

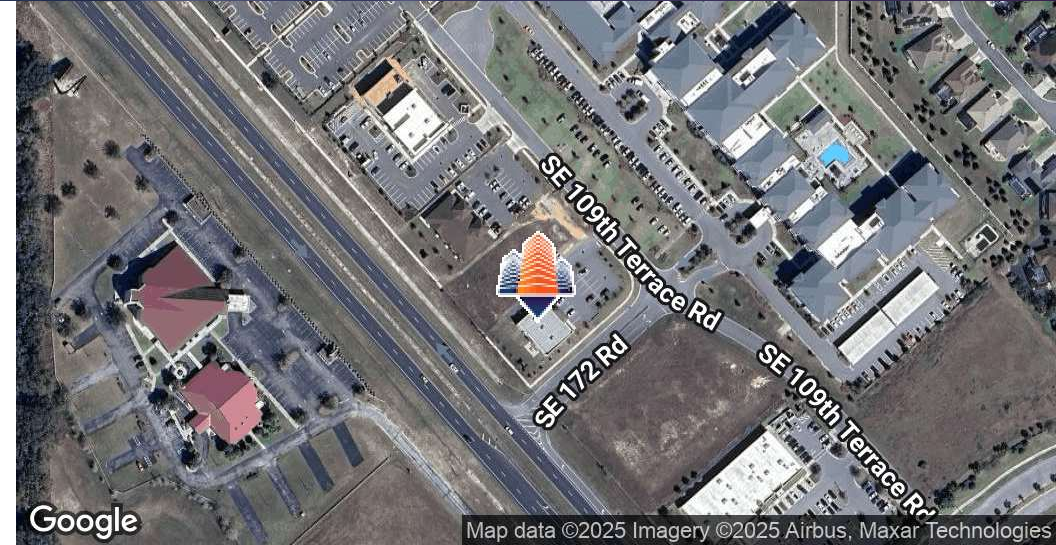
Stonecrest Center - Phase II

17136 Southeast 109th Terrace Road, Summerfield, FL 34491



EQUITY
INVESTMENT
SERVICES

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- 1,392 SF inline space available
- Seeking medical & retail users
- New construction outparcel with direct frontage to HWY 441
- Co-tenancy with Dental and Medical Primary Care
- Close proximity to The Villages
- High growth trade area with heavy retail and surrounding single/multi family living
- Traffic counts: US Hwy 441 / +40,000 AADT

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,392 SF
Building Size:	9,844 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,187	21,028	43,106
Total Population	4,160	37,885	78,782
Average HH Income	\$64,893	\$78,410	\$79,337

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EQUITY
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SITE PLAN & LEASE SPACES

PHASE II OPTION 2



TENANTS:

MAGNOLIA DENTAL

3,533 SF

VIP CARE

2,084 SF

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AERIAL PHOTO



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RETAILER MAP



Map data ©2024 Google Imagery ©2024 Airbus, Landsat / Copernicus, Maxar Technologies

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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,160	37,885	78,782
Average Age	68.3	67.9	66.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,187	21,028	43,106
# of Persons per HH	1.88	1.79	1.82
Average HH Income	\$64,893	\$78,410	\$79,337
Average House Value	\$230,383	\$292,540	\$317,061

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