



## Office / Medical Space Available For Lease

- 1,500 sf to 3,000 sf space available for office or medical use with ample parking.
- Located immediately adjacent to The Villages (Florida), the largest 55+ community as well as the top-selling and fastest-growing master-planned community in the country.
- Spruce Creek Medical Center's proximity to UF Health makes this location extremely desirable to medical tenants.

### For further information

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# Property overview

Address	17820 SE 109th Avenue
Parcel ID	6000-100-000
Building type	Office, medical
Total sf available	1,500 SF - 3,000 SF
Zoning	B2 Community Business
Lot size (ac)	2.58 AC
Asking rent	\$21.00 PSF + \$6.84 PSF NNN

## Property highlights



24,643 sf medical center



Close proximity to UF Health



Visibility on US 27/441



Built in 1995



Ample parking (4.27/1,000 SF)

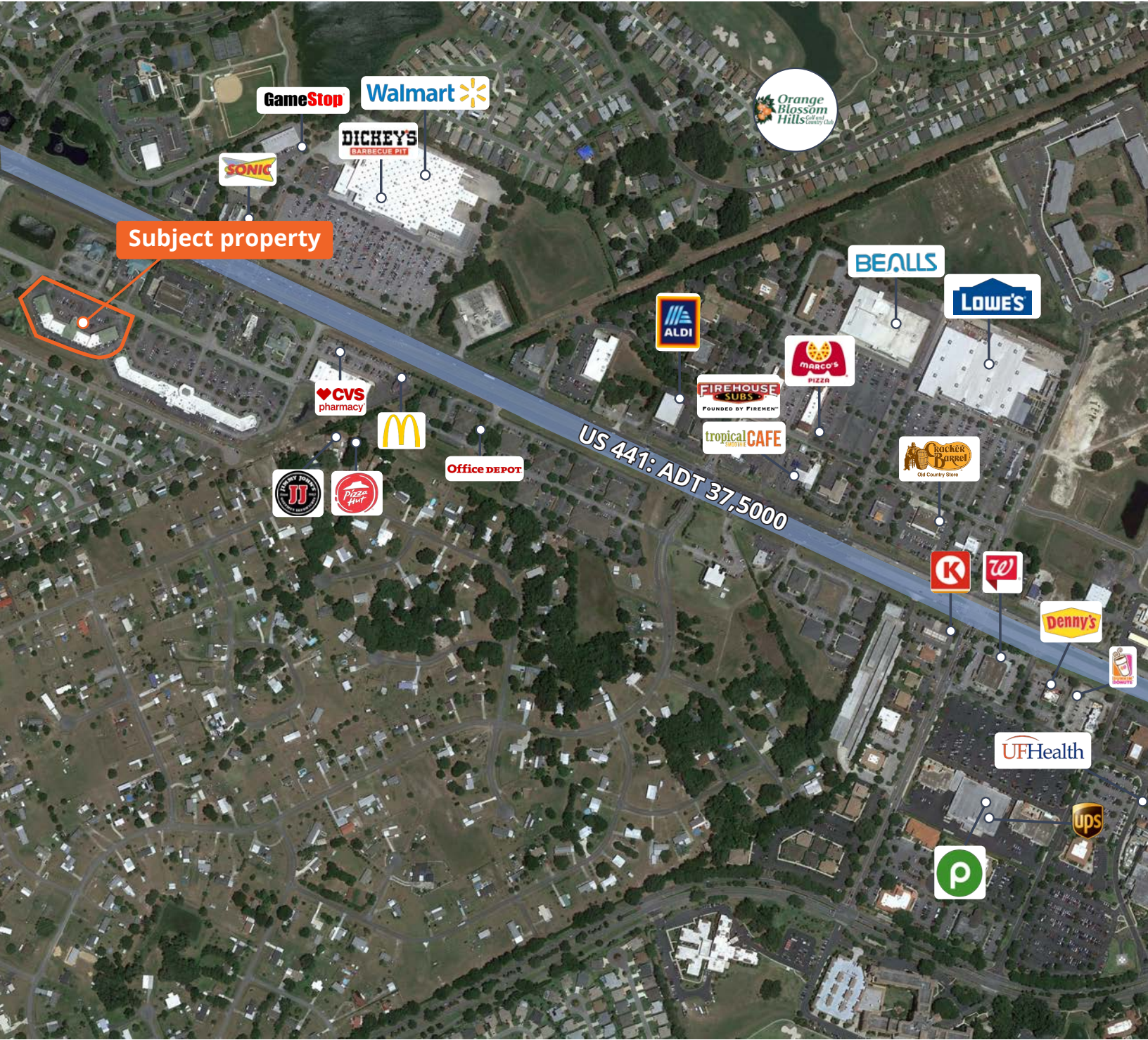


Walkable to restaurants and retail



Subject property

# Aerial map



# Site plan



**Occupied**



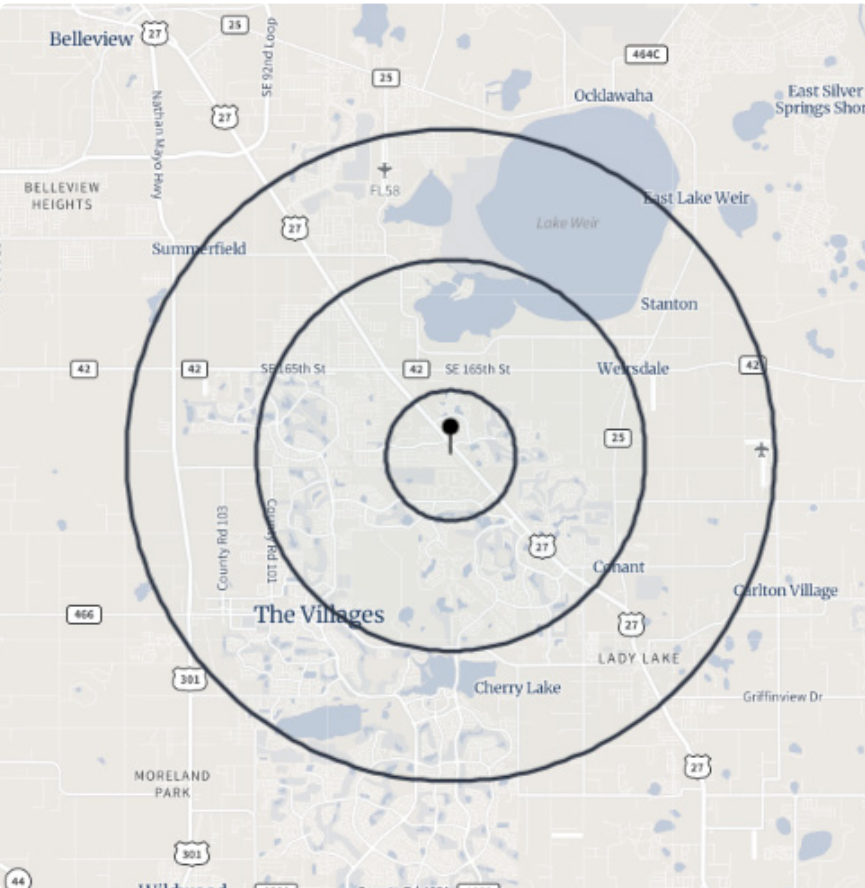
**Available**

Suite #	Tenant	Size(SF)
101	Smile Design Villages, LLC	1,750
102	Live Oak Foot & Ankle, LLC	1,500
103	AVAILABLE	1,500
104	Intergrity Medical Group, LLC	2,641
105	AVAILABLE	3,000
106A	AVAILABLE	2,280
106B	Dr. James Jude Paraiso, DO	2,000
107	Dr. Luna Beck, P.A.	3,000
108	Santos Primary Care Medical Clinics, LLC	2,502
109	Ravi Shama MD. P.A.	1,500
110	Lorven Heart and Vascular Institute, LLC	1,500
111	Keyur Patel DDS, PPLC	1,750

Photos



# Demographics



**Population:** Over 80,000 people within a five mile radius.



**Home Value:** Median home value of \$341,392 within a five mile radius.



**Density:** Over 45,000 households within a five mile radius.



**Income:** Average household income of \$94,829 within a five mile radius.



**Age:** Median age of 71 within a five mile radius.



**Employment:** Employment population of over 24,000 within a five mile radius.

Population	1 Miles	3 Miles	5 Miles
Total population	6,290	41,323	83,667
Median age	71.6	72.9	71.0
Median age (Male)	72.1	73.4	71.5
Median age (Female)	71.2	72.4	70.5
Households & Income	1 Miles	3 Miles	5 Miles
Total households	3,507	23,423	45,709
# of persons per HH	1.78	1.75	1.82
Average HH income	\$76,650	\$86,782	\$94,829
Average house value	\$299,793	\$315,623	\$341,392
Businesses	1 Miles	3 Miles	5 Miles
Total businesses	379	1,029	2,364
Total employees	4,477	12,119	24,603

**If you would like to discuss this further,  
please get in touch.**

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