

Investment Opportunity | 100% LEASED

*Professional Office*

910 Old Camp Rd., Suite #154, The Villages, FL 32162

*Offered at: \$750,000*



*Exclusively Listed By:*

**FRAN DANN-AKIN, SIOR**

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# Confidentiality & Disclaimer

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FRAN DANN-AKIN, SIOR

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# Executive Summary

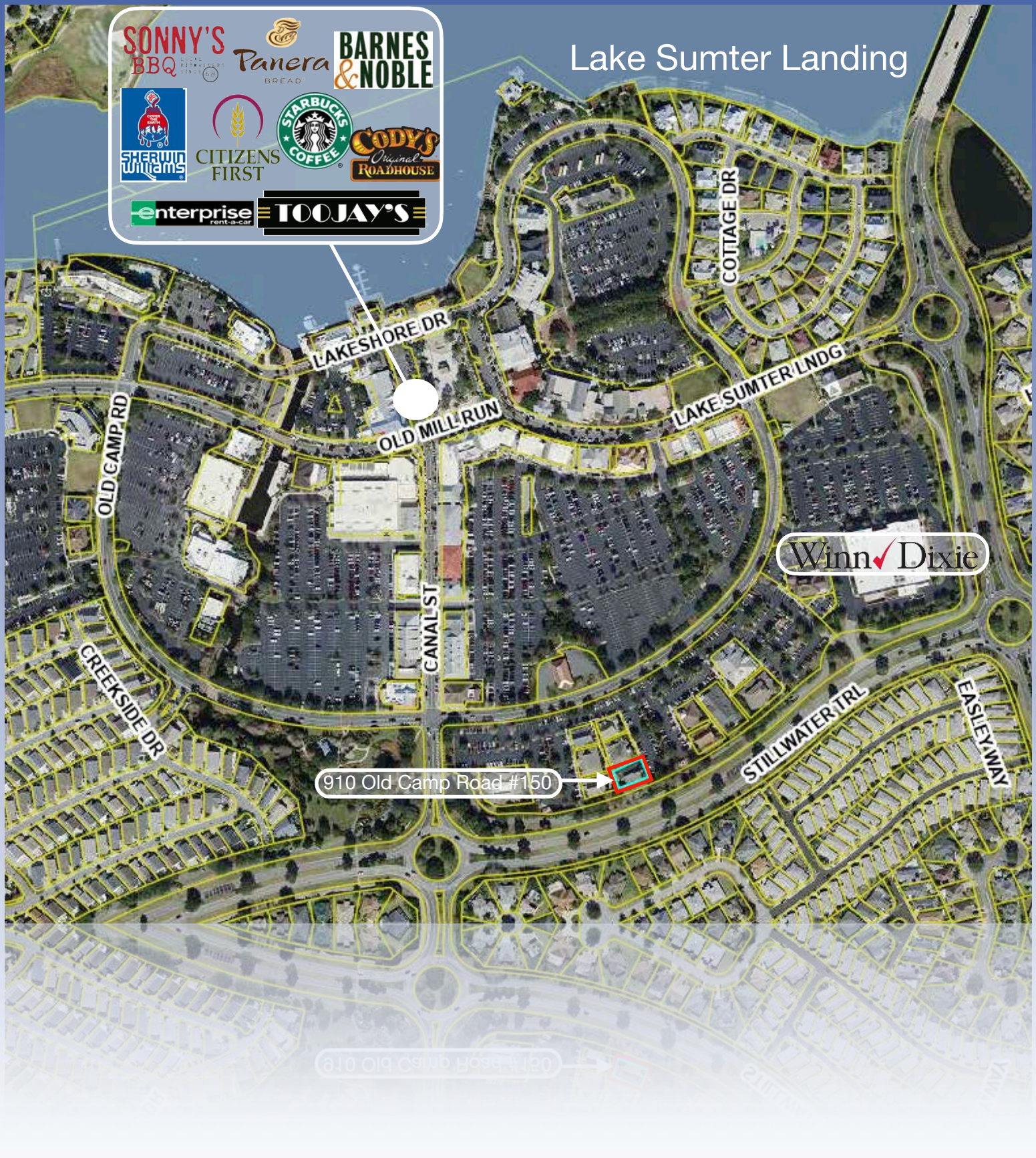
- Investment Opportunity - PROFESSIONAL OFFICE
- Prime location in The Villages
- 1,500 SF, plus +/- 350 SF upstairs
- YEAR BUILT: 2007
- SUMTER COUNTY PARCEL ID: D23-2150
- 100% Leased

Professional Office located in the heart of The Villages next to Lake Sumter Landing, UNIT 154. 1,850 SF FOR SALE, fully leased. Professional layout with offices, lobby, reception, storage room, break room, two restrooms, plus finished upstairs 350 SF office or storage (350 SF included in the 1,850 SF). The 2025 Property Taxes for Unit 154 are \$4,219 (The Property Taxes are \$8,438 which is shared 50/50 with Unit 151). Tax bill reflects the whole building.



Lake Sumter Landing

SONNY'S BBQ  
Panera BREAD  
BARNES & NOBLE  
SHERWIN WILLIAMS  
CITIZENS FIRST  
STARBUCKS COFFEE  
CODY'S Original ROADHOUSE  
enterprise RENT-A-CAR  
TOOJAY'S

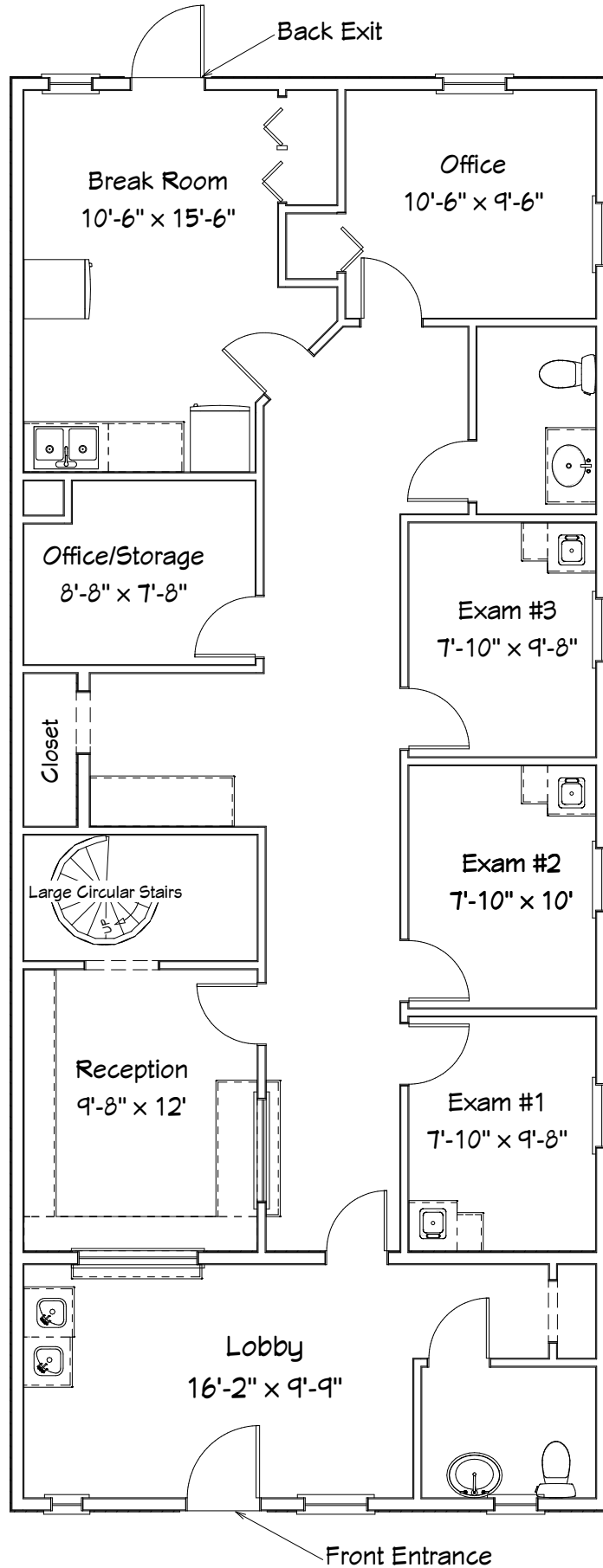




# Interior Photos



# Floor Diagram



## Demographic and Income Profile

910 Old Camp Rd, The Villages, Florida, 32162 2  
 910 Old Camp Rd, The Villages, Florida, 32162  
 Ring: 5 mile radius



Summary	Census 2020	2025	2030
Total Population	116,597	122,118	141,040
Total Households	63,209	66,920	77,684
Family Households	40,283	42,505	49,285
Average Household Size	1.83	1.81	1.81
Owner Occupied Housing Units	55,968	58,748	67,389
Renter Occupied Housing Units	7,241	8,172	10,295
Median Age	71.3	72.1	72.7

Trends 2025 - 2030	Area	State	National
Population	2.9%	1.1%	0.4%
Households	3.0%	1.3%	0.6%
Family Population	3.0%	1.3%	0.5%
Owner Occupied Housing Units	2.8%	1.8%	0.0%
Median Household Income	1.9%	2.9%	2.5%

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	1,357	1.2%	1,480	1.2%	1,733	1.2%
5-9	1,690	1.4%	1,539	1.3%	1,785	1.3%
10-14	1,782	1.5%	1,822	1.5%	1,861	1.3%
15-19	1,692	1.4%	1,794	1.5%	1,976	1.4%
20-24	1,473	1.3%	1,728	1.4%	2,032	1.4%
25-29	1,531	1.3%	1,694	1.4%	2,187	1.6%
30-34	1,728	1.5%	1,791	1.5%	2,104	1.5%
35-39	1,802	1.6%	1,959	1.6%	2,239	1.6%
40-44	1,693	1.4%	2,052	1.7%	2,438	1.7%
45-49	2,250	1.9%	2,037	1.7%	2,678	1.9%
50-54	2,978	2.5%	2,869	2.4%	2,858	2.0%
55-59	5,117	4.4%	4,499	3.7%	4,684	3.3%
60-64	9,272	8.0%	8,650	7.1%	8,744	6.2%
65-69	17,280	14.8%	16,467	13.5%	18,033	12.8%
70-74	25,342	21.7%	25,155	20.6%	28,520	20.2%
75-79	20,921	17.9%	23,930	19.6%	27,222	19.3%
80-84	11,479	9.8%	13,859	11.3%	17,486	12.4%
Age 85+	7,209	6.2%	8,794	7.2%	12,459	8.8%

Full report available upon request.

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

# Medical Expenditures

## Medical Expenditures

910 Old Camp Rd, The Villages, Florida, 32162 2  
 910 Old Camp Rd, The Villages, Florida, 32162  
 Ring: 5 mile radius



Demographic Summary	2025	2030	
Population	122,118	141,040	
Households	66,920	77,684	
Families	42,505	49,285	
Median Household Income	\$76,878	\$84,435	
Males per 100 Females	87.8	89.0	
<b>Population by Age</b>			
Population <5 Years	1.2%	1.2%	
Population 65+ Years	72.2%	73.5%	
Median Age	72.1	72.7	
	Spending Potential Index	Average Amount Spent	Total
<b>Health Care</b>	96	\$7,387.95	\$494,401,382
<b>Medical Care</b>	96	\$2,661.71	\$178,121,645
Physician Services	87	\$269.13	\$18,009,911
Dental Services	97	\$525.39	\$35,159,355
Eyecare Services	107	\$101.53	\$6,794,133
Lab Tests, X-rays	74	\$65.54	\$4,386,124
Hospital Room and Hospital Services	83	\$228.59	\$15,297,308
Convalescent or Nursing Home Care	125	\$67.06	\$4,487,847
Other Medical Services (1)	81	\$175.58	\$11,749,502
Nonprescription Drugs	106	\$210.99	\$14,119,247
Prescription Drugs	89	\$376.90	\$25,222,139
Vitamins and Supplements	118	\$184.77	\$12,364,689
Medicare Prescription Drug Premium	138	\$189.41	\$12,675,072
Eyeglasses and Contact Lenses	83	\$109.55	\$7,331,106
Hearing Aids	142	\$48.89	\$3,271,656
Medical Equipment for General Use	98	\$12.12	\$811,204
Other Medical Supplies/Equipment (2)	98	\$96.28	\$6,442,353

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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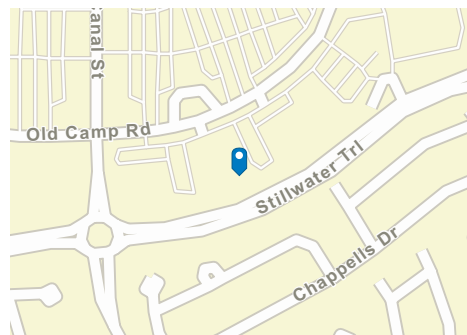
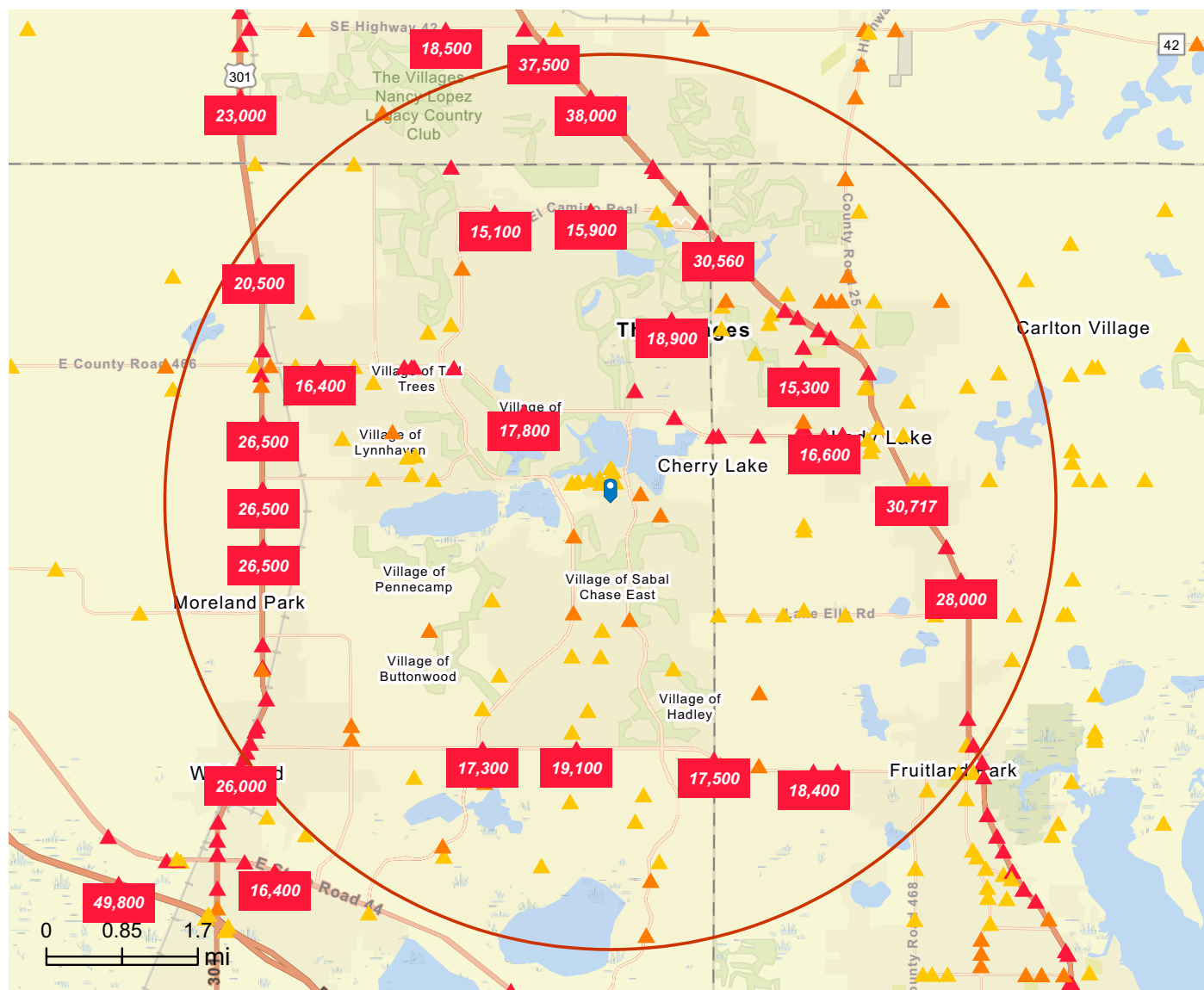
# Traffic Count Map

## Traffic Count Map

910 Old Camp Rd, The Villages, Florida, 32162 2

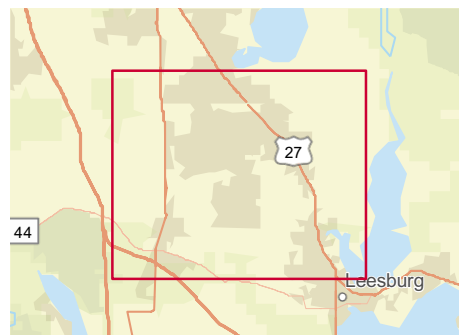
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Rings: 5 mile radii



### 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



(i) [Source:](#) Traffic Counts (2025)