Summit Medical Park

777 CR 466, Lady Lake, FL 32159

For Lease

Base Rent $22/sf/yr + NNN $7.98/sf/yr





Exclusively Listed By:

FRAN DANN-AKIN, SIOR

8550 NE 138th Lane, Suite 2000
The Villages, FL 32159
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AKIN Realty Company

Executive Summary

Lease Type:	NNN Lease
Year Built:	2009
Available Space:	1,920 SF
Parcel Alt Key:	3874884
Zoned:	CP (Planned Commercial)

Summit Medical Park, 1,920 SF medical office, featuring six (6) exam rooms with sinks, one physician office, two restrooms, lobby and reception. This nicely finished medical office is located between the area's largest retail concentration, UF Health Hospital and The Villages. Mostly physician owned Medical Condominiums offering outstanding existing Medical Synergy.

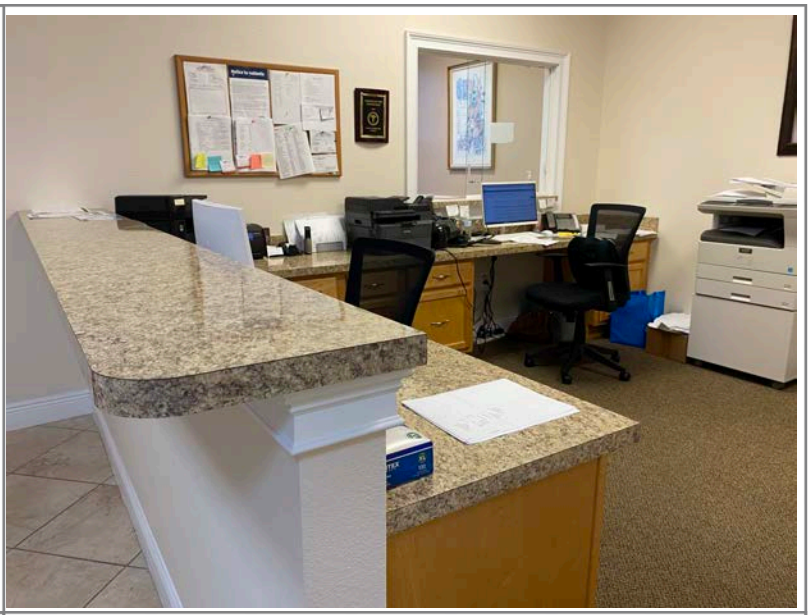


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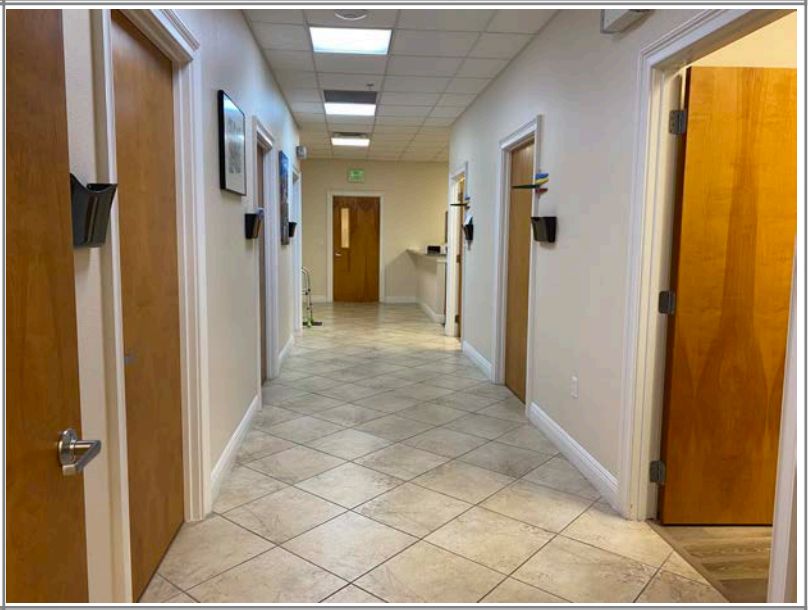
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Interior Photos













Aerials



The Summit is located between the heart of the areas largest hospitality center, The Villages and The Villages Hospital.

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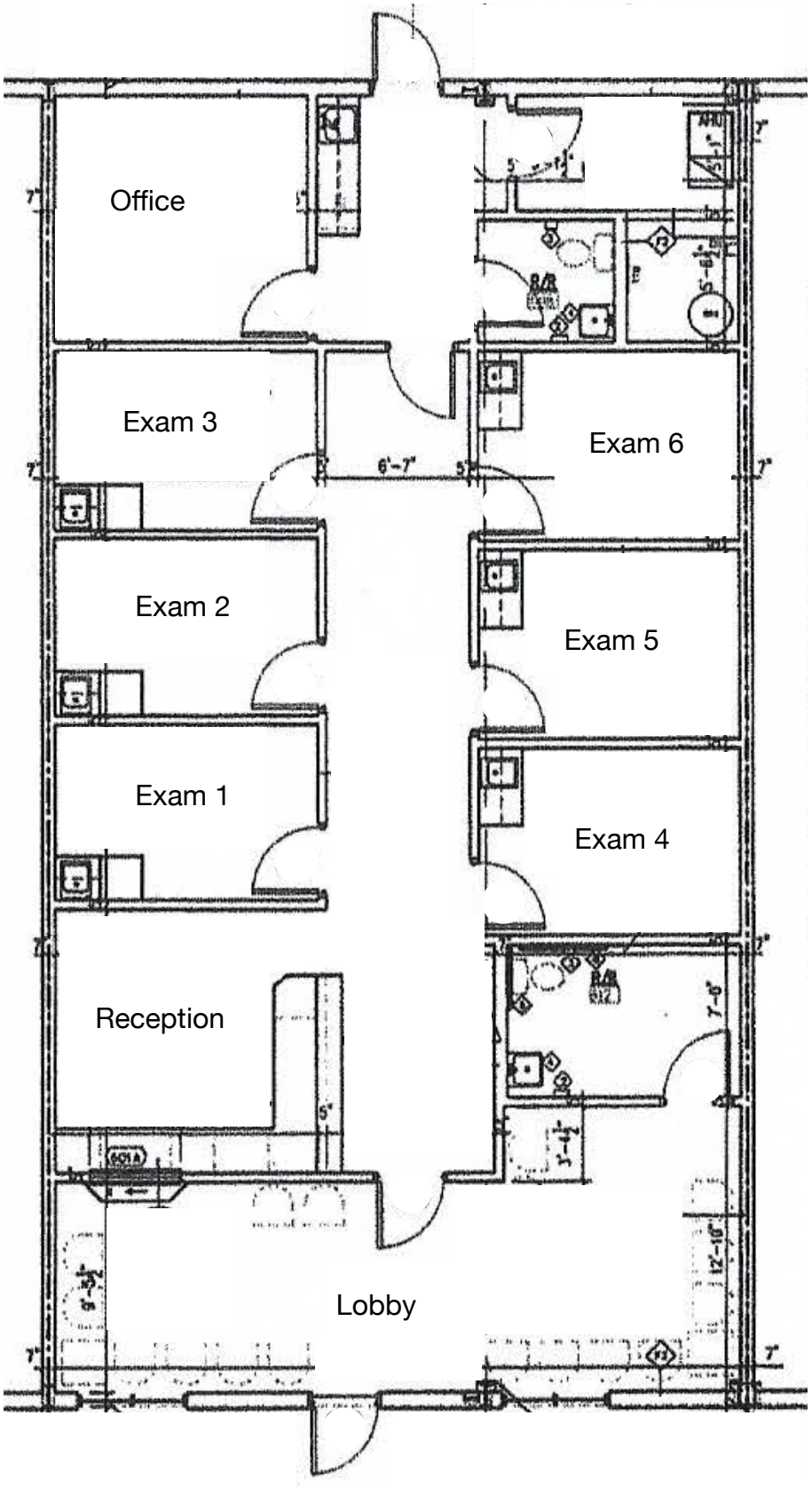
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Aerial


441
The Villages
1.25 miles to US Hwy 441
Rolling Acres Road
The Villages
Summit Medical Park
Sunset Professional Center
Pain & Spine Centers
Hematology & Oncology
Lake Sumter Urology
Howell Dental
Rolling Acres Reserve Apartments


777 County Road 466
Rolling Acres Road
HWY 466
466

Floor Diagram



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Demographic and Income Profile

777 Highway 466, Lady Lake, FL 32159

Ring: 5 mile radius

Summary	Census 2020	2026	2031
Total Population	98,055	99,419	110,440
Total Households	53,008	55,513	62,373
Family Households	33,280	32,487	34,978
Average Household Size	1.84	1.78	1.76
Owner Occupied Housing Units	47,069	49,085	54,987
Renter Occupied Housing Units	5,939	6,428	7,387
Median Age	71.2	72.3	72.9

Trends 2026 - 2031	Area	State	National
Population	2.10%	1.10%	0.50%
Households	2.40%	1.30%	0.70%
Family Population	1.50%	1.30%	0.60%
Owner Occupied Housing Units	2.30%	1.60%	0.00%
Median Household Income	2.70%	3.60%	3.10%

Population by Age	Census 2020		2026		2031	
	Number	Percent	Number	Percent	Number	Percent
0-4	1,277	1.3%	1,361	1.4%	1,539	1.4%
5-9	1,562	1.6%	1,395	1.4%	1,600	1.4%
10-14	1,654	1.7%	1,666	1.7%	1,633	1.5%
15-19	1,620	1.6%	1,547	1.6%	1,712	1.6%
20-24	1,344	1.4%	1,563	1.6%	1,605	1.4%
25-29	1,418	1.4%	1,489	1.5%	1,862	1.7%
30-34	1,628	1.7%	1,578	1.6%	1,770	1.6%
35-39	1,613	1.6%	1,880	1.9%	1,907	1.7%
40-44	1,536	1.6%	1,787	1.8%	2,209	2.0%
45-49	2,030	2.1%	1,771	1.8%	2,281	2.1%
50-54	2,791	2.9%	2,410	2.4%	2,369	2.1%
55-59	4,444	4.5%	3,823	3.9%	3,569	3.2%
60-64	7,480	7.6%	6,707	6.8%	6,725	6.1%
65-69	13,682	13.9%	11,994	12.1%	12,795	11.6%
70-74	20,120	20.5%	18,998	19.1%	20,363	18.4%
75-79	17,615	18.0%	19,875	20.0%	21,546	19.5%
80-84	10,011	10.2%	11,879	11.9%	14,634	13.3%
Age 85+	6,229	6.3%	7,696	7.7%	10,319	9.3%

Full report available upon request.

Source: Esri forecasts for 2026 and 2031. U.S. Census Bureau 2020 decennial Census data.

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Medical Expenditures

777 Highway 466, Lady Lake, FL 32159

Ring: 5 mile radius

Demographic Summary	2026	2031
Population	99,419	110,440
Households	55,513	62,373
Families	32,487	34,978
Median Household Income	$78,045	$89,343
Males per 100 Females	87.8	89.0
Population by Age		
Population <5 Years	1.4%	1.4%
Population 65+ Years	70.8%	72.1%
Median Age	72.3	72.9

	Spending Potential Index	Average Amount Spent	Total
Health Care	97	$7,782.93	$432,053,676
Medical Care	98	$2,744.80	$152,371,835
Physician Services	84	$246.84	$13,702,687
Dental Services	98	$555.44	$30,834,203
Eyecare Services	104	$93.62	$5,196,954
Lab Tests, X-rays	77	$64.90	$3,602,961
Hospital Room and Hospital Services	81	$287.45	$15,957,363
Convalescent or Nursing Home Care	136	$92.97	$5,161,082
Nonphysician Services (1)	84	$149.37	$8,292,457
Nonprescription Drugs	109	$219.69	$12,195,458
Prescription Drugs	97	$443.03	$24,593,686
Vitamins and Supplements	124	$199.37	$11,067,669
Medicare Prescription Drug Premium	141	$157.11	$8,721,696
Eyeglasses and Contact Lenses	85	$119.77	$6,648,703
Hearing Aids	128	$48.52	$2,693,451
Topicals/Dressings	98	$66.71	$3,703,465

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 2026 and 2031; Consumer Spending data are derived from the 2023 and 2024 Consumer Expenditure Surveys, Bureau of Labor Statistics.

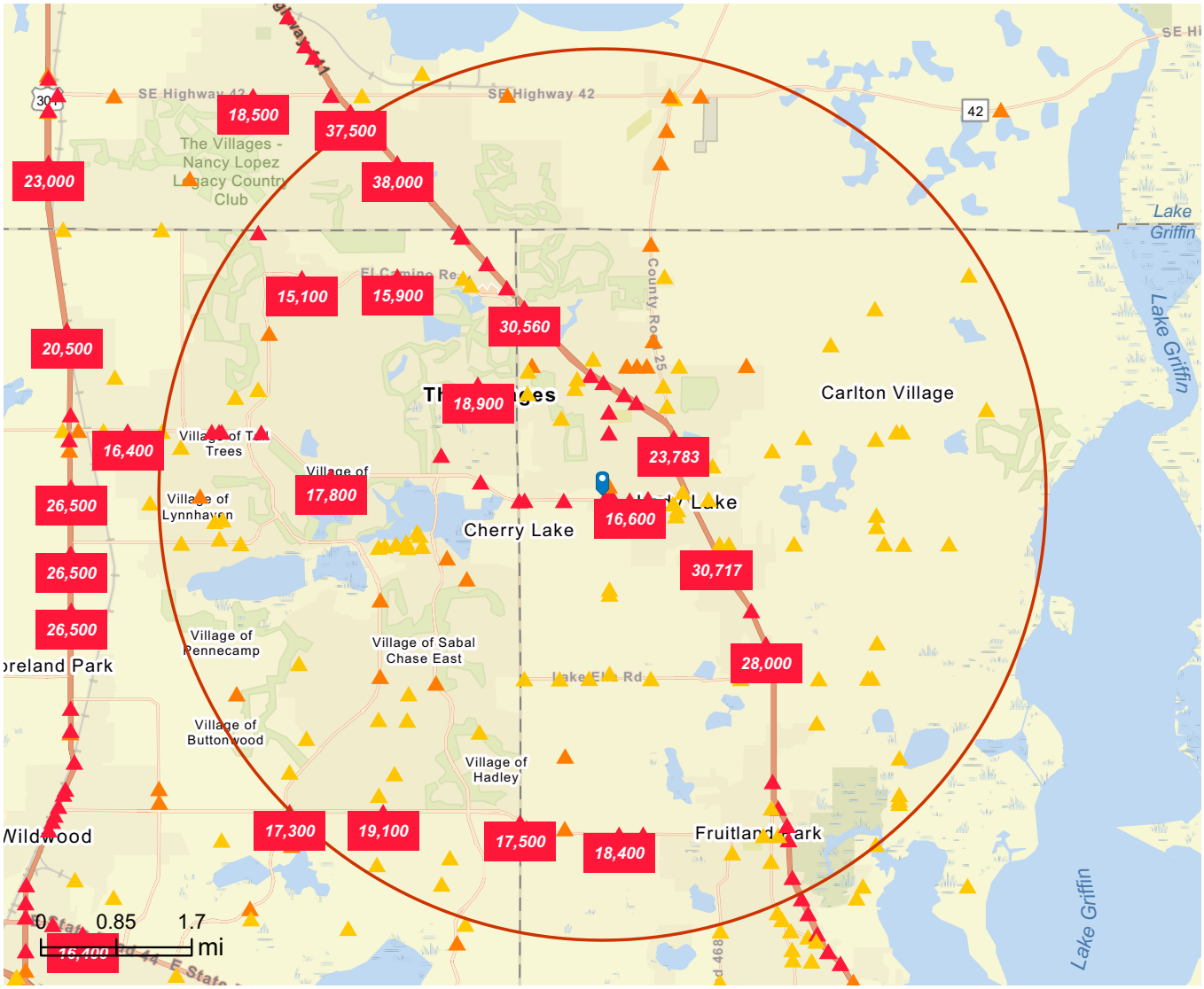
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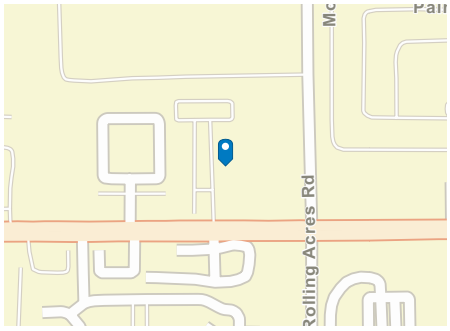
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Traffic Count Map

777 Highway 466, Lady Lake, FL 32159

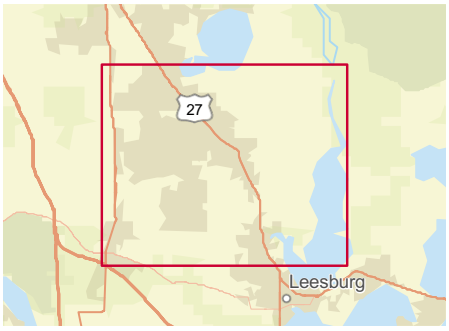
Rings: 5 mile radii





Average Daily Traffic Volume

- Up to 8,000 vehicles per day
- 8,001 - 15,000
- 15,001 - 50,000
- 50,001 - 70,000
- 70,001 - 100,000
- More than 100,000 per day



Source: Traffic Counts (2026)

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