

# SUMMIT MEDICAL PARK

741 CR 466, Lady Lake, FL 32159

THE PEAK OF  
HEALTHCARE  
BEGINS HERE

# SUMMIT MEDICAL PARK



FRAN DANN-AKIN, SIOR

16570 Highway 441

Summerfield, FL 34491

Fran@FranDann.com

Direct: (352) 266-7795



# PROPERTY INFORMATION

## SUMMARY

Lease Price: \$22 PSF / yr  
Lease Type: NNN Lease  
Year Built: 2009  
Available Space: 1,998 SF



## PROPERTY OVERVIEW

*Nicely finished medical office conveniently located between the area's largest retail concentration, UF Health Hospital and The Villages. 1,998 SF features, 5 exam rooms, doctors office with back door next to it and three restrooms. Large, shared waiting area and break room.*

*Physician owned Medical Condominiums offering outstanding existing Medical Synergy.*

*Meticulously maintained quality construction.*

# AERIAL



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

- Summit Medical Park
- 1,998 SF Medical Office For Lease
- YB 2009
- Alt Key 3874892
- Zoned CP (Planned Commercial)

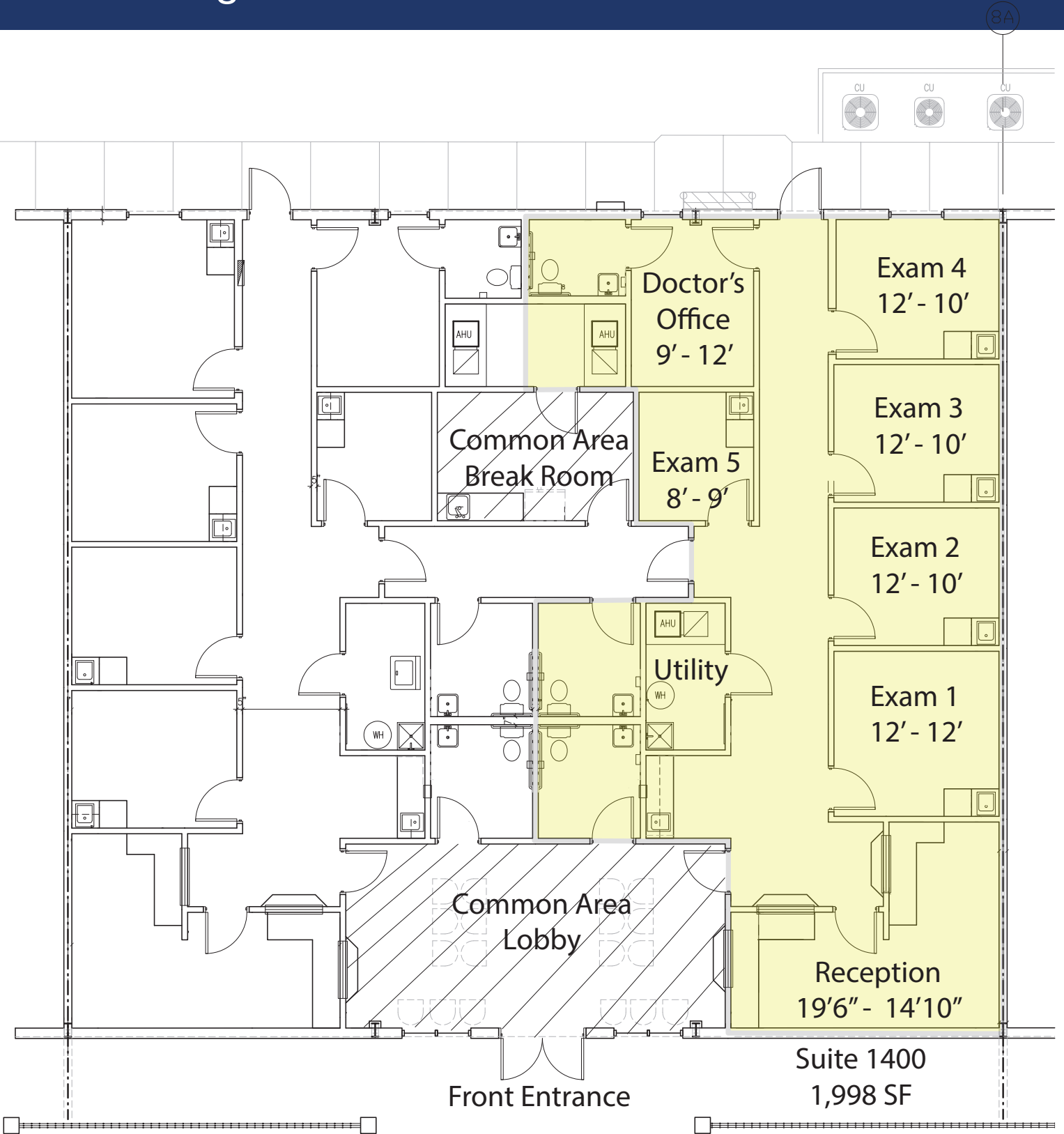
# PHOTOS



FRAN DANN-AKIN, SIOR (352) 266-7795



# Floor Diagram





# Demographic and Income Profile

741 County Road 466, Lady Lake, Florida, 32159  
 Ring Band: 0 - 10 mile radius

Prepared by Esri  
 Latitude: 28.91693  
 Longitude: -81.93812

Summary	Census 2010	Census 2020	2022	2027
Population	155,298	204,265	215,187	227,896
Households	75,346	102,639	108,417	115,568
Families	51,159	-	69,997	74,312
Average Household Size	2.05	1.97	1.97	1.96
Owner Occupied Housing Units	64,178	-	90,945	97,457
Renter Occupied Housing Units	11,168	-	17,473	18,111
Median Age	63.4	-	65.5	67.4

Trends: 2022-2027 Annual Rate	Area	State	National
Population	1.15%	0.61%	0.25%
Households	1.29%	0.62%	0.31%
Families	1.20%	0.59%	0.28%
Owner HHS	1.39%	0.83%	0.53%
Median Household Income	3.04%	3.75%	3.12%

Households by Income	2022		2027	
	Number	Percent	Number	Percent
<\$15,000	7,203	6.6%	5,717	4.9%
\$15,000 - \$24,999	8,165	7.5%	6,428	5.6%
\$25,000 - \$34,999	10,989	10.1%	8,176	7.1%
\$35,000 - \$49,999	14,167	13.1%	12,595	10.9%
\$50,000 - \$74,999	24,495	22.6%	27,808	24.1%
\$75,000 - \$99,999	16,782	15.5%	19,811	17.1%
\$100,000 - \$149,999	14,273	13.2%	17,847	15.4%
\$150,000 - \$199,999	7,214	6.7%	10,445	9.0%
\$200,000+	5,129	4.7%	6,740	5.8%

Median Household Income	\$61,311	\$71,226
Average Household Income	\$85,911	\$100,660
Per Capita Income	\$43,361	\$51,126

Population by Age	Census 2010		2022		2027	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	5,002	3.2%	6,873	3.2%	7,074	3.1%
5 - 9	4,790	3.1%	7,018	3.3%	7,120	3.1%
10 - 14	4,742	3.1%	6,936	3.2%	7,313	3.2%
15 - 19	4,918	3.2%	6,321	2.9%	6,724	3.0%
20 - 24	4,189	2.7%	6,278	2.9%	6,050	2.7%
25 - 34	8,717	5.6%	14,711	6.8%	14,146	6.2%
35 - 44	9,602	6.2%	13,823	6.4%	14,857	6.5%
45 - 54	13,249	8.5%	14,799	6.9%	14,652	6.4%
55 - 64	28,284	18.2%	27,826	12.9%	24,470	10.7%
65 - 74	43,821	28.2%	59,945	27.9%	56,548	24.8%
75 - 84	22,367	14.4%	39,274	18.3%	54,643	24.0%
85+	5,616	3.6%	11,381	5.3%	14,298	6.3%

Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	138,108	88.9%	172,277	84.3%	181,506	84.3%	191,839	84.2%
Black Alone	11,612	7.5%	13,474	6.6%	13,927	6.5%	14,358	6.3%
American Indian Alone	386	0.2%	449	0.2%	472	0.2%	514	0.2%
Asian Alone	1,518	1.0%	2,589	1.3%	2,681	1.2%	2,814	1.2%
Pacific Islander Alone	94	0.1%	182	0.1%	205	0.1%	225	0.1%
Some Other Race Alone	1,812	1.2%	4,331	2.1%	4,721	2.2%	5,383	2.4%
Two or More Races	1,769	1.1%	10,963	5.4%	11,675	5.4%	12,764	5.6%
Hispanic Origin (Any Race)	6,769	4.4%	13,599	6.7%	14,502	6.7%	15,405	6.8%

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.

September 12, 2022



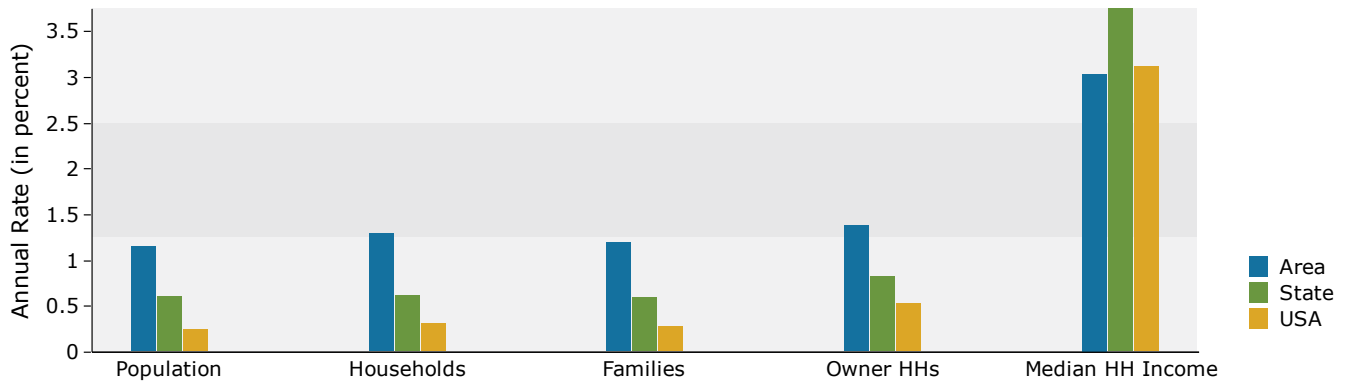


# Demographic and Income Profile

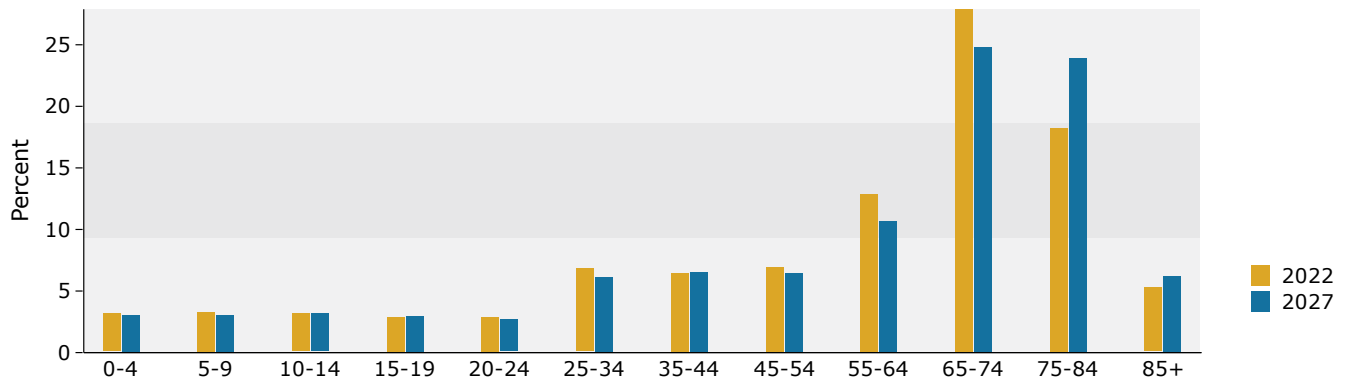
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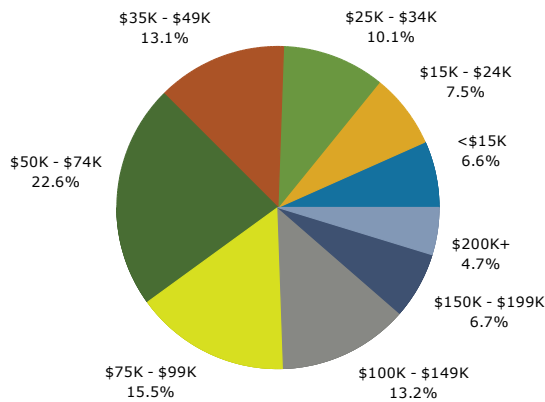
## Trends 2022-2027



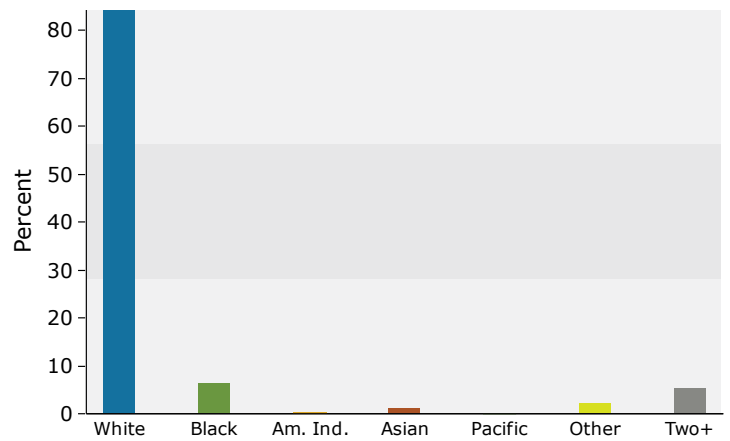
## Population by Age



## 2022 Household Income



## 2022 Population by Race



2022 Percent Hispanic Origin: 6.7%

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

741 County Road 466, Lady Lake, Florida, 32159  
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<b>Demographic Summary</b>	<b>2022</b>	<b>2027</b>	
Population	215,187	227,896	
Households	108,417	115,568	
Families	69,997	74,312	
Median Household Income	\$61,311	\$71,226	
Males per 100 Females	90.2	89.1	
<b>Population by Age</b>			
Population <5 Years	3.2%	3.1%	
Population 65+ Years	51.4%	55.1%	
Median Age	65.5	67.4	
	<b>Spending Potential Index</b>	<b>Average Amount Spent</b>	<b>Total</b>
<b>Health Care</b>	96	\$6,785.21	\$735,632,389
<b>Medical Care</b>	99	\$2,370.88	\$257,043,287
Physician Services	86	\$247.79	\$26,864,259
Dental Services	105	\$479.40	\$51,974,728
Eyecare Services	95	\$73.99	\$8,021,281
Lab Tests, X-rays	86	\$67.05	\$7,269,131
Hospital Room and Hospital Services	85	\$192.94	\$20,917,586
Convalescent or Nursing Home Care	156	\$59.48	\$6,449,068
Other Medical Services (1)	85	\$148.85	\$16,137,787
Nonprescription Drugs	93	\$162.83	\$17,653,804
Prescription Drugs	101	\$383.05	\$41,528,666
Nonprescription Vitamins	116	\$129.72	\$14,063,541
Medicare Prescription Drug Premium	131	\$176.46	\$19,131,756
Eyeglasses and Contact Lenses	86	\$94.42	\$10,237,118
Hearing Aids	134	\$62.21	\$6,744,510
Medical Equipment for General Use	99	\$6.94	\$751,889
Other Medical Supplies/Equipment (2)	101	\$85.76	\$9,298,164
<b>Health Insurance</b>	94	\$4,414.34	\$478,589,102
Blue Cross/Blue Shield	78	\$960.22	\$104,104,172
Fee for Service Health Plan	79	\$752.56	\$81,590,432
HMO	74	\$619.79	\$67,196,212
Medicare Payments	129	\$1,214.14	\$131,633,690
Long Term Care Insurance	119	\$67.14	\$7,278,946
Dental Care Insurance	82	\$143.45	\$15,551,990
Vision Care Insurance	77	\$30.52	\$3,308,418
Prescription Drug Insurance	99	\$8.67	\$940,292
Other Single Service Insurance (3)	99	\$21.33	\$2,312,847
Medicaid Premiums	76	\$8.69	\$941,615
Tricare/Military Premiums	94	\$8.18	\$886,658
Children's Health Ins Program Premiums	69	\$2.03	\$220,447

**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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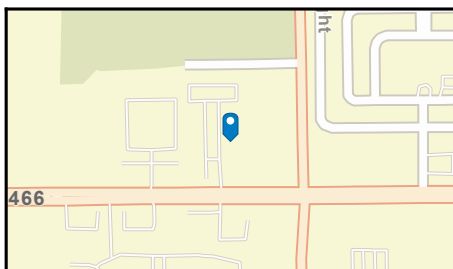
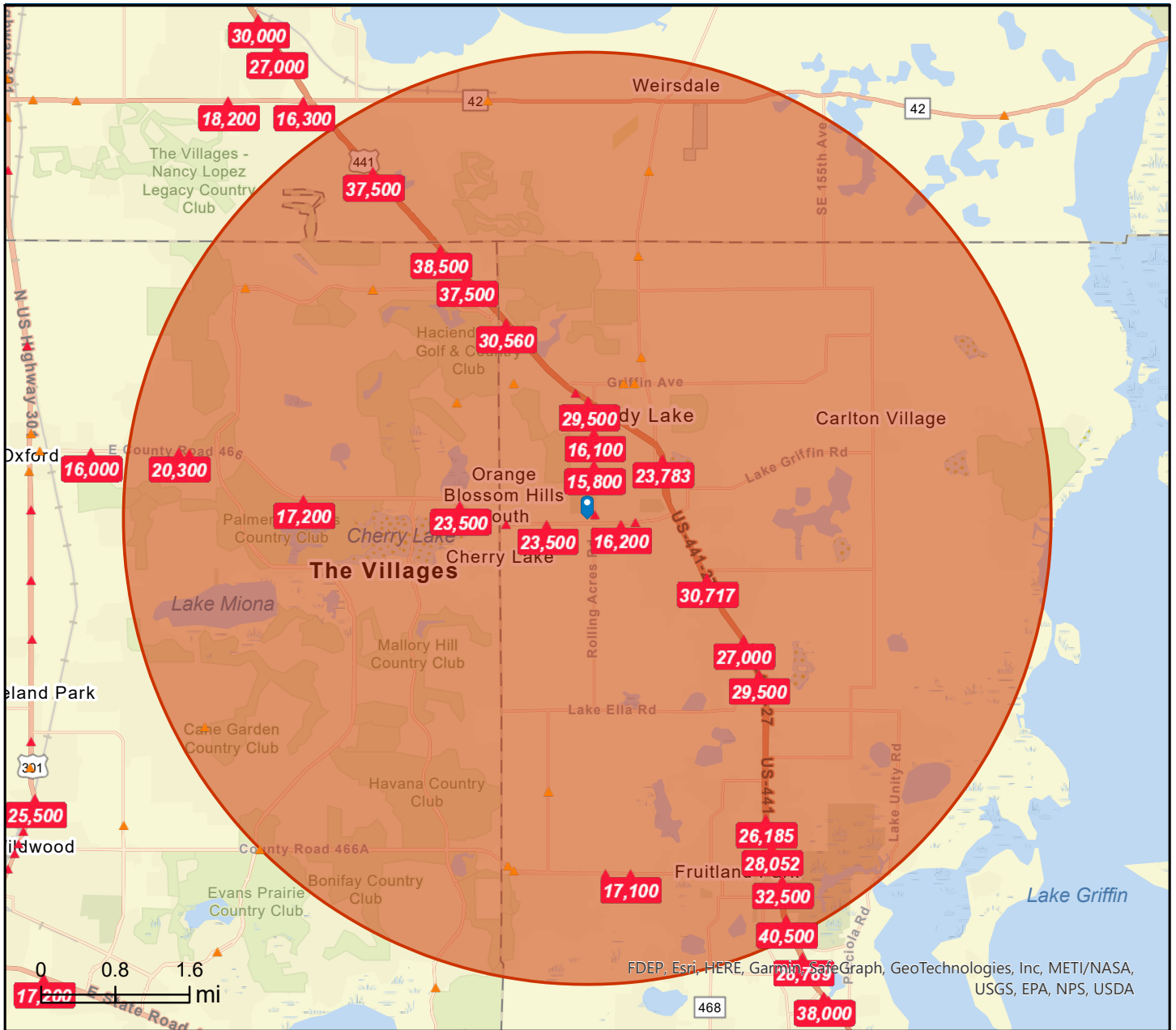




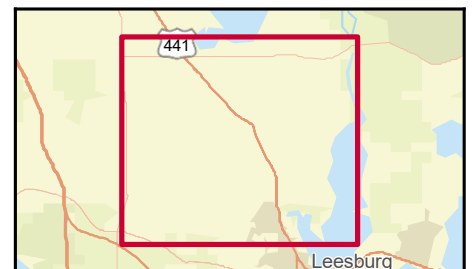
# Traffic Count Map

741 County Road 466, Lady Lake, Florida, 32159  
Ring Bands: 0-5 mile radii

Prepared by Esri  
Latitude: 28.91693  
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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).

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