

10,642 SF

CLASS A MEDICAL
OFFICE
FOR LEASE

CLINIC

LADY LAKE
MEDICAL OFFICE
BUILDING

539 Rolling Acres
Lady Lake, FL 32159



FLAGSHIP
HEALTHCARE PROPERTIES

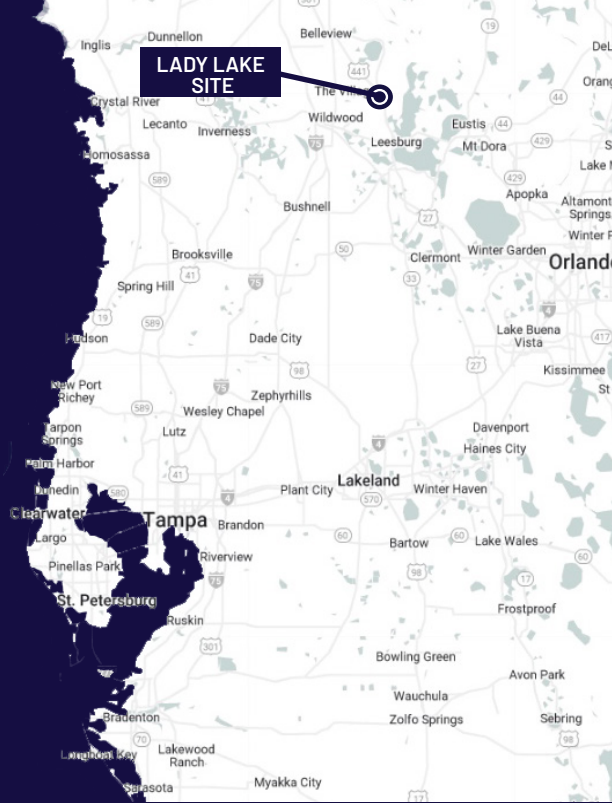
WHY LADY LAKE MEDICAL OFFICE

Tremendous opportunity to capture the underserved healthcare demand in The Villages and Lady Lake, Florida.

The US Census ranked The Villages as the fastest-growing U. S. city for the second year in a row;

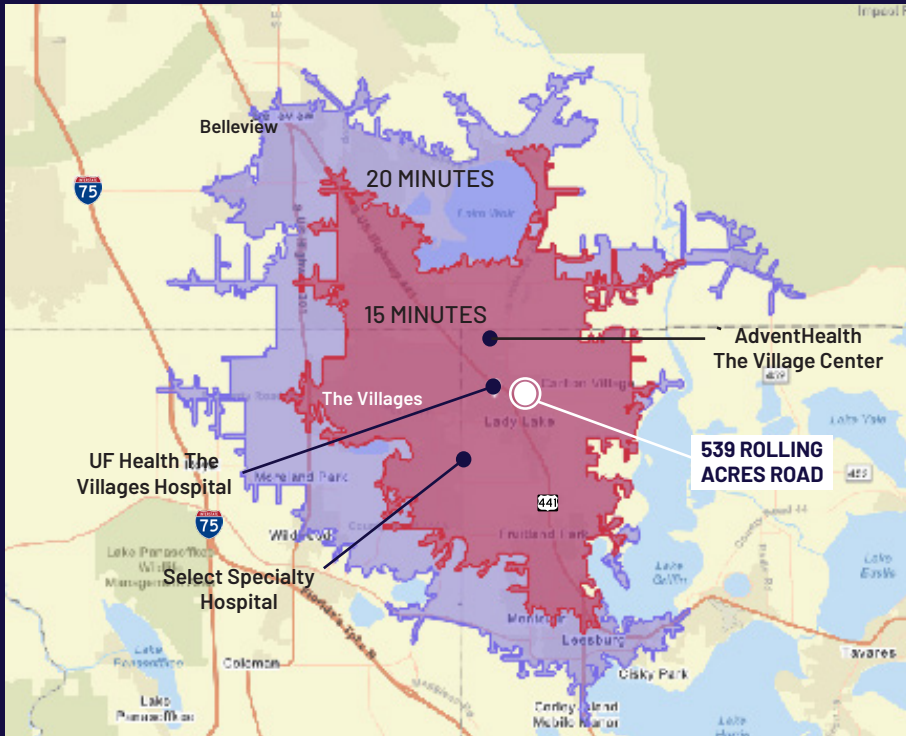
This robust and growing population of over 191,000 patients needs multiple specialties including:

- Obstetrics & Gynecology
 - Primary Care - Internal Medicine
 - ENT
 - Pediatrics & Neonatology
 - Urology
 - Gastroenterology
- (See full list on page 3)*



Landlord has FF&E available and can provide an almost turnkey solution. Floor plan provides flexibility for single specialty or multi-specialty groups.

- The suite has a warm and welcoming ambiance. The efficient design offers functional flow and an uplifting environment for patients and staff.
- 8 check in / out stations
- 17 fully equipped wet exam rooms with two-way access
- 4 offices
- Triage, Pharmacy, Break room and ample storage
- Six restrooms
- Diagnostic - Fully built out - One (1) CT and one (1) X-ray rooms, two (2) MRI and one dressing room



AREA DEMOGRAPHICS

15 & 20 Minute Drive Times



TOTAL POPULATION

2023 - 111,562	2023 - 191,688
2028 - 115,021	2028 - 198,348



TOTAL HOUSEHOLD

2023 - 58,909	2023 - 96,336
2028 - 61,614	2028 - 101,102



AVERAGE HOUSEHOLD INCOME

2023 - \$81,181	2023 - \$83,326
2028 - \$93,057	2028 - \$95,592



CLINICIAN SF FOR UNDERSERVED DEMAND BY SPECIALTY *

SPECIALTY	NEED IN PROVIDERS 5 YEAR POP GROWTH	60% OF TOTAL MARKET SHARE	SF NEEDED TO SATISFY REQUIREMENTS
Dentistry	54.4	32.61	48,916 SF
Pediatrics & Neonatology	39.3	23.60	35,404 SF
Emergency Medicine	36.4	21.84	32,761 SF
Pediatrics & Neonatology - Pediatrics	32.6	19.56	29,340 SF
Radiology	32.0	19.21	28,817 SF
Neurosciences	26.6	15.94	23,915 SF
Pathology & Laboratory Medicine	22.71	13.64	20,459 SF
Obstetrics & Gynecology	17.5	10.47	15,710 SF
Pathology & Laboratory Medicine - Pathology	11.5	6.9	10,350 SF
Primary Care - Internal Medicine	10.2	6.12	9,180 SF
Pulmonology	10.0	6.01	9,018 SF
Ophthalmology	8.5	5.10	7,650 SF
Gastroenterology	7.2	4.33	6,500 SF
ENT	6.9	4.14	6,213 SF
ENT - Otolaryngology	6.9	4.14	6,210 SF
Urology	6.6	3.96	5,940 SF
Oncology & Hematology	6.4	3.84	5,760 SF
Nephrology	6.6	3.18	4,767 SF

This suite offers flexibility to expand in the current market or create a de novo location:

10.2 Additional Demand Primary Care - Internal Medicine	X	60% Total Market Share	X	1,500 SF Avg SF Per Physician	=	9,180 SF Additional Medical Office Needed to Meet Demand
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LADY LAKE MEDICAL OFFICE BUILDING

539 ROLLING ACRES, LADY LAKE FL 32159

NEARBY BUSINESSES



FLOOR PLAN



LADY LAKE MEDICAL OFFICE BUILDING
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RECEPTION



WAITING ROOM



REGISTRATION CHECK IN



CHECK OUT



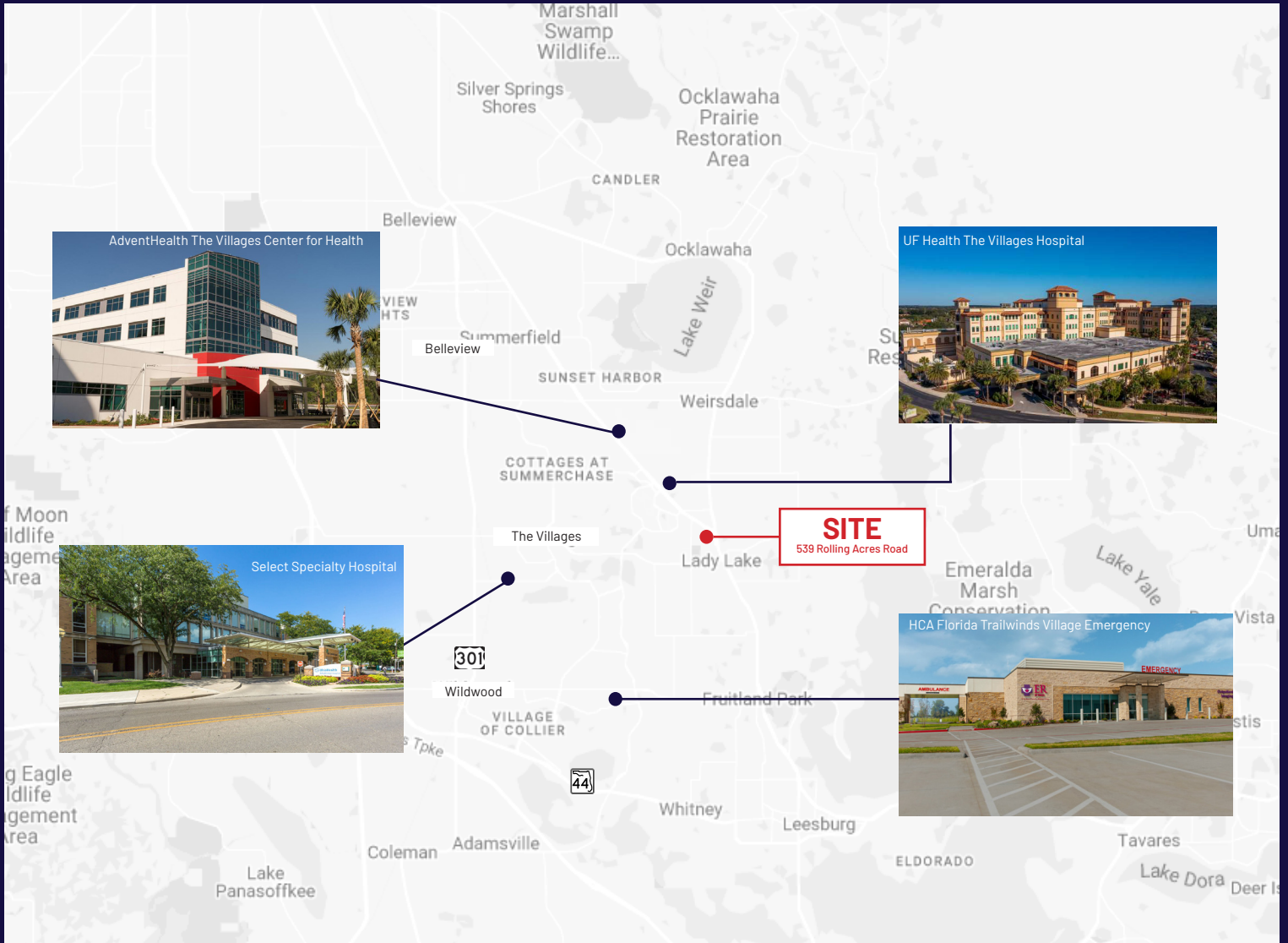
EXAM ROOM



NURSES STATION ROW

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The underserved Physician Demand and Drive Time Analytics indicate a viable opportunity for multiple specialties to capture significant market share in Lady Lake Medical Office.

We are reasonably certain that with additional investigation your group will be able to validate the opportunity to gain market share in the this vibrant and growing market.

If you agree, let's set a time to further explore and discuss this opportunity for your group.

CALL JIM ALLEN ABOUT LADY LAKE MEDICAL OFFICE

JIM ALLEN, SENIOR VICE PRESIDENT LEASING & BROKERAGE

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