



HOLLADAY
PROPERTIES
Healthcare Real Estate

TRAILWINDS VILLAGE MEDICAL PLAZA

THE VILLAGES, FL

BRAND NEW CLASS A MEDICAL OFFICE BUILDING

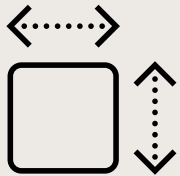


BUILDING SPECIFICATIONS



GREAT LOCATION

You will contribute to the area's growing need for healthcare services. This location positions you to serve a rapidly expanding community with increasing demand for healthcare.



FLEXIBILITY

Suites ranging from 2,000 - 10,000 SF, take advantage of a tenant improvement allowance to design your suite to your vision and needs.



CLASS A BUILDING

Boasting first-class design and finishes, this 2-story, 45,000 SF medical office building has a 4.825:1,000 parking ratio in a dedicated lot.

ABOUT THE VILLAGES



Booming Retirement Community: The Villages, FL, is renowned as one of the largest and fastest-growing retirement communities in the United States. This location presents an exceptional opportunity to cater to a large and growing senior population in need of specialized healthcare services.

High Demand for Medical Services: With a significant concentration of retirees, The Villages has a high demand for various medical services. From primary care and specialized clinics to diagnostic centers and rehabilitation facilities, there is a strong need for comprehensive healthcare options, making it an ideal market for establishing a medical practice.

Supportive Healthcare Infrastructure: The Villages boasts a robust healthcare infrastructure, including hospitals, medical centers, and specialty clinics, providing a supportive environment for healthcare professionals.

Thriving Community with Diverse Amenities: Beyond healthcare, The Villages offers a vibrant and active lifestyle for its residents. With golf courses, recreational activities, shopping centers, restaurants, and entertainment venues, the community attracts retirees seeking a fulfilling and well-rounded lifestyle. You can contribute to the overall well-being and quality of life of its residents.

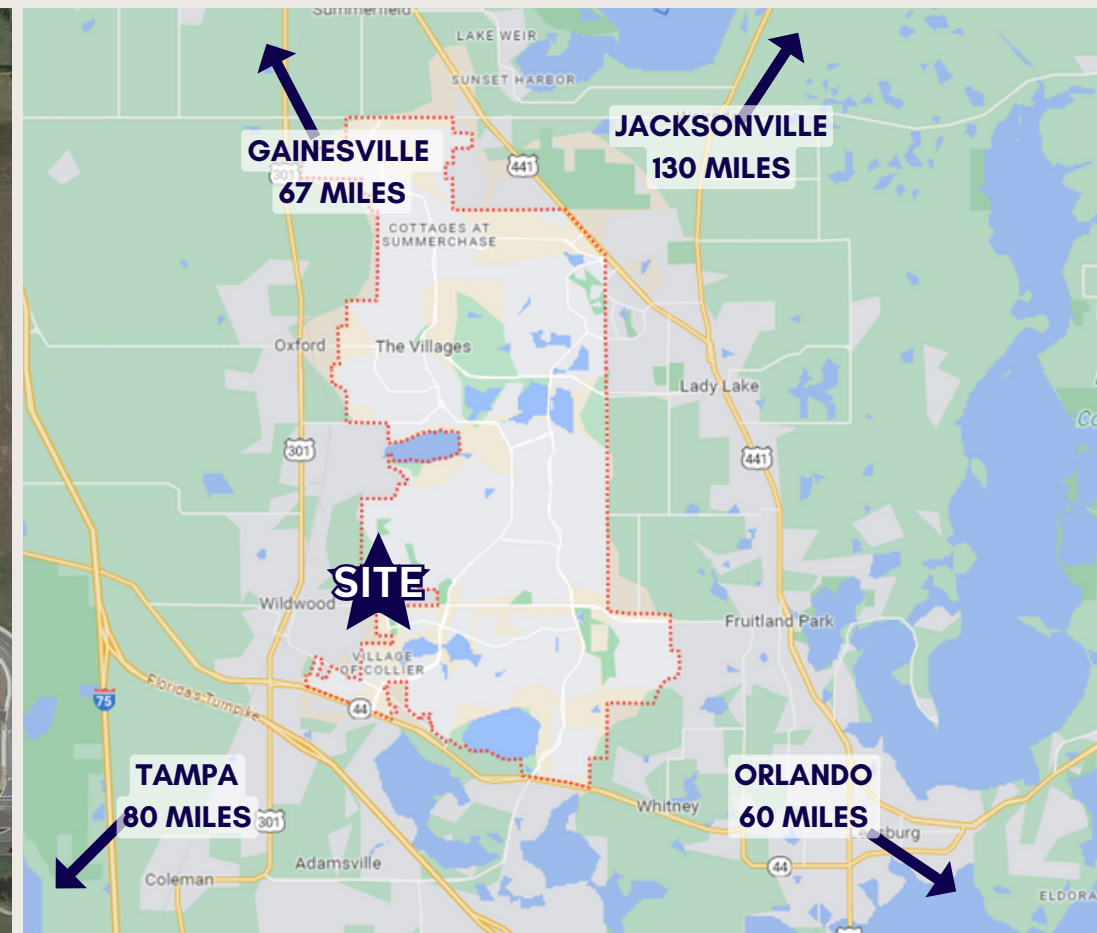
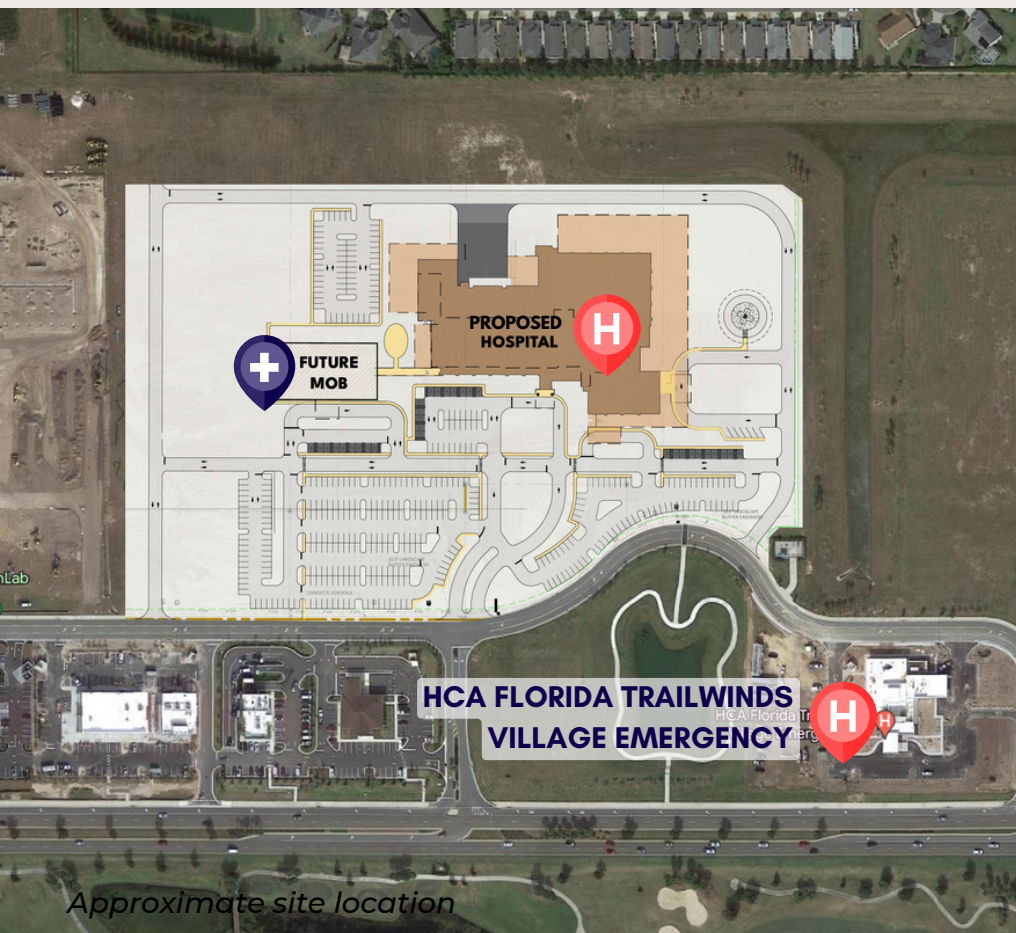
Opportunity for Long-Term Growth and Stability: The Villages' continuous growth trajectory ensures a stable and sustainable patient base. As the retiree population continues to increase, the demand for healthcare services is expected to grow as well, providing long-term opportunities for expansion, specialization, and success.

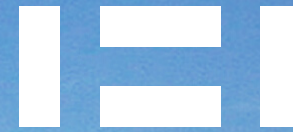
DEMOGRAPHICS (2023)	1 Mile	3 Miles	5 Miles
Population	7,907	54,924	95,921
Projected Growth Year 2028	7.21%	7.55%	7.25%
Average Household Income	\$92,129	\$90,205	\$86,953

SITE PLAN & LOCATION

The Trailwinds location offers numerous advantages. With easy access from major roads and a planned 60-bed hospital on the horizon, it's a prime location for healthcare professionals. The surrounding amenities, including popular retailers and dining options, provide convenience for patients and staff alike. Additionally, the area's future growth potential ensures a stable patient base and opportunities for collaboration.

Our property is situated across from the acclaimed HCA Florida Trailwinds Village Emergency, which received the prestigious 2022 HCA Healthcare Unit of Distinction Award and is among the top 5% and the Number One freestanding ER in the network. This location not only offers convenience for healthcare providers but also reflects our commitment to high-quality healthcare, a key feature of our upcoming medical office building.





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FOR MORE INFORMATION, PLEASE CONTACT:

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