

Stonecrest Center

RETAIL | MEDICAL PARK | SENIOR LIVING

17154 SE 109th Terrace Rd, Summerfield, FL 34491

(With Frontage on Hwy 441)

For Lease: \$22/sf + NNN



Exclusively Listed By:

FRAN DANN-AKIN, SIOR

8550 NE 138th Lane, Bldg. 600

The Villages, FL 32159

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Executive Summary

- New Office For Lease
- Base Rent \$22/SF + NNN ~\$5.08
- 1,500 SF to 3,000 SF offered of 6,000 SF total building
- Golf cart access to Stonecrest, Spruce Creek & The Villages
- Excellent location & visibility
- AADT 40,500 cars per day, 78,000 5-mile Population

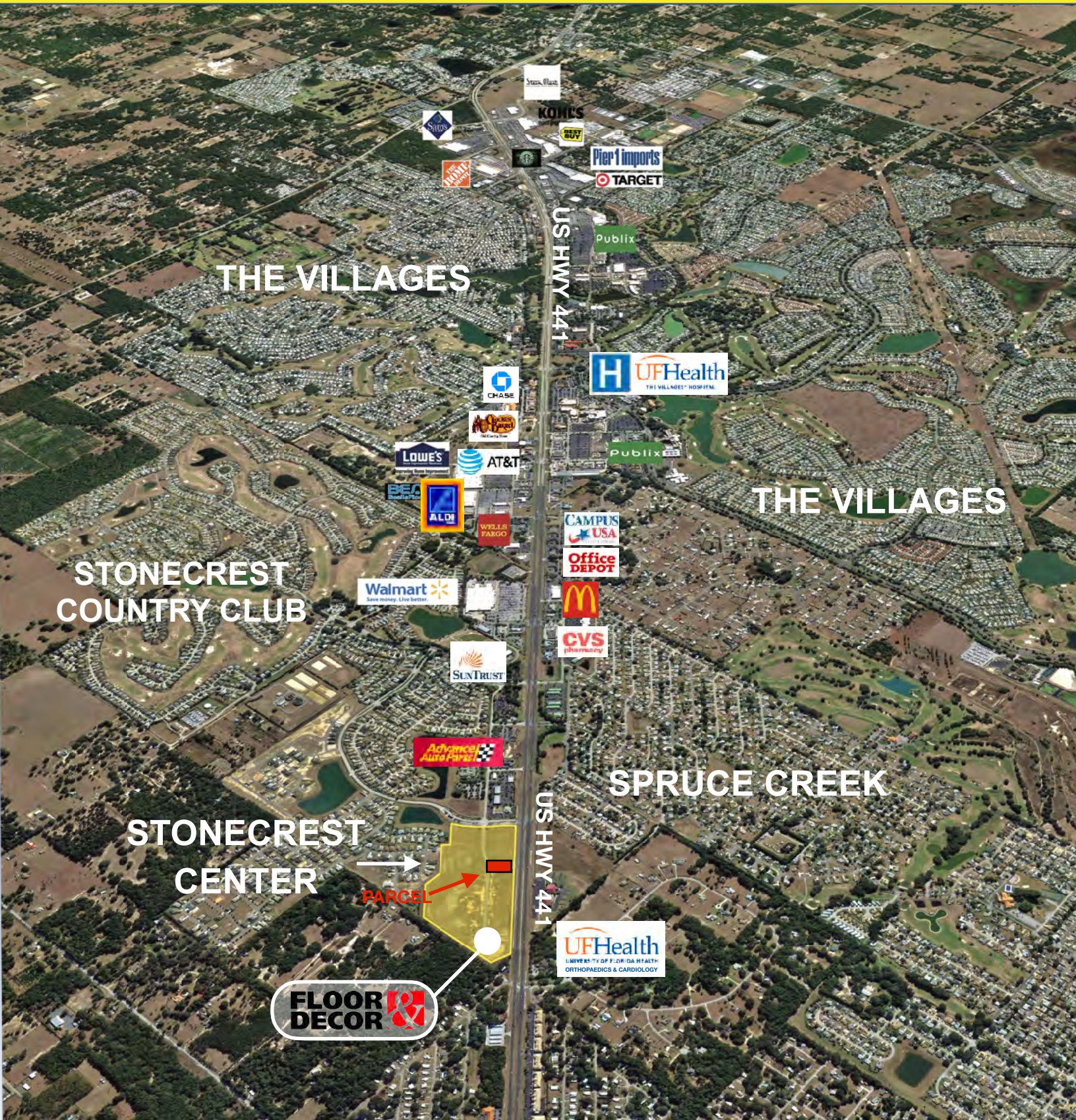
STONECREST • Retail • Medical Park • Senior Living is a 25.54 Acre Planned Unit Development which currently features golf car access to Stonecrest, The Villages and Spruce Creek South which is home to a population of over 200,000 within a 10 mile radius. The site is located on the east side of Highway 441/27, which is the predominant commercial corridor of the area with an Average Daily Traffic Count of 38,000 cars per day.

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!

Stonecrest is home to the all new "Highpoint at Stonecrest" 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.



Golf Car Accessible



THE VILLAGES

US HWY 441

THE VILLAGES

STONECREST
COUNTRY CLUB

STONECREST
CENTER

SPRUCE CREEK

US HWY 441

FLOOR
DECOR

PARGEL

UFHealth
UNIVERSITY OF FLORIDA HEALTH
ORTHOPAEDICS & CARDIOLOGY

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Demographic and Income Profile

17154 SE 109th Terrace Rd, Summerfield, Florida, 34491
 Ring: 5 mile radius

Prepared by Esri
 Latitude: 28.97221
 Longitude: -81.97677

Summary	Census 2010	Census 2020	2023	2028
Population	71,073	77,252	78,319	80,354
Households	37,534	41,943	42,946	44,644
Families	25,559	-	26,671	27,099
Average Household Size	1.89	1.83	1.81	1.79
Owner Occupied Housing Units	34,436	-	37,328	39,091
Renter Occupied Housing Units	3,097	-	5,618	5,553
Median Age	68.2	-	71.1	73.5

Trends: 2023-2028 Annual Rate	Area	State	National
Population	0.51%	0.63%	0.30%
Households	0.78%	0.77%	0.49%
Families	0.32%	0.74%	0.44%
Owner HHs	0.93%	0.93%	0.66%
Median Household Income	2.44%	3.34%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	2,872	6.7%	2,567	5.7%
\$15,000 - \$24,999	3,434	8.0%	2,870	6.4%
\$25,000 - \$34,999	4,608	10.7%	3,940	8.8%
\$35,000 - \$49,999	5,980	13.9%	5,501	12.3%
\$50,000 - \$74,999	9,464	22.0%	9,753	21.8%
\$75,000 - \$99,999	7,286	17.0%	8,202	18.4%
\$100,000 - \$149,999	5,688	13.2%	6,915	15.5%
\$150,000 - \$199,999	2,365	5.5%	3,290	7.4%
\$200,000+	1,247	2.9%	1,605	3.6%

Median Household Income	\$59,478	\$67,084
Average Household Income	\$79,334	\$90,869
Per Capita Income	\$43,451	\$50,440

Population by Age	Census 2010		2023		2028	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,028	1.4%	989	1.3%	937	1.2%
5 - 9	1,112	1.6%	1,087	1.4%	984	1.2%
10 - 14	1,163	1.6%	1,137	1.5%	1,057	1.3%
15 - 19	1,108	1.6%	1,100	1.4%	992	1.2%
20 - 24	993	1.4%	1,063	1.4%	937	1.2%
25 - 34	2,138	3.0%	2,420	3.1%	2,163	2.7%
35 - 44	2,657	3.7%	2,572	3.3%	2,500	3.1%
45 - 54	4,135	5.8%	3,258	4.2%	2,995	3.7%
55 - 64	12,730	17.9%	9,119	11.6%	7,417	9.2%
65 - 74	26,289	37.0%	29,328	37.4%	24,900	31.0%
75 - 84	14,647	20.6%	21,120	27.0%	28,319	35.2%
85+	3,073	4.3%	5,126	6.5%	7,152	8.9%

Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	68,052	95.7%	70,111	90.8%	70,874	90.5%	72,356	90.0%
Black Alone	1,363	1.9%	1,586	2.1%	1,633	2.1%	1,714	2.1%
American Indian Alone	124	0.2%	138	0.2%	143	0.2%	148	0.2%
Asian Alone	573	0.8%	945	1.2%	960	1.2%	1,023	1.3%
Pacific Islander Alone	14	0.0%	31	0.0%	32	0.0%	35	0.0%
Some Other Race Alone	435	0.6%	1,131	1.5%	1,199	1.5%	1,337	1.7%
Two or More Races	513	0.7%	3,309	4.3%	3,478	4.4%	3,741	4.7%
Hispanic Origin (Any Race)	2,146	3.0%	3,717	4.8%	3,972	5.1%	4,352	5.4%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

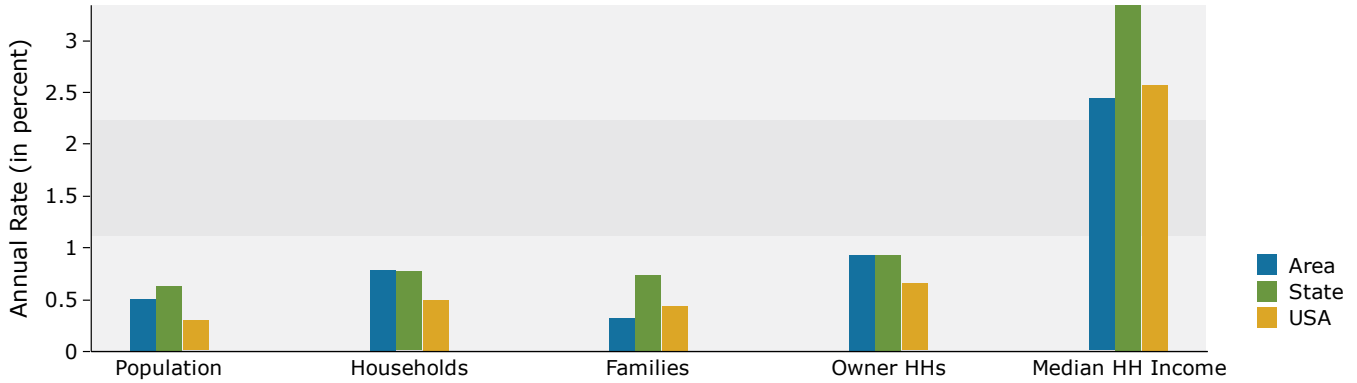


Demographic and Income Profile

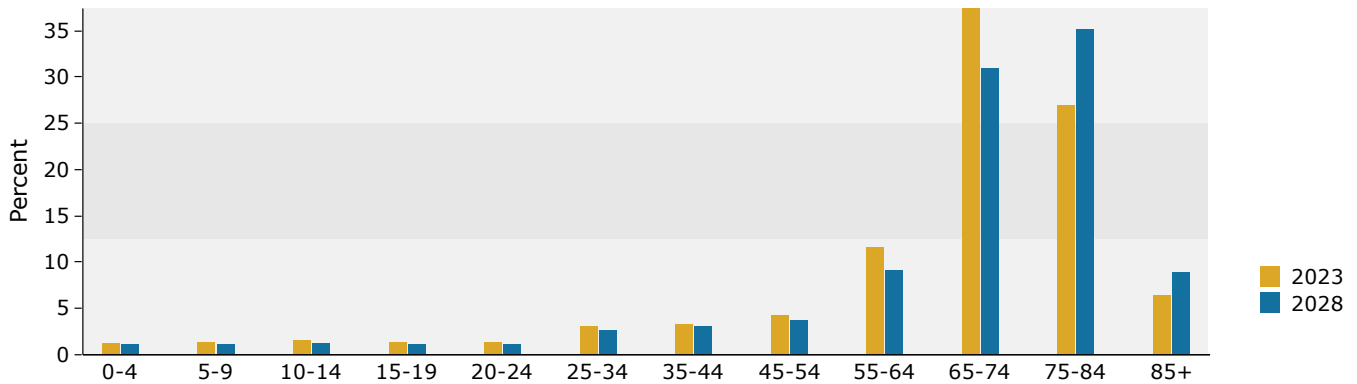
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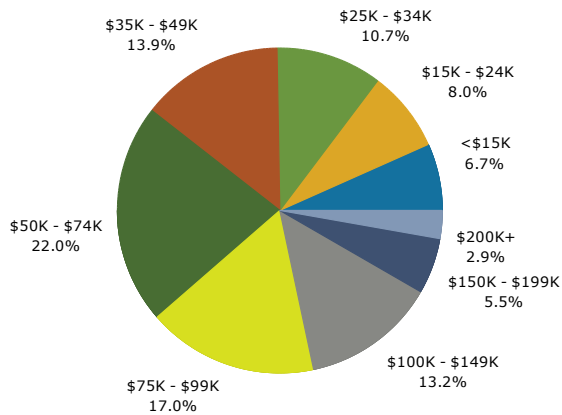
Trends 2023-2028



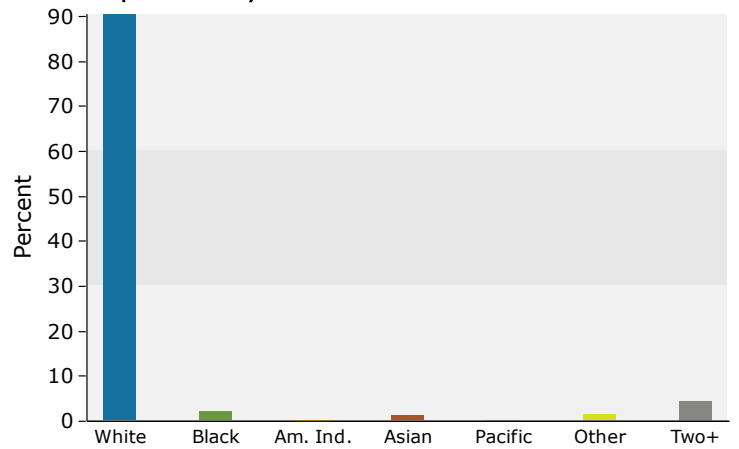
Population by Age



2023 Household Income



2023 Population by Race



2023 Percent Hispanic Origin: 5.1%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

Medical Expenditures



Medical Expenditures

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Ring: 5 mile radius

Prepared by Esri
Latitude: 28.97221
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Demographic Summary		2023	2028
Population		78,319	80,354
Households		42,946	44,644
Families		26,671	27,099
Median Household Income		\$59,478	\$67,084
Males per 100 Females		89.3	86.5
Population by Age			
Population <5 Years		1.3%	1.2%
Population 65+ Years		71.0%	75.1%
Median Age		71.1	73.5
	Spending Potential Index	Average Amount Spent	Total
Health Care	87	\$6,429.26	\$276,111,184
Medical Care	89	\$2,145.90	\$92,157,681
Physician Services	79	\$218.45	\$9,381,663
Dental Services	91	\$409.00	\$17,565,020
Eyecare Services	92	\$80.74	\$3,467,379
Lab Tests, X-rays	75	\$58.05	\$2,492,907
Hospital Room and Hospital Services	71	\$179.78	\$7,720,748
Convalescent or Nursing Home Care	140	\$45.36	\$1,947,886
Other Medical Services (1)	75	\$131.23	\$5,635,782
Nonprescription Drugs	88	\$150.79	\$6,475,999
Prescription Drugs	92	\$340.38	\$14,618,136
Nonprescription Vitamins	98	\$136.34	\$5,855,302
Medicare Prescription Drug Premium	127	\$171.70	\$7,374,023
Eyeglasses and Contact Lenses	76	\$84.07	\$3,610,256
Hearing Aids	122	\$49.15	\$2,111,006
Medical Equipment for General Use	88	\$8.56	\$367,428
Other Medical Supplies/Equipment (2)	95	\$82.29	\$3,534,146
Health Insurance	87	\$4,283.37	\$183,953,503
Blue Cross/Blue Shield	68	\$901.87	\$38,731,750
Fee for Service Health Plan	71	\$698.49	\$29,997,529
HMO	62	\$500.57	\$21,497,426
Medicare Payments	126	\$1,312.86	\$56,381,965
Long Term Care Insurance	121	\$78.07	\$3,352,906
Dental Care Insurance	73	\$129.95	\$5,580,918
Vision Care Insurance	68	\$29.78	\$1,278,981
Prescription Drug Insurance	87	\$5.97	\$256,325
Other Single Service Insurance (3)	88	\$15.11	\$649,017
Medicaid Premiums	57	\$6.52	\$279,866
Tricare/Military Premiums	76	\$9.33	\$400,631
Children's Health Ins Program Premiums	54	\$1.16	\$49,680

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. Detail may not sum to totals due to rounding.

(1) Other Medical Services includes Services by Medical Professionals other than Physicians, Outpatient Hospital Care, Blood Donation, and Ambulance, Dialysis, Emergency Room, Oxygen or Rescue Services.

(2) Other Medical Supplies/Equipment includes Topicals, Dressings, Supportive and Convalescent Medical Equipment, Rental of Medical Equipment for General Use, and Rental of Supportive and Convalescent Medical Equipment.

(3) Other Single Service Insurance Other Single Service Insurance includes health insurance coverage that provides for only one type of service, other than dental care, vision care, prescriptions, and long-term care

Source: Esri forecasts for 2023 and 2028; Consumer Spending data are derived from the 2019 and 2020 Consumer Expenditure Surveys, Bureau of Labor Statistics.

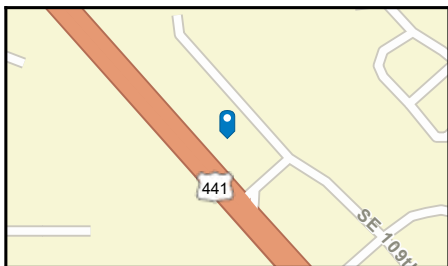
August 16, 2023



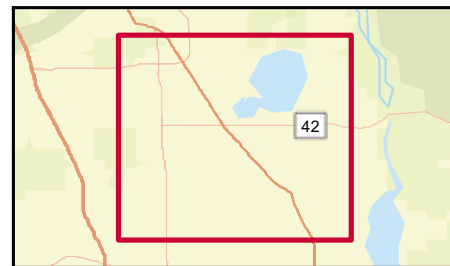
Traffic Count Map

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Rings: 5 mile radii

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- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2023 Kalibrate Technologies (Q2 2023).

August 16, 2023

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