

1.86 Acres - Stonecrest

RETAIL | MEDICAL PARK | SENIOR LIVING

Hwy 441 & 173rd St, Summerfield, FL 34491

Offered at: \$995,000



Exclusively Listed By:

FRAN DANN-AKIN, SIOR

8550 NE 138th Lane, Suite 2000

The Villages, FL 32159

fran@franakin.com

Direct: (352) 266-7795



Executive Summary

- \$995,000
- Parcel 3
- Marion County Parcel ID 6200-100-003
- 1.86 AC
- Zoning PUD
- AADT: 41,000 cars per day (FDOT)

STONECREST Retail • Medical Park • Senior Living is a 25.54 Acre Planned Unit Development which currently features golf cart access to Stonecrest, The Villages and Spruce Creek South which is home to a population of over 200,000 within a 10 mile radius. The site is located on the east side of Highway 441/27, which is the predominant commercial corridor of the area with an Average Daily Traffic Count of over 41,000 trips.

This site has the highest elevation on Highway 441/27, offering excellent visibility and access. It is within 1 mile of The Villages, which is reported to be the Fastest Growing Metro Area in the United States. It is located 1.5 miles from UF Health Villages Hospital. Area Major Retailers: Floor & Decor, Walmart, 3 Publix, Sam's Club, Target, Lowes, Home Depot, Best Buy, Aldi, Belk, Bed Bath & Beyond, Kohl's, Target - naming just a few. Many outstanding restaurants and every convenience make this area most popular!

The sites have interior roads in place with water and sewer provided by Marion County. The property is cleared and filled to grade and has off-site drainage ponds. A Hard Corner has been approved by The Florida Department of Transportation for a new traffic light with funds already allocated for installation in an escrow account and will be installed concurrently with the development of the site.

Stonecrest is home to the all new "Inspired Senior Living of Summerfield" featuring 282,000 Sq Ft low-rise, offering residents 150 units of Independent Living / 60 units of Assisting Living / 40 units for Memory Care and joins many other outstanding medical-professional offices and retail.

Aerial



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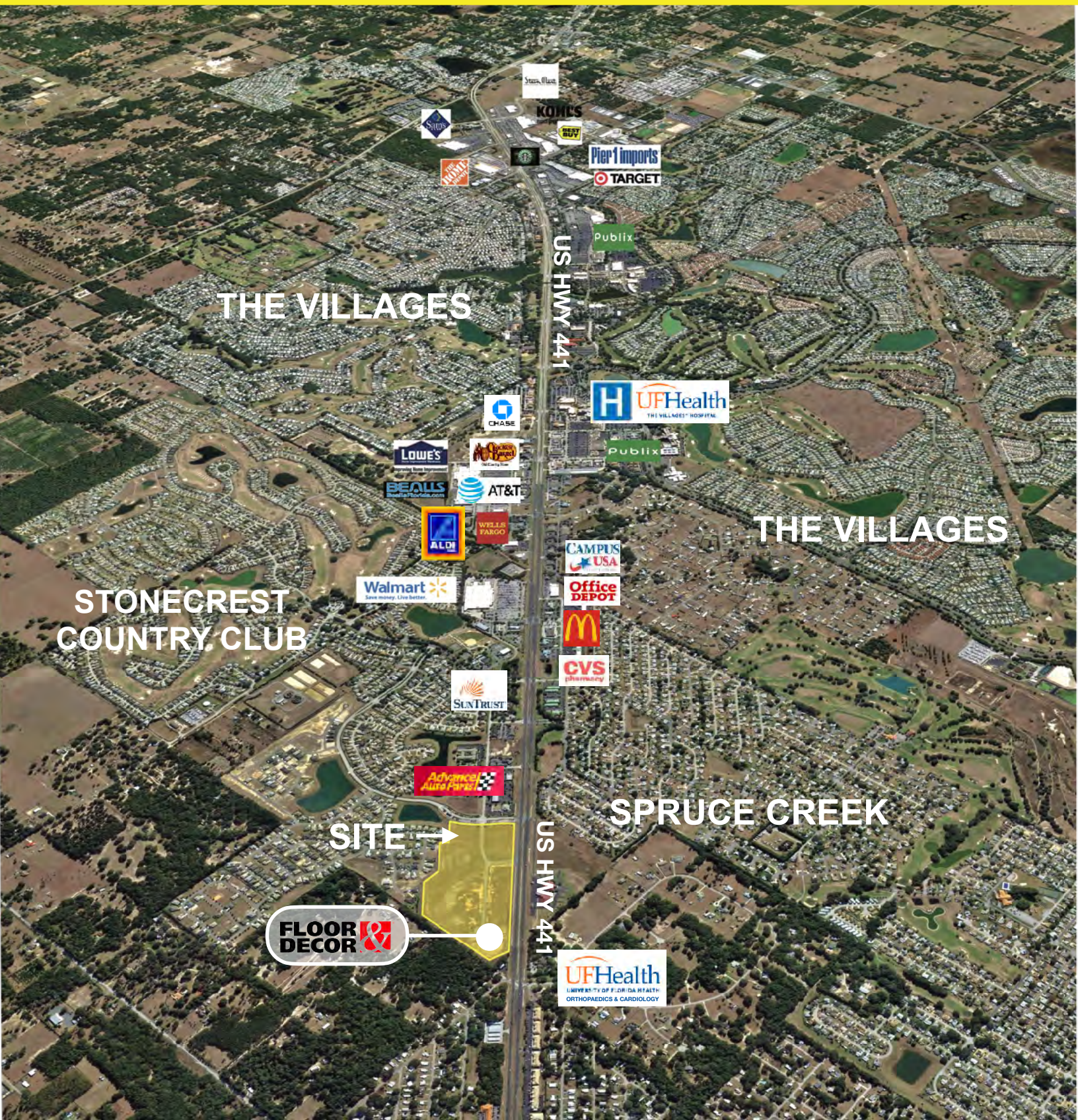


Aerial



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Demographic and Income Profile

17269-17301 SE 109th Terrace Rd, Summerfield, Florida, 34491

Ring: 5 mile radius



Summary	Census 2020	2025	2030
Total Population	77,154	79,431	87,028
Total Households	41,860	43,771	48,496
Family Households	25,241	26,102	28,667
Average Household Size	1.83	1.81	1.79
Owner Occupied Housing Units	36,747	38,643	43,150
Renter Occupied Housing Units	5,113	5,128	5,346
Median Age	71.6	72.5	73.1

Trends 2025 - 2030	Area	State	National
Population	1.8%	1.1%	0.4%
Households	2.1%	1.3%	0.6%
Family Population	1.9%	1.3%	0.5%
Owner Occupied Housing Units	2.2%	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	1,095	1.4%	1,176	1.5%	1,302	1.5%
5-9	1,368	1.8%	1,237	1.6%	1,311	1.5%
10-14	1,294	1.7%	1,459	1.8%	1,363	1.6%
15-19	1,317	1.7%	1,318	1.7%	1,474	1.7%
20-24	1,160	1.5%	1,284	1.6%	1,347	1.6%
25-29	1,294	1.7%	1,359	1.7%	1,558	1.8%
30-34	1,387	1.8%	1,543	1.9%	1,580	1.8%
35-39	1,409	1.8%	1,590	2.0%	1,782	2.0%
40-44	1,373	1.8%	1,614	2.0%	1,839	2.1%
45-49	1,833	2.4%	1,656	2.1%	1,977	2.3%
50-54	2,450	3.2%	2,201	2.8%	2,049	2.4%
55-59	3,590	4.7%	3,406	4.3%	3,166	3.6%
60-64	5,459	7.1%	5,496	6.9%	5,577	6.4%
65-69	9,022	11.7%	8,249	10.4%	9,100	10.5%
70-74	13,818	17.9%	12,319	15.5%	12,857	14.8%
75-79	13,774	17.9%	14,512	18.3%	14,846	17.1%
80-84	9,350	12.1%	11,144	14.0%	12,868	14.8%
Age 85+	6,159	8.0%	7,865	9.9%	11,032	12.7%

Full Report Available Upon Request.

 [Source](#): Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data

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Retail Goods and Services Expenditures

17269-17301 SE 109th Terrace Rd, Summerfield, Florida, 34491



Ring: 5 mile radius

Top Tapestry Segments	Percent	Demographic Summary	2025	2030
The Elders (J2)	78.6%	Population	79,431	87,028
Senior Escapes (J1)	5.1%	Households	43,771	48,496
Rural Resort Dwellers (I5)	4.1%	Families	26,102	28,667
Southern Satellites (I6)	3.3%	Median Age	72.5	73.1
Classic Comfort (K4)	3.1%	Median Household Income	\$67,425	\$74,751

	Spending Potential Index	Average Amount Spent	Total
Apparel and Services	68	\$1,667.36	\$72,981,855
Men's	69	\$331.23	\$14,498,264
Women's	77	\$644.07	\$28,191,668
Children's	49	\$164.75	\$7,211,340
Footwear	68	\$369.33	\$16,165,832
Watches & Jewelry	64	\$127.90	\$5,598,361
Apparel Products and Services (1)	64	\$30.07	\$1,316,390
Computer			
Computers and Hardware for Home Use	72	\$163.21	\$7,143,870
Portable Memory	81	\$3.11	\$136,209
Computer Software	71	\$12.01	\$525,680
Computer Accessories	78	\$15.64	\$684,505
Education	75	\$3,068.98	\$134,332,192
Educational Books, Supplies, and Other Expenditures	60	\$55.67	\$2,436,831
Other School Supplies	68	\$60.01	\$2,626,510

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 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

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(352) 266-7795



Medical Expenditures

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Ring: 5 mile radius



Demographic Summary	2025	2030
Population	79,431	87,028
Households	43,771	48,496
Families	26,102	28,667
Median Household Income	\$67,425	\$74,751
Males per 100 Females	87.2	87.4

Population by Age		
Population <5 Years	1.5%	1.5%
Population 65+ Years	68.1%	69.8%
Median Age	72.5	73.1

	Spending Potential Index	Average Amount Spent	Total
Health Care	85	\$6,579.68	\$287,999,140
Medical Care	86	\$2,370.04	\$103,739,196
Physician Services	78	\$239.71	\$10,492,402
Dental Services	86	\$465.52	\$20,376,098
Eyecare Services	95	\$89.96	\$3,937,429
Lab Tests, X-rays	66	\$58.94	\$2,579,850
Hospital Room and Hospital Services	74	\$205.04	\$8,974,639
Convalescent or Nursing Home Care	111	\$59.86	\$2,620,057
Other Medical Services (1)	73	\$156.66	\$6,857,055
Nonprescription Drugs	94	\$187.12	\$8,190,490
Prescription Drugs	80	\$338.82	\$14,830,414
Vitamins and Supplements	104	\$162.74	\$7,123,135
Medicare Prescription Drug Premium	122	\$168.27	\$7,365,255
Eyeglasses and Contact Lenses	74	\$97.66	\$4,274,818
Hearing Aids	126	\$43.25	\$1,893,120
Medical Equipment for General Use	87	\$10.83	\$474,185
Other Medical Supplies/Equipment (2)	88	\$85.68	\$3,750,249

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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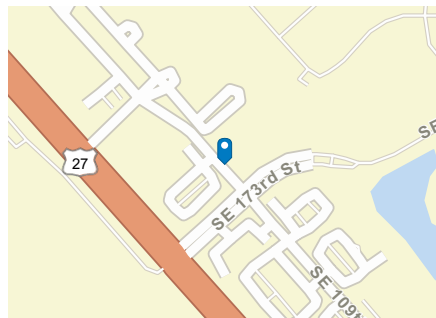
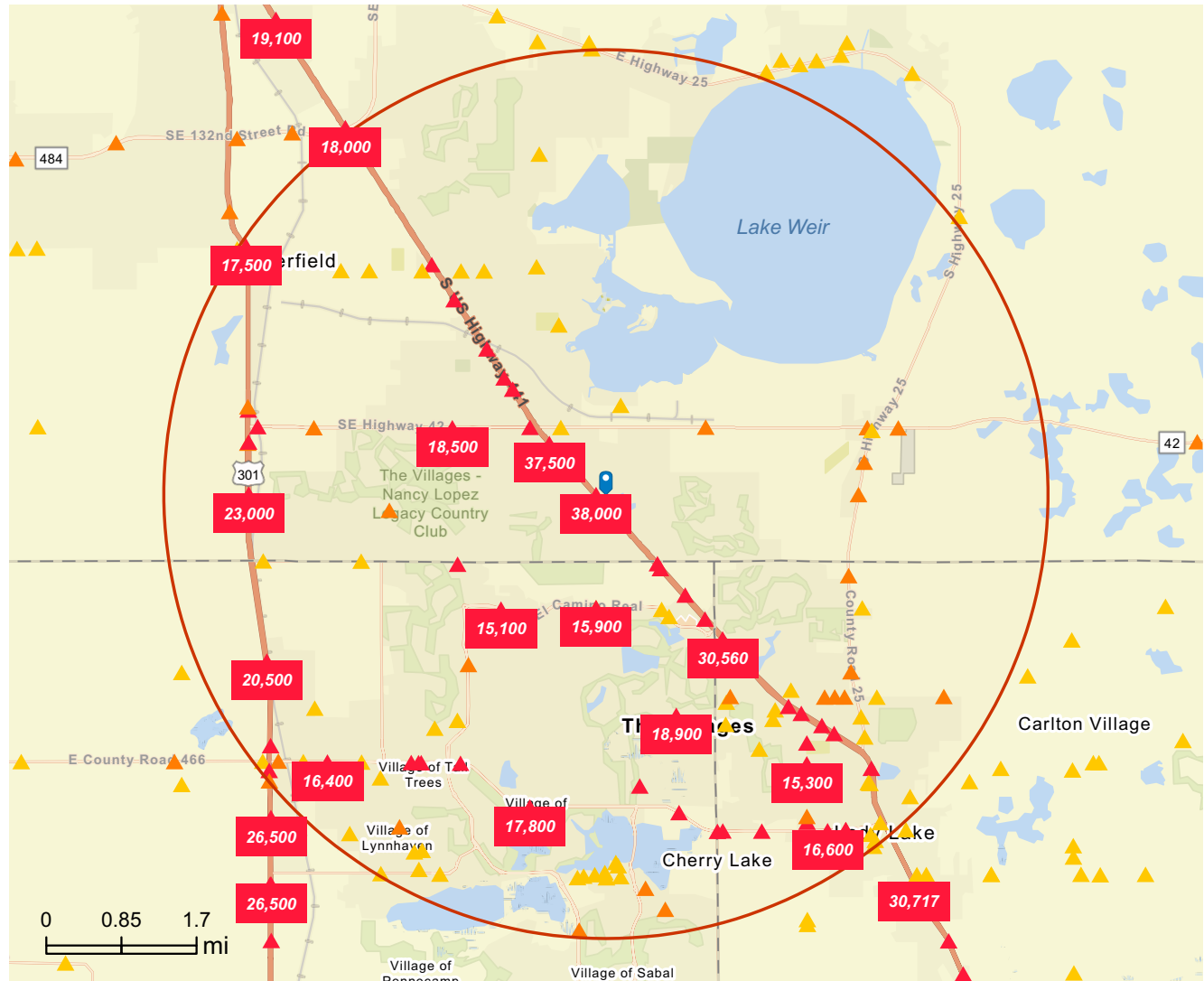


Traffic Count Map

17269-17301 SE 109th Terrace Rd, Summerfield, Florida, 34491

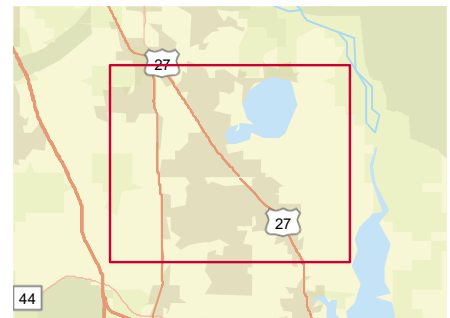


Rings: 5 mile radii



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 (2025)

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