



## Rare FEE SIMPLE Opportunity in The Villages!

Unlike most properties in The Villages, this is a Fee Simple Title acquisition—not a land lease. Own your land in the heart of Lake Sumter Landing.

**\$5,300,000**

11,798 SF 4 Star Office  
(\$449/SF)

### Premier Medical Office/Investment

This 11,798 SF freestanding building offers a turnkey solution for owner-users or investors. Located in the prestigious Sumter Landing Professional Plaza, it features prime visibility and seamless golf car access to the adjacent Lake Sumter Landing.

Located in the heart of The Villages—the world's largest active adult community spanning three counties—this site provides a high-income captive audience for medical services.

### Property Highlights:

**Occupancy:** 75% of the building (8,838 SF) will be delivered vacant upon sale, ideal for a flagship medical.

**Stable Income:** Suite 114 is occupied by an Urgent Care tenant with a 5-year lease (through 10/31/2029) and 2% annual rent escalators.

**Specialized Medical Infrastructure:** Includes a common lobby, MRI and X-ray rooms, and a high exam-room-to-SF ratio.

**Premier Access:** Plentiful parking spots adjacent to building and full integration into the world-famous Villages Golf Car path system.

### Property Facts

Price	\$5,300,000
Price Per SF	\$449
Building Size	11,798 SF
First Floor Size	9,960 SF
Second Floor Size	1,838 SF
Lot Size	0.34 AC
Tenancy	Multiple

Parcel No.  
Year Built  
Zoning

D23-2110  
2007  
RPUD -  
*(Residential  
Planned Unit  
Development)*

Scan to view the  
Matterport 3D  
Walk-thru



## INTRODUCTION



**GRIZZARD**  
COMMERCIAL REAL ESTATE GROUP

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EXTERIOR PHOTOS



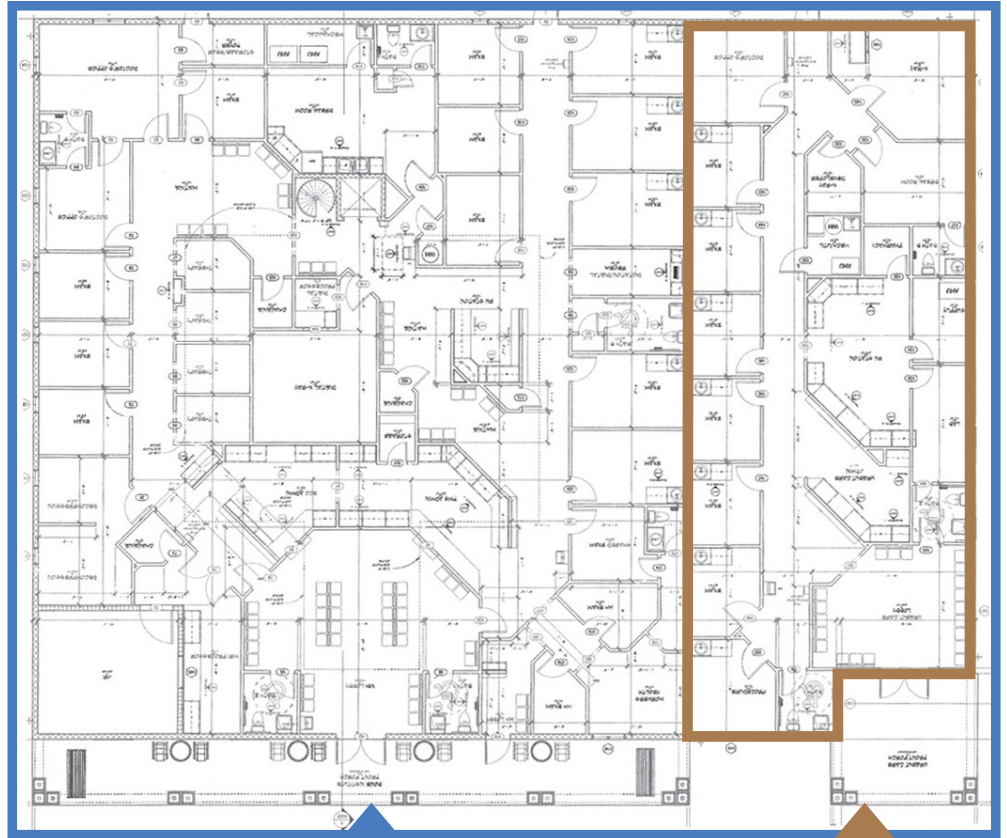
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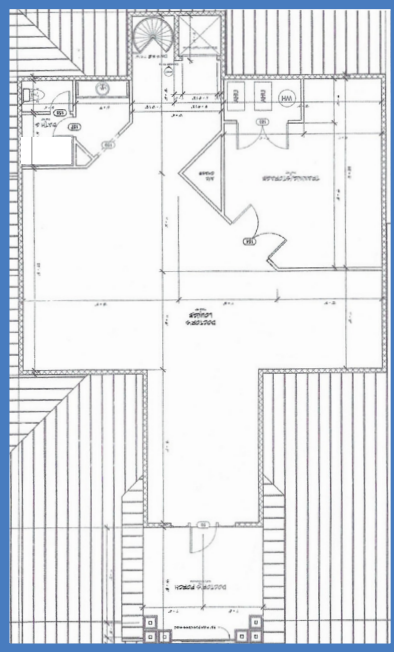
# 910 Old Camp Rd • Suites 110, 112 & 114 • The Villages, FL

Medical Ready: 21+ total exam/therapy rooms across three suites, multiple RN stations, and dedicated lab/pharmacy areas.

## 1st Floor



## 2nd Floor



### Second Floor

1,838 SF

Private space accessible by elevator (or stairs).

Multipurpose Layout: Large open work area perfect for private offices, billing center, or training/seminar room.

Private Amenities: Includes a bathroom and a 195 SF covered porch for executive breaks.

### Suites 110 and 112

7,000 SF

Layout currently featuring two distinct practice offices joined by shared reception area, semi-private therapy bays, lounges, and an X-ray/MRI core.

Various medical stations and patient and procedure rooms.

### Suite 114

2,960 SF

Modern clinical space with private lobby and various medical stations/procedure rooms.

Current Leased Space (Urgent Care)

5 year lease ending 10/31/2029



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## FLOOR PLAN

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**Prime Connectivity:** Situated in Sumter Landing Professional Plaza, the hub for professional services for the northern and central Villages populations. A short walk or golf car ride to Lake Sumter Landing's 100+ shops, waterfront dining, and daily entertainment.

**Zoning:** RPUD-Residential Planned Unit Development (allows for diverse professional uses).

**Parking:** Abundant parking, critical for high-volume medical practices.

**Visibility:** Modern 2007 construction and professional signage.



## Photo of Site

Plentiful parking adjacent to building and in immediate area within plaza.

Handicap accessible.

Golf Car accessible.



## Site Location

Freestanding Building in Sumter Landing Professional Plaza, suites 110, 112, 114.

Within Lake Sumter Landing, the second town square developed by The Villages with shops, restaurants and other office spaces.

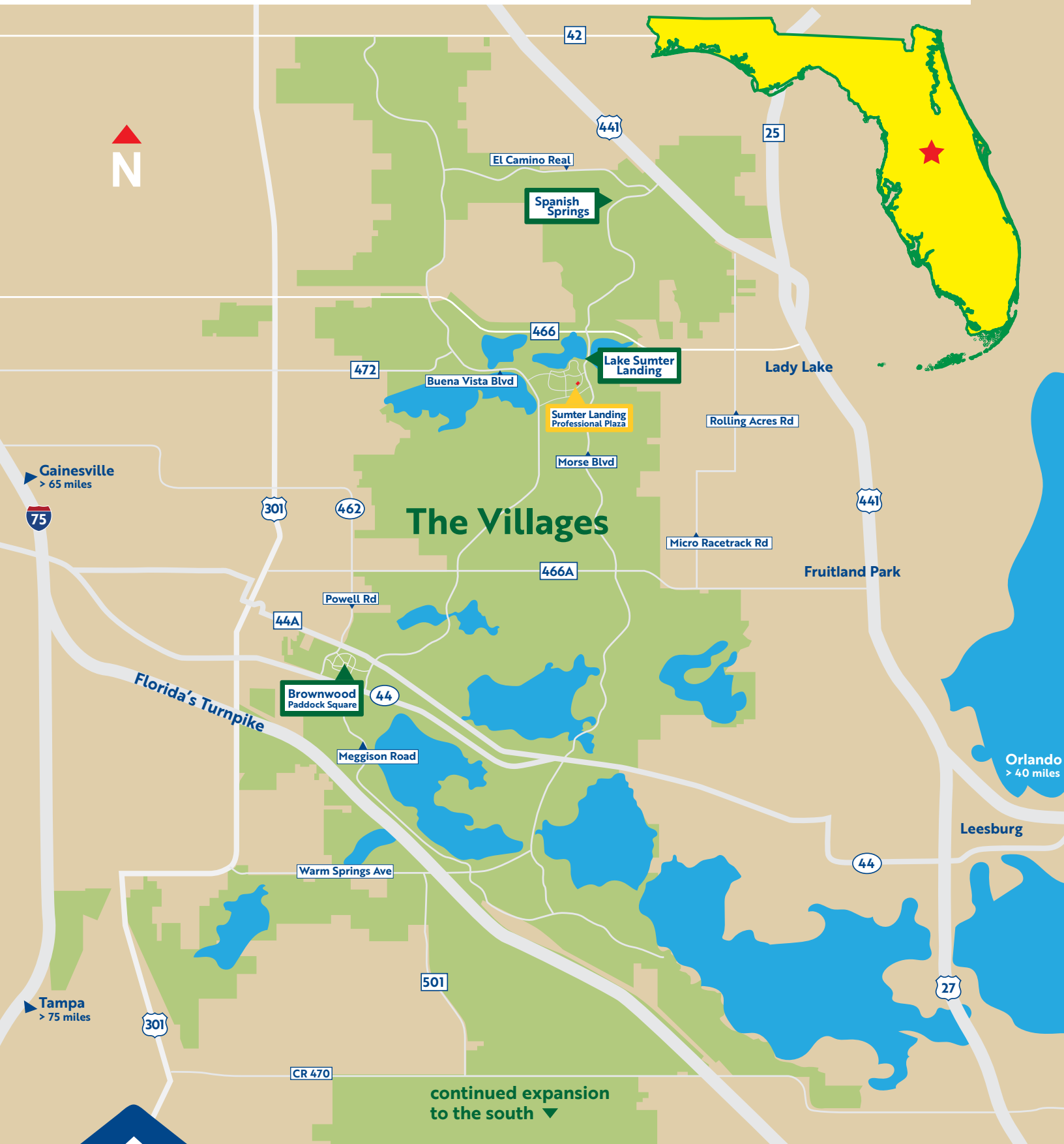


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## SITE LOCATION

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## LOCATOR MAP

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