44,223		46,948		52,814	
Families		25,267		27,837		29,240		32,728	
Average Household Size		1.90		1.84		1.86		1.85	
Owner Occupied Housing Units		33,331		39,622		41,576		47,463	
Renter Occupied Housing Units		2,448		4,601		5,372		5,351	
Median Age		67.6		72.0		72.7		73.3	
Trends: 2024-2029 Annual Rate				Area		State		National	
Population				2.34%		0.93%		0.38%	
Households				2.38%		1.15%		0.64%	
Families				2.28%		1.12%		0.56%	
Owner HHs				2.68%		1.66%		0.97%	
Median Household Income				1.63%		3.25%		2.95%	
						2024		2029	
Households by Income						Number	Percent	Number	Percent
<\$15,000						2,561	5.5%	2,360	4.5%
\$15,000 - \$24,999						2,524	5.4%	2,057	3.9%
\$25,000 - \$34,999						3,335	7.1%	2,912	5.5%
\$35,000 - \$49,999						4,369	9.3%	4,053	7.7%
\$50,000 - \$74,999						9,094	19.4%	9,506	18.0%
\$75,000 - \$99,999						10,366	22.1%	11,987	22.7%
\$100,000 - \$149,999						8,777	18.7%	11,399	21.6%
\$150,000 - \$199,999						3,084	6.6%	4,600	8.7%
\$200,000+						2,838	6.0%	3,941	7.5%
Median Household Income						\$77,699		\$84,225	
Average Household Income						\$96,844		\$111,501	
Per Capita Income						\$51,914		\$59,830	
		Census 2010		Census 2020		2024		2029	
Population by Age		Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4		921	1.3%	1,022	1.3%	1,166	1.3%	1,361	1.4%
5 - 9		998	1.5%	1,256	1.5%	1,302	1.5%	1,436	1.5%
10 - 14		1,008	1.5%	1,296	1.6%	1,280	1.5%	1,404	1.4%
15 - 19		993	1.5%	1,288	1.6%	1,424	1.6%	1,466	1.5%
20 - 24		775	1.1%	1,019	1.2%	1,297	1.5%	1,529	1.6%
25 - 34		1,844	2.7%	2,254	2.8%	2,536	2.9%	3,252	3.3%
35 - 44		2,183	3.2%	2,749	3.4%	3,149	3.6%	3,606	3.7%
45 - 54		3,624	5.3%	3,902	4.8%	3,908	4.5%	4,208	4.3%
55 - 64		14,419	21.1%	8,930	10.9%	8,826	10.1%	8,794	8.9%
65 - 74		26,805	39.3%	27,075	33.2%	26,453	30.2%	28,140	28.6%
75 - 84		12,339	18.1%	25,148	30.8%	29,346	33.5%	33,021	33.6%
85+		2,365	3.5%	5,696	7.0%	6,934	7.9%	10,165	10.3%
		Census 2010		Census 2020		2024		2029	
Race and Ethnicity		Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone		64,395	94.3%	73,636	90.2%	77,815	88.8%	85,879	87.3%
Black Alone		2,390	3.5%	2,458	3.0%	3,055	3.5%	4,083	4.2%
American Indian Alone		95	0.1%	136	0.2%	155	0.2%	182	0.2%
Asian Alone		550	0.8%	1,032	1.3%	1,339	1.5%	1,706	1.7%
Pacific Islander Alone		17	0.0%	29	0.0%	32	0.0%	40	0.0%
Some Other Race Alone		433	0.6%	1,005	1.2%	1,231	1.4%	1,535	1.6%
Two or More Races		391	0.6%	3,340	4.1%	3,992	4.6%	4,958	5.0%
Hispanic Origin (Any Race)		2,110	3.1%	3,575	4.4%	4,518	5.2%	5,766	5.9%

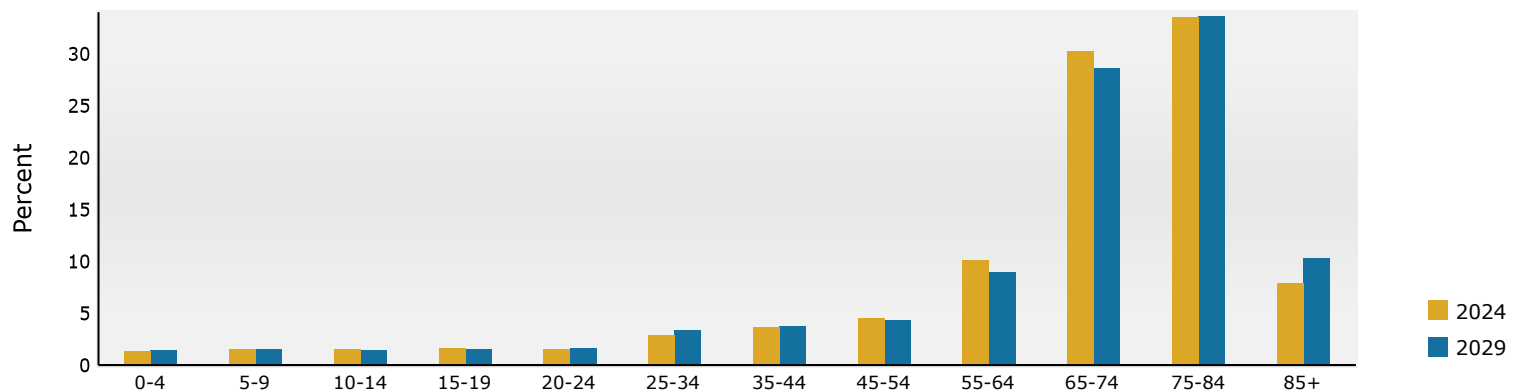
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

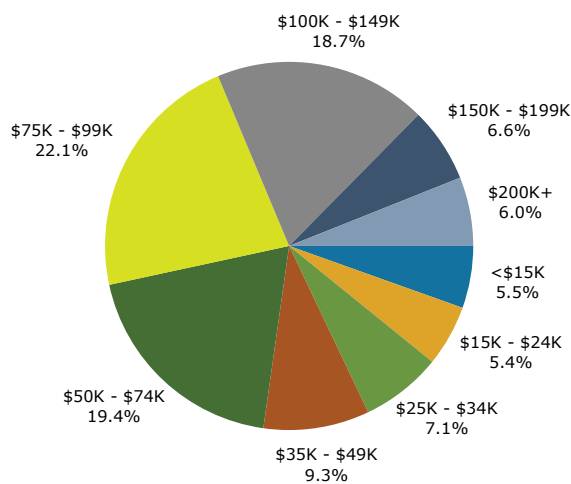
Trends 2024-2029



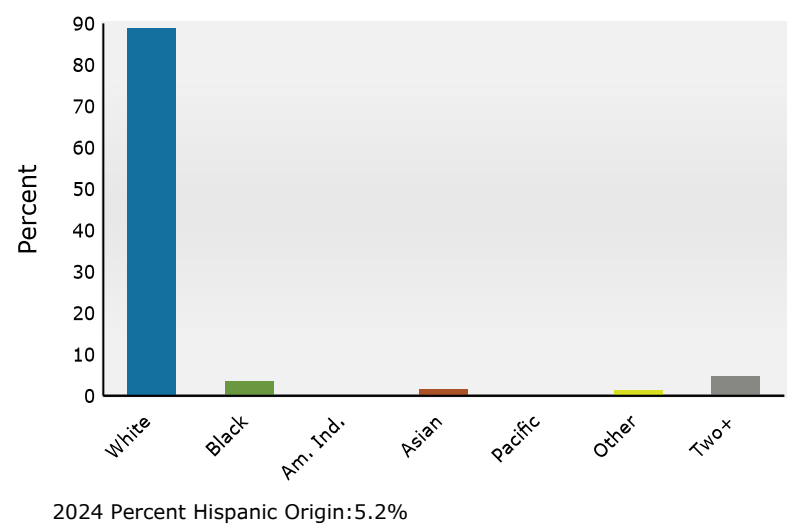
Population by Age



2024 Household Income



2024 Population by Race



Medical Expenditures

4636 Bellwether Ln, Oxford, Florida, 34484
 Ring: 5 mile radius

Prepared by Esri
 Latitude: 28.93244
 Longitude: -82.02677

Demographic Summary		2024	2029
Population		87,620	98,383
Households		46,948	52,814
Families		29,240	32,728
Median Household Income		\$77,699	\$84,225
Males per 100 Females		85.0	85.7
Population by Age			
Population <5 Years		1.3%	1.4%
Population 65+ Years		71.6%	72.5%
Median Age		72.7	73.3
	Spending Potential Index	Average Amount Spent	Total
Health Care	96	\$7,396.96	\$347,272,349
Medical Care	96	\$2,598.51	\$121,994,874
Physician Services	92	\$304.27	\$14,284,940
Dental Services	97	\$487.98	\$22,909,655
Eyecare Services	112	\$105.03	\$4,930,759
Lab Tests, X-rays	78	\$67.95	\$3,190,045
Hospital Room and Hospital Services	80	\$225.01	\$10,563,746
Convalescent or Nursing Home Care	133	\$59.06	\$2,772,552
Other Medical Services (1)	85	\$175.50	\$8,239,376
Nonprescription Drugs	103	\$182.82	\$8,583,258
Prescription Drugs	93	\$386.63	\$18,151,388
Nonprescription Vitamins	103	\$165.73	\$7,780,611
Medicare Prescription Drug Premium	136	\$179.00	\$8,403,687
Eyeglasses and Contact Lenses	84	\$106.62	\$5,005,657
Hearing Aids	122	\$43.27	\$2,031,445
Medical Equipment for General Use	104	\$10.31	\$484,185
Other Medical Supplies/Equipment (2)	107	\$99.33	\$4,663,567
Health Insurance	96	\$4,798.45	\$225,277,476
Blue Cross/Blue Shield	77	\$1,038.72	\$48,765,860
Fee for Service Health Plan	84	\$825.43	\$38,752,269
HMO	74	\$556.56	\$26,129,382
Medicare Payments	129	\$1,472.22	\$69,117,657
Long Term Care Insurance	132	\$89.09	\$4,182,436
Dental Care Insurance	86	\$155.66	\$7,307,939
Vision Care Insurance	80	\$35.63	\$1,672,854
Prescription Drug Insurance	108	\$8.17	\$383,407
Other Single Service Insurance (3)	103	\$15.90	\$746,656
Medicaid Premiums	62	\$7.02	\$329,344
Tricare/Military Premiums	94	\$10.95	\$514,174
Children's Health Ins Program Premiums	62	\$0.63	\$29,710

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 2024 and 2029; Consumer Spending data are derived from the 2021 and 2022 Consumer Expenditure Surveys, Bureau of Labor Statistics.

February 17, 2025

Traffic Count Map

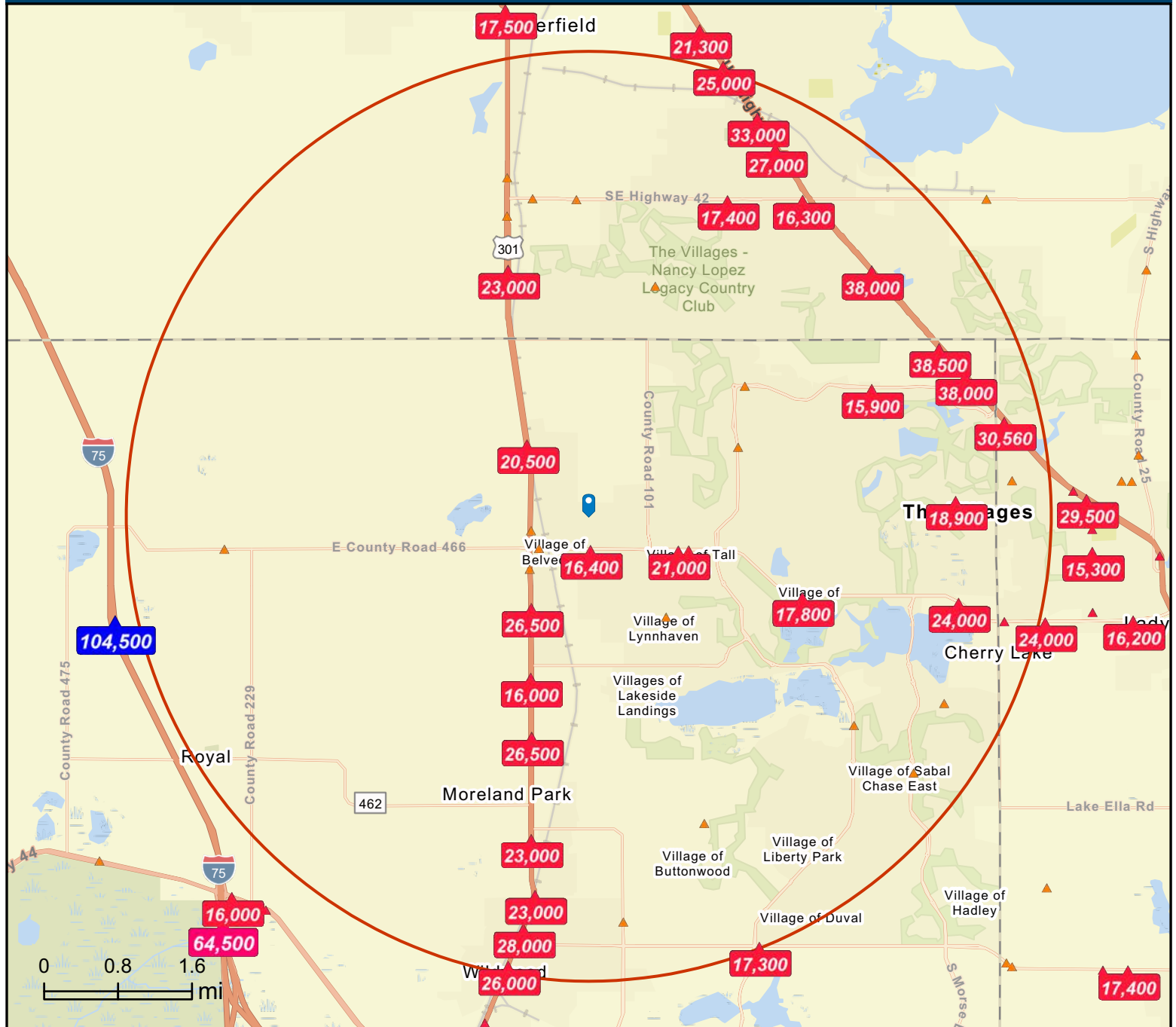
AKIN Realty Company



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Rings: 5 mile radii

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