Lady Lake Professional Plaza

PROFESSIONAL OFFICE /MEDICAL PARK

918 Rolling Acres Rd #102/103, Lady Lake, FL 32159

For Lease: $20/sf + NNN

Exclusively Listed By:

FRAN DANN-AKIN, SIOR
8550 NE 138th Lane, Unit 2000
The Villages, FL 32159
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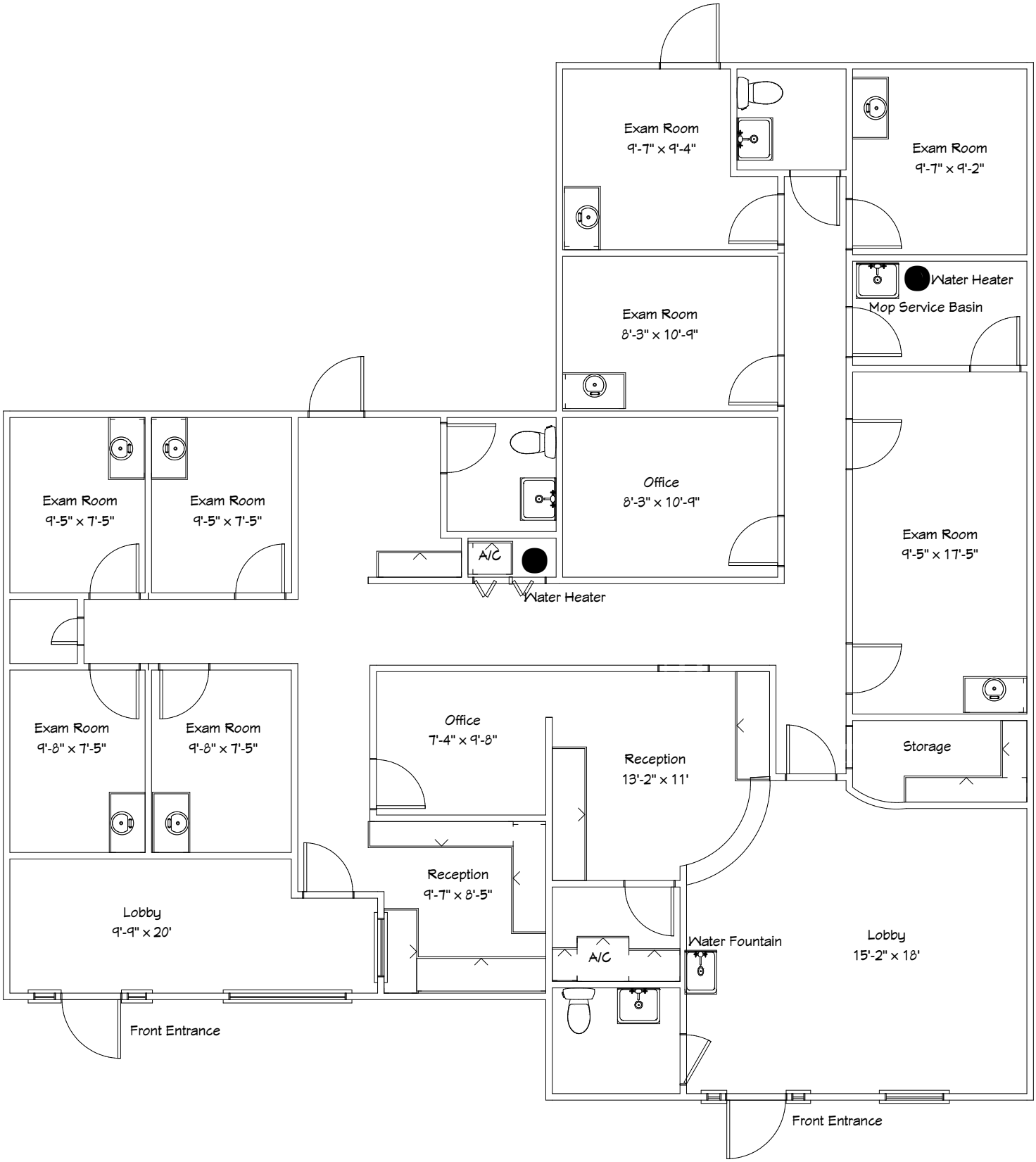
AKIN Realty Company

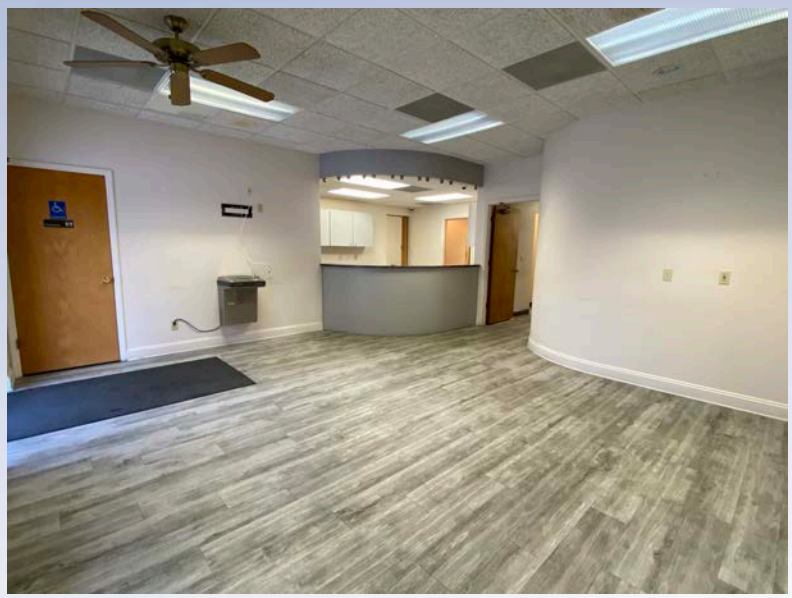
Executive Summary

- Medical Office For Lease
- Base Rent $20/SF/yr + NNN $7.55/SF/yr
- 2,372 SF
- Convenient location
- Year Built 1993
- Lake County Alt Key: 3880441, 3880440
- Lobby, reception, 8 offices/procedure rooms, storage, break-room.

Floor Diagram



Photos



Aerials

Demographic and Income Profile

918 Rolling Acres Rd, Lady Lake, Florida, 32159

Ring: 5 mile radius

Summary	Census 2020	2025	2030
Total Population	80,273	81,923	91,482
Total Households	43,691	45,388	51,156
Family Households	26,632	27,398	30,754
Average Household Size	1.82	1.79	1.78
Owner Occupied Housing Units	38,635	40,358	45,685
Renter Occupied Housing Units	5,056	5,030	5,471
Median Age	71.8	72.9	73.6

Trends 2025 - 2030	Area	State	National
Population	2.2%	1.1%	0.4%
Households	2.4%	1.3%	0.6%
Family Population	2.3%	1.3%	0.5%
Owner Occupied Housing Units	2.5%	1.8%	0.0%
Median Household Income	2.1%	2.9%	2.5%

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	983	1.2%	1,033	1.3%	1,140	1.3%
5-9	1,222	1.5%	1,064	1.3%	1,175	1.3%
10-14	1,306	1.6%	1,278	1.6%	1,236	1.4%
15-19	1,248	1.6%	1,227	1.5%	1,279	1.4%
20-24	1,091	1.4%	1,199	1.5%	1,294	1.4%
25-29	1,157	1.4%	1,184	1.4%	1,424	1.6%
30-34	1,321	1.6%	1,315	1.6%	1,406	1.5%
35-39	1,304	1.6%	1,424	1.7%	1,523	1.7%
40-44	1,224	1.5%	1,433	1.8%	1,663	1.8%
45-49	1,652	2.1%	1,419	1.7%	1,786	1.9%
50-54	2,309	2.9%	2,035	2.5%	1,903	2.1%
55-59	3,618	4.5%	3,201	3.9%	3,044	3.3%
60-64	5,771	7.2%	5,639	6.9%	5,611	6.1%
65-69	10,221	12.7%	9,267	11.3%	10,267	11.2%
70-74	15,586	19.4%	14,391	17.6%	15,450	16.9%
75-79	14,999	18.7%	16,173	19.7%	17,383	19.0%
80-84	9,380	11.7%	11,154	13.6%	13,329	14.6%
Age 85+	5,882	7.3%	7,486	9.1%	10,573	11.6%

Full Report Available Upon Request

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data

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Medical Expenditures

918 Rolling Acres Rd, Lady Lake, Florida, 32159

Ring: 5 mile radius

Demographic Summary	2025	2030
Population	81,923	91,482
Households	45,388	51,156
Families	27,398	30,754
Median Household Income	$69,103	$76,816
Males per 100 Females	86.5	87.1
Population by Age		
Population <5 Years	1.3%	1.3%
Population 65+ Years	71.4%	73.2%
Median Age	72.9	73.6

	Spending Potential Index	Average Amount Spent	Total
Health Care	88	$6,788.29	$308,106,960
Medical Care	88	$2,447.63	$111,092,911
Physician Services	80	$246.49	$11,187,755
Dental Services	89	$480.45	$21,806,459
Eyecare Services	98	$92.62	$4,203,997
Lab Tests, X-rays	68	$60.17	$2,731,153
Hospital Room and Hospital Services	76	$211.23	$9,587,465
Convalescent or Nursing Home Care	116	$62.63	$2,842,484
Other Medical Services (1)	75	$160.95	$7,305,445
Nonprescription Drugs	97	$193.88	$8,799,789
Prescription Drugs	83	$347.68	$15,780,468
Vitamins and Supplements	109	$171.13	$7,767,172
Medicare Prescription Drug Premium	127	$175.13	$7,948,857
Eyeglasses and Contact Lenses	76	$100.32	$4,553,241
Hearing Aids	131	$45.15	$2,049,332
Medical Equipment for General Use	91	$11.30	$512,747
Other Medical Supplies/Equipment (2)	90	$88.50	$4,016,547

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 2025 and 2030; Consumer Spending data are derived from the 2021 and 2022 Consumer Expenditure Surveys, Bureau of Labor Statistics.

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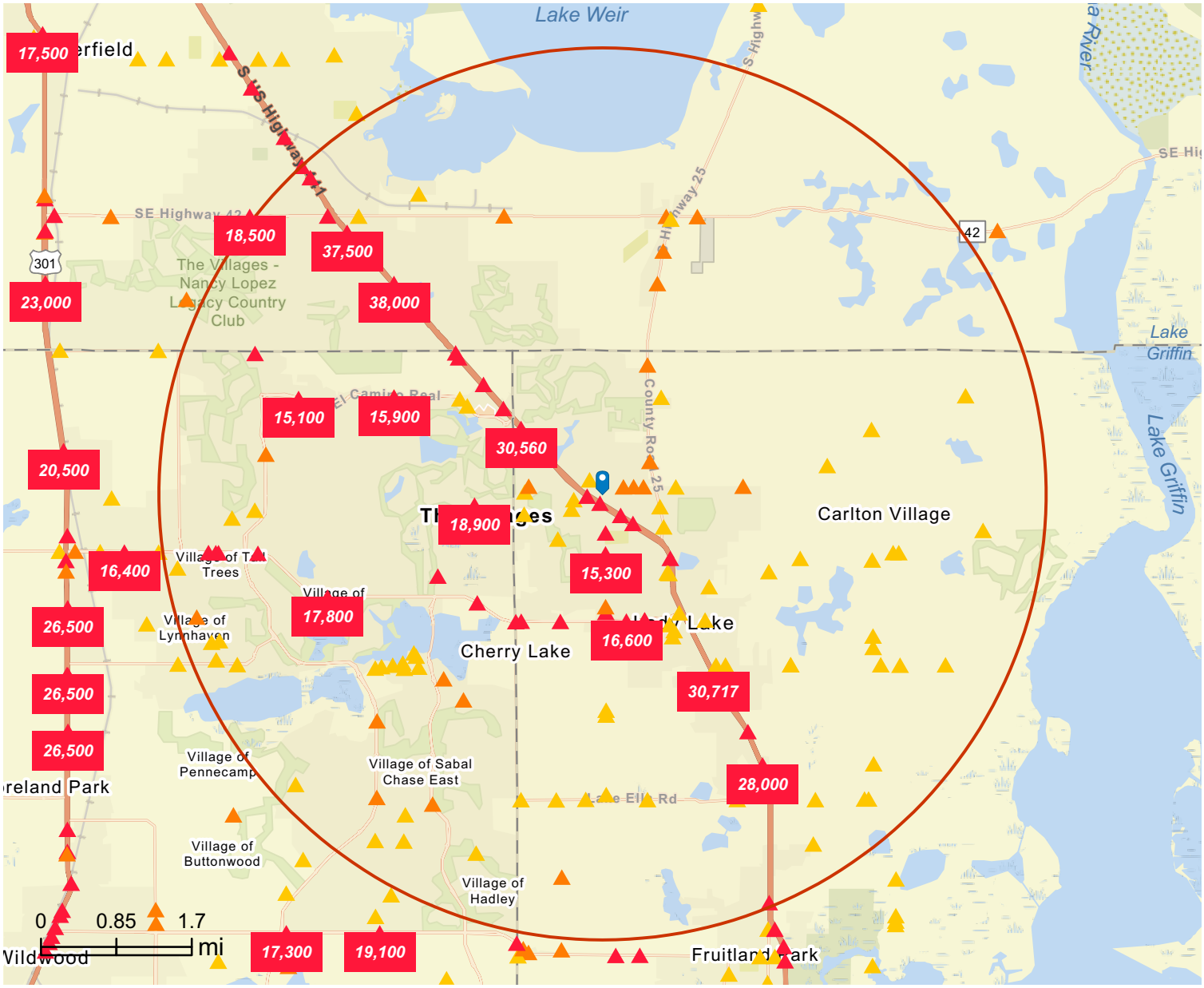
Traffic Count

Traffic Count Map

918 Rolling Acres Rd, Lady Lake, Florida, 32159

Rings: 5 mile radii



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