



For Lease



\$15/SF + \$8.28
(NNN) + Sales
Tax



Medical Office



Built in 2009



1920 to 4,020
SF Contiguous



4,489 SF

753 County Road, Lady Lake, Florida 32159

The Summit of Lady Lake

Presented by

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Layout, Dimensions, and Conceptual Designs

All square footage and dimensions are approximate and are not to the actual scale. All parties should not rely upon these designs or conceptual designs for decision-making purposes. Exact dimensions can be obtained by retaining the services of a professional architect or engineer. Conceptual designs are possible opportunities and must be independently verified through local planning and zoning, health departments, and state agencies.





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Property Highlights

- Choose from 1920 SF, 2100 SF, or 4020 SF of contiguous space, making it suitable for both individual practitioners and large practices.
- Situated in The Summit of Lady Lake, a dedicated medical center with easy access to major roads and ample parking.
- Well-equipped with exam rooms, reception areas, and necessary utilities, ready for immediate occupancy.
- Located close to The Villages, one of the fastest-growing communities in Florida, ensuring a large and growing patient base.
- Near UF Health The Villages Hospital and UF Health Leesburg Hospital, ensuring a steady flow of patients and potential collaborations with top medical professionals.

Offering Summary

Lease Rate:	\$15/SF + \$8.28 (NNN) + Sales Tax
Available Leasable Area:	1920 to 4,020 SF Contiguous
Building Size:	4,489 SF
Lot Size:	0.25 Acre
Full Unit Lease Configuration (4020 SF):	14 Exam Rooms
Only North Unit Lease Configuration (2100 SF Approx):	8 Exam Rooms
Only South Unit Lease Configuration (1900 SF Approx):	6 Exam Rooms





Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,920 - 4,020 SF	Lease Rate:	\$15.00 SF/yr

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
Suite 753	Available	1,920 - 4,020 SF	NNN	\$15.00 SF/yr	-



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Property Description

This medical office building, located in the heart of Lady Lake’s premier medical center, offers versatile leasing options for medical professionals. The property features two separate reception areas with a shared waiting room, allowing for dual independent practices or a single large practice. Alternatively, the entire 4020 SF building can be leased by one tenant, providing ample space for a larger medical practice. Located at the north end within a medical center, this end-cap unit offers abundant parking and proximity to major medical facilities such as UF Health The Villages Hospital and UF Health Leesburg Hospital. The building is situated near The Villages, a rapidly growing area with a high demand for medical services, ensuring a steady flow of patients. Utilities (electric and water) are included in the CAM if units are leased separately (If leased by individual tenants: CAM includes utilities, with adjustments based on pro-rata share).

Configurations if leased separately:

North End Unit (2100 SF Approx)	South End Unit (1920 SF Approx)
Large reception Area	Reception area
Eight exam rooms (three with sinks)	Six exam rooms (five with sinks)
One break room	
Nurse Station	Nurse station
Two Restroom	Two Restroom
Shared lobby (waiting area)	Shared lobby (waiting area)



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Location Information

Building Name	The Summit of Lady Lake
Street Address	753 County Road 466
City, State, Zip	Lady Lake, FL 32159
County	Lake

Building Information

Building Size	4,020 SF
Number of Floors	1
Year Built	2009
Number of Buildings	1

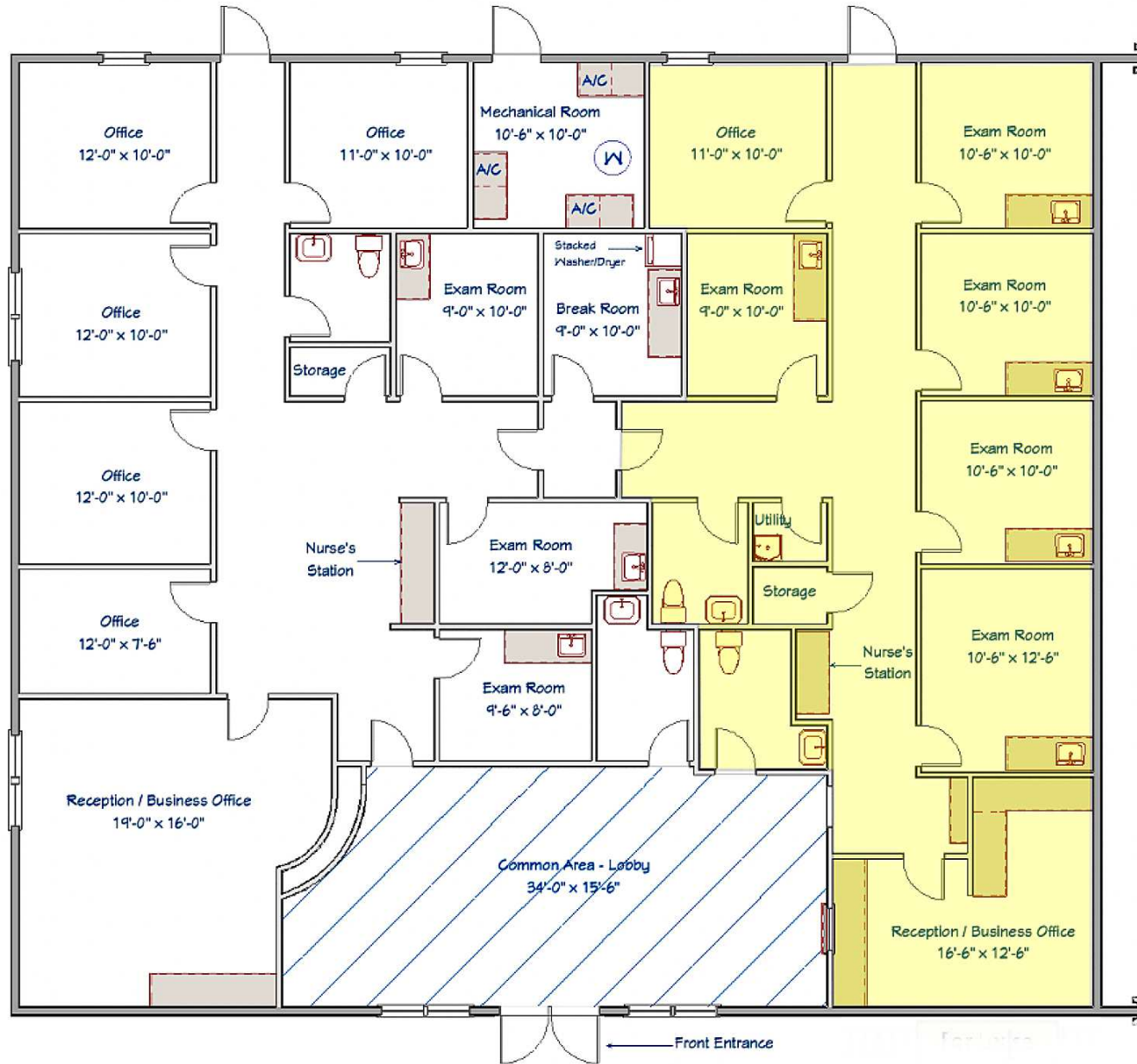
Lease Rate

**\$15.00 + 8.28(NNN) + Sales Tax
SF/Yr**

Property Information

Property Type	Medical Office
Property Subtype	Medical Center
Flood Zone	X- Outside any floodplains

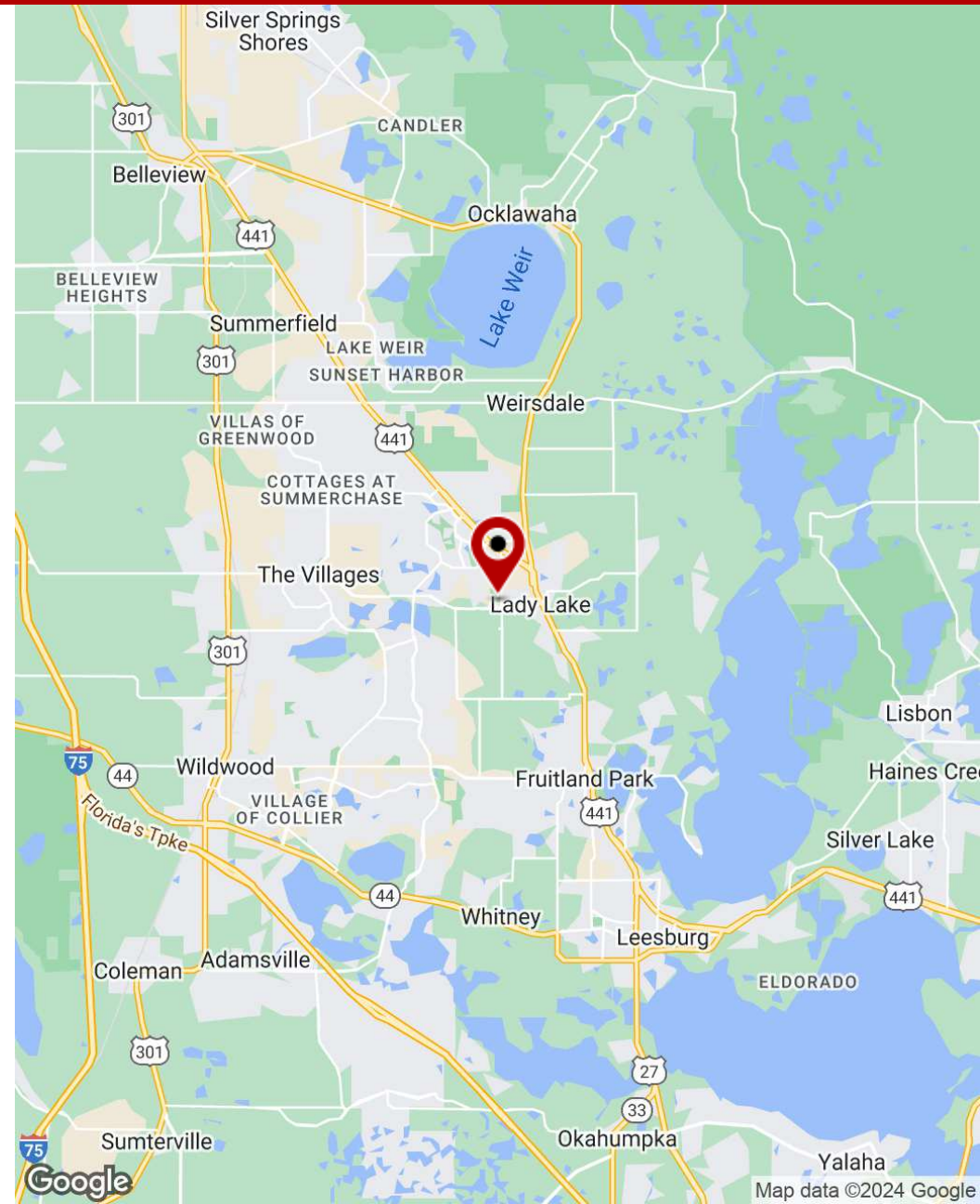
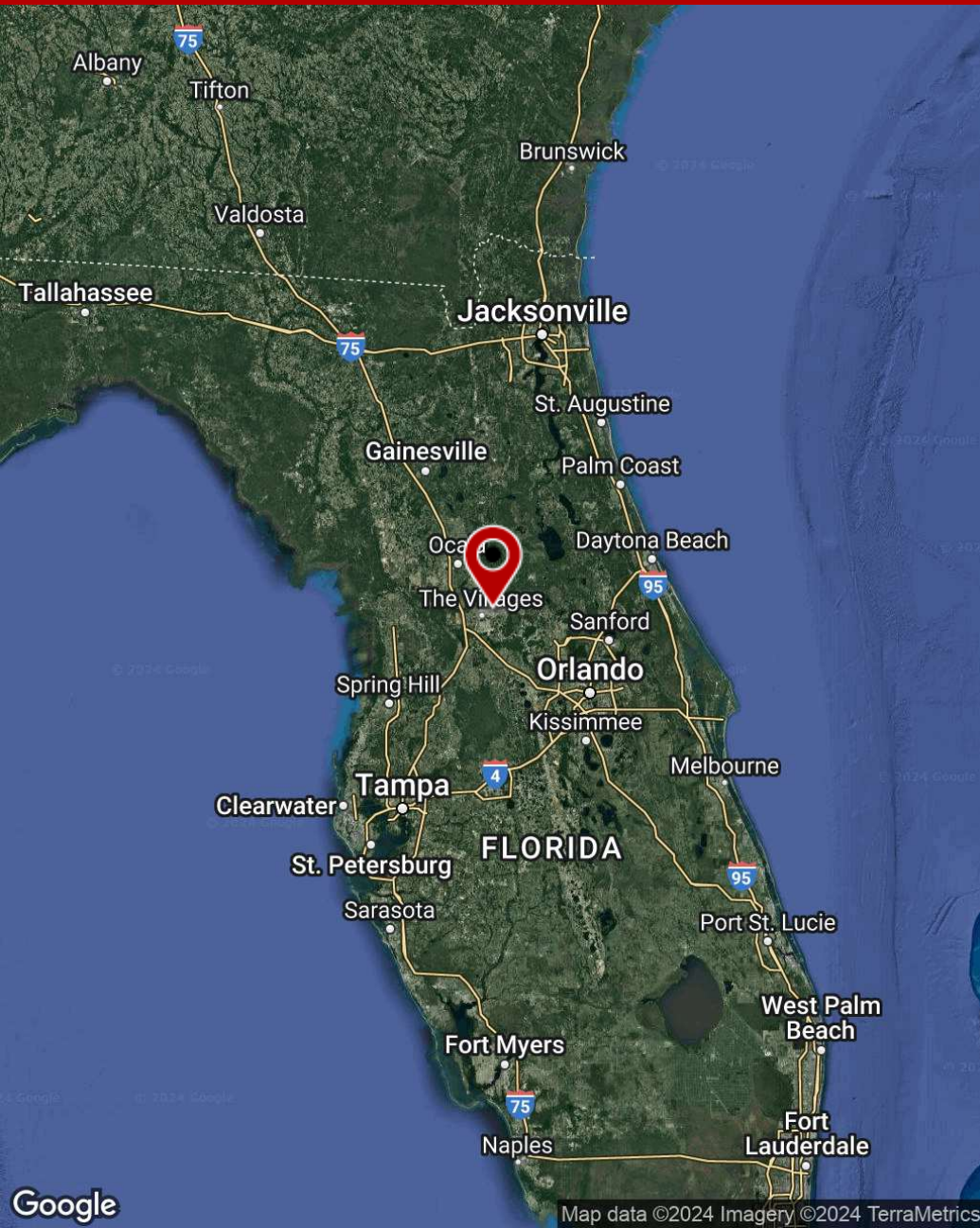






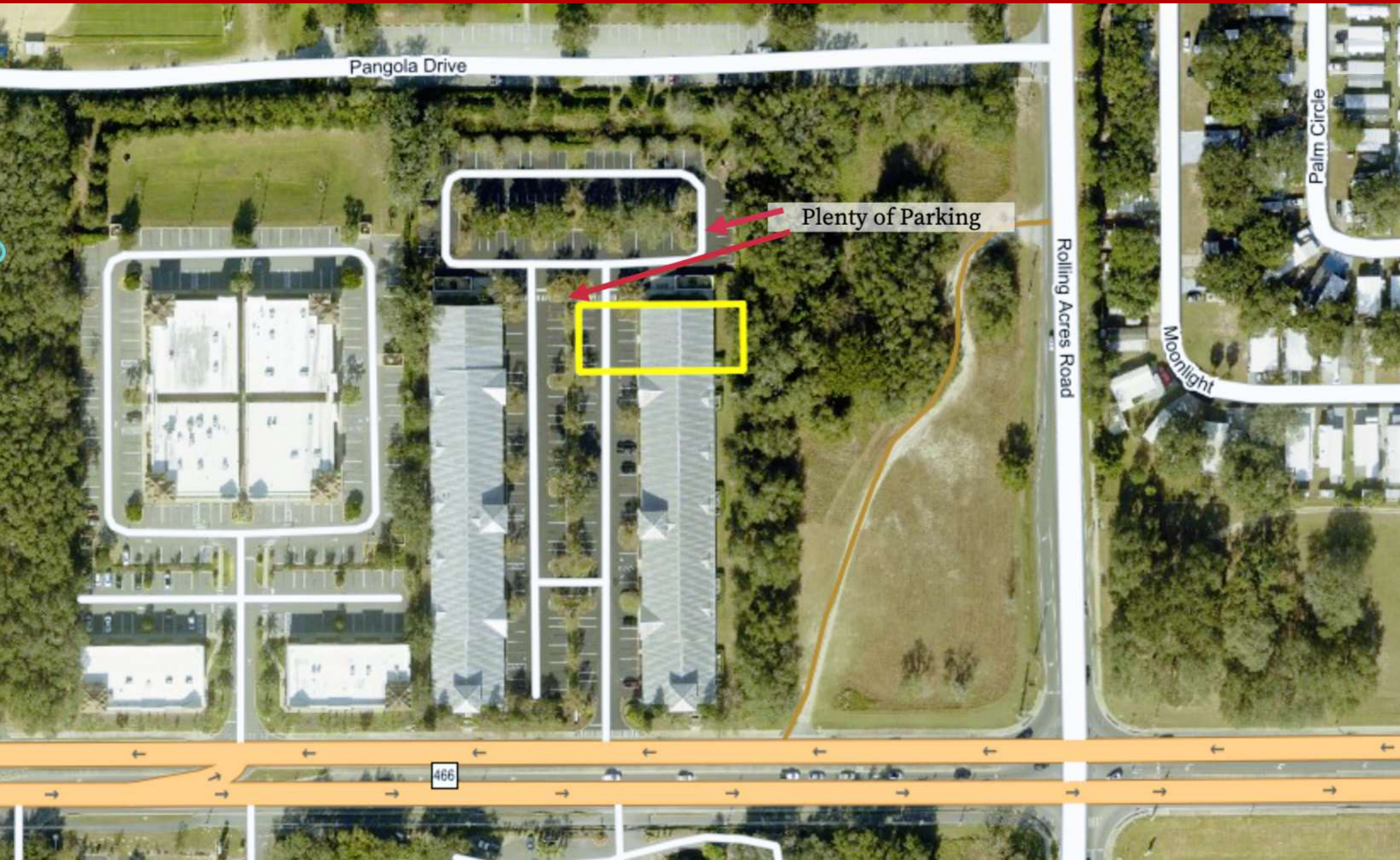
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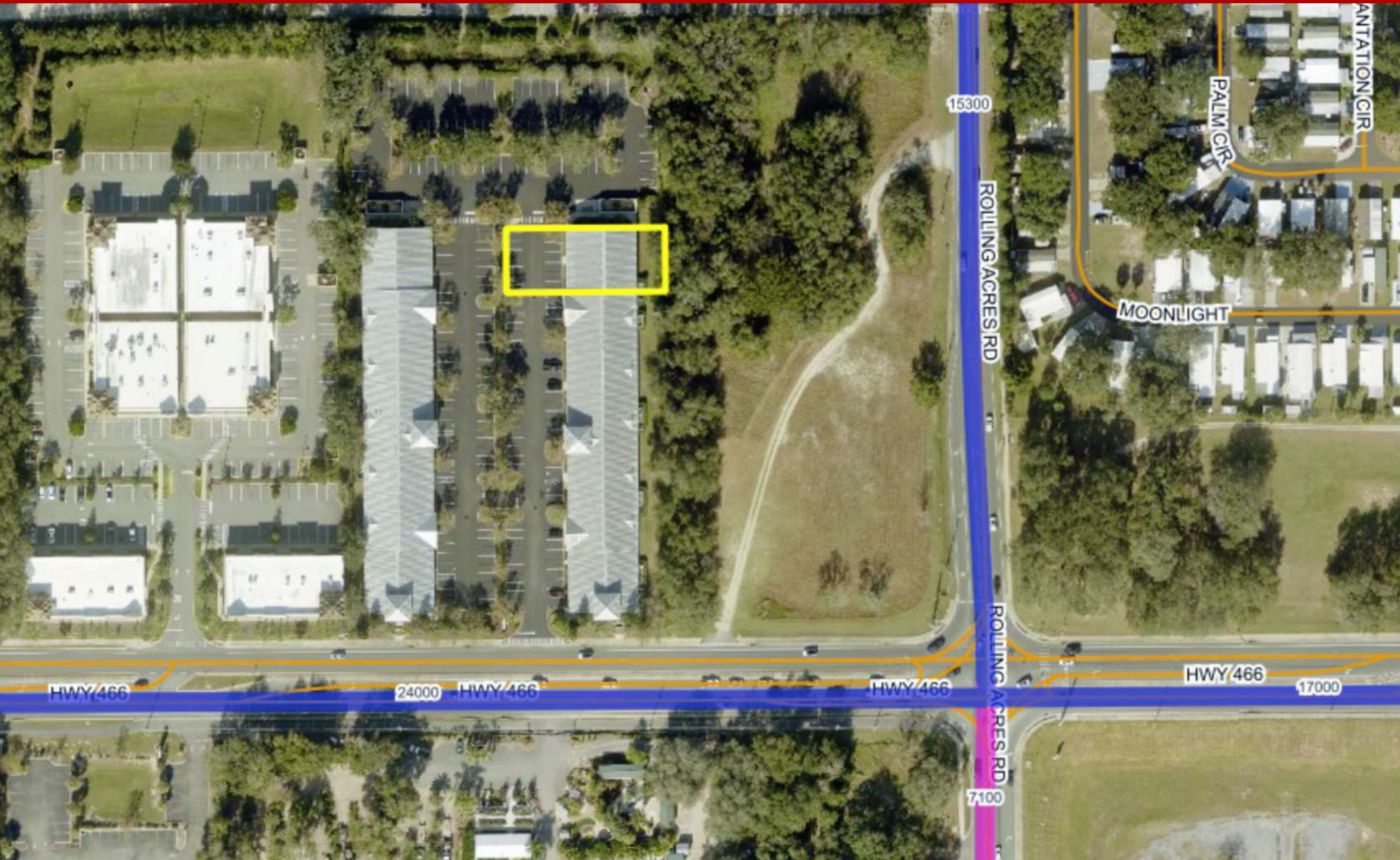
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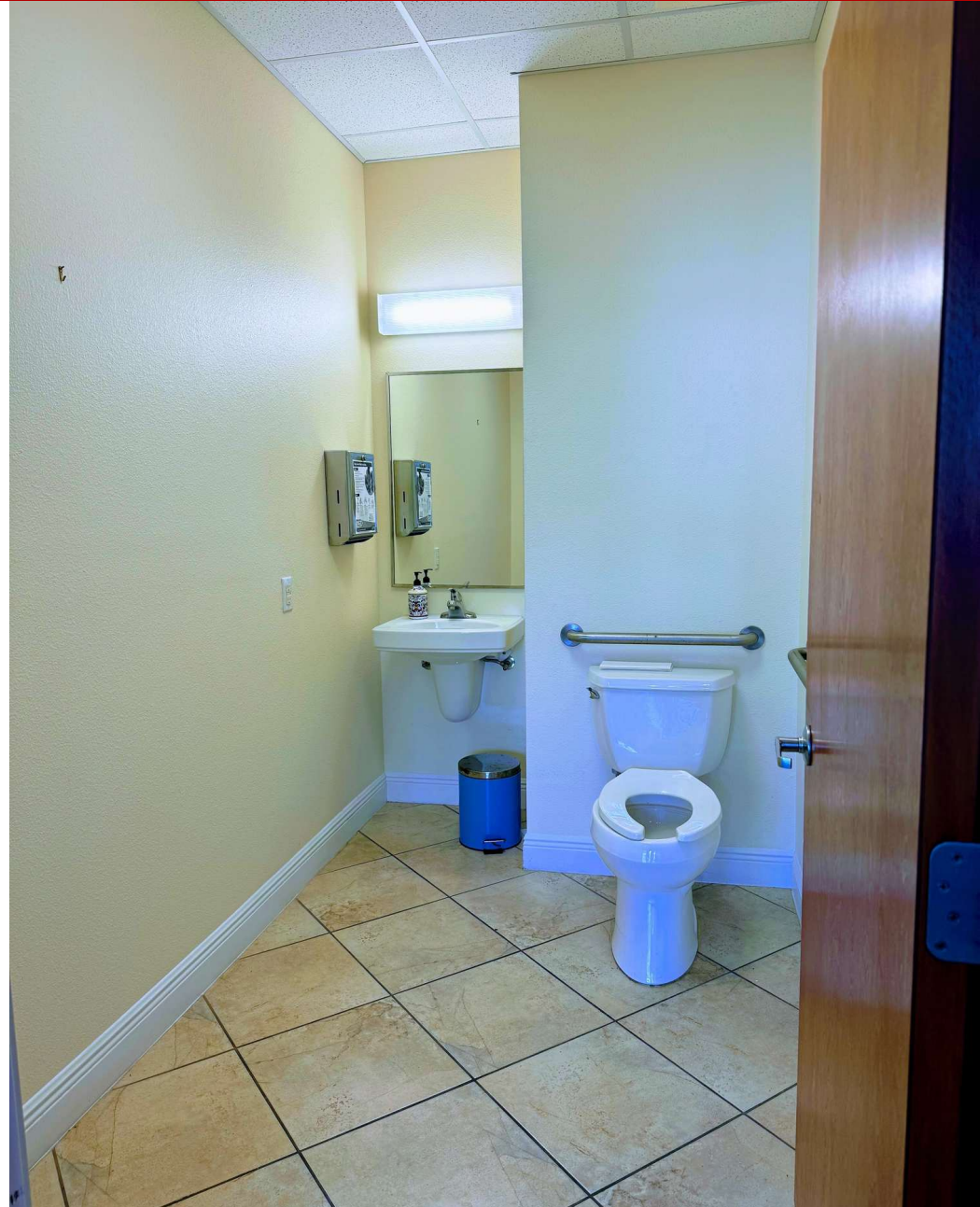
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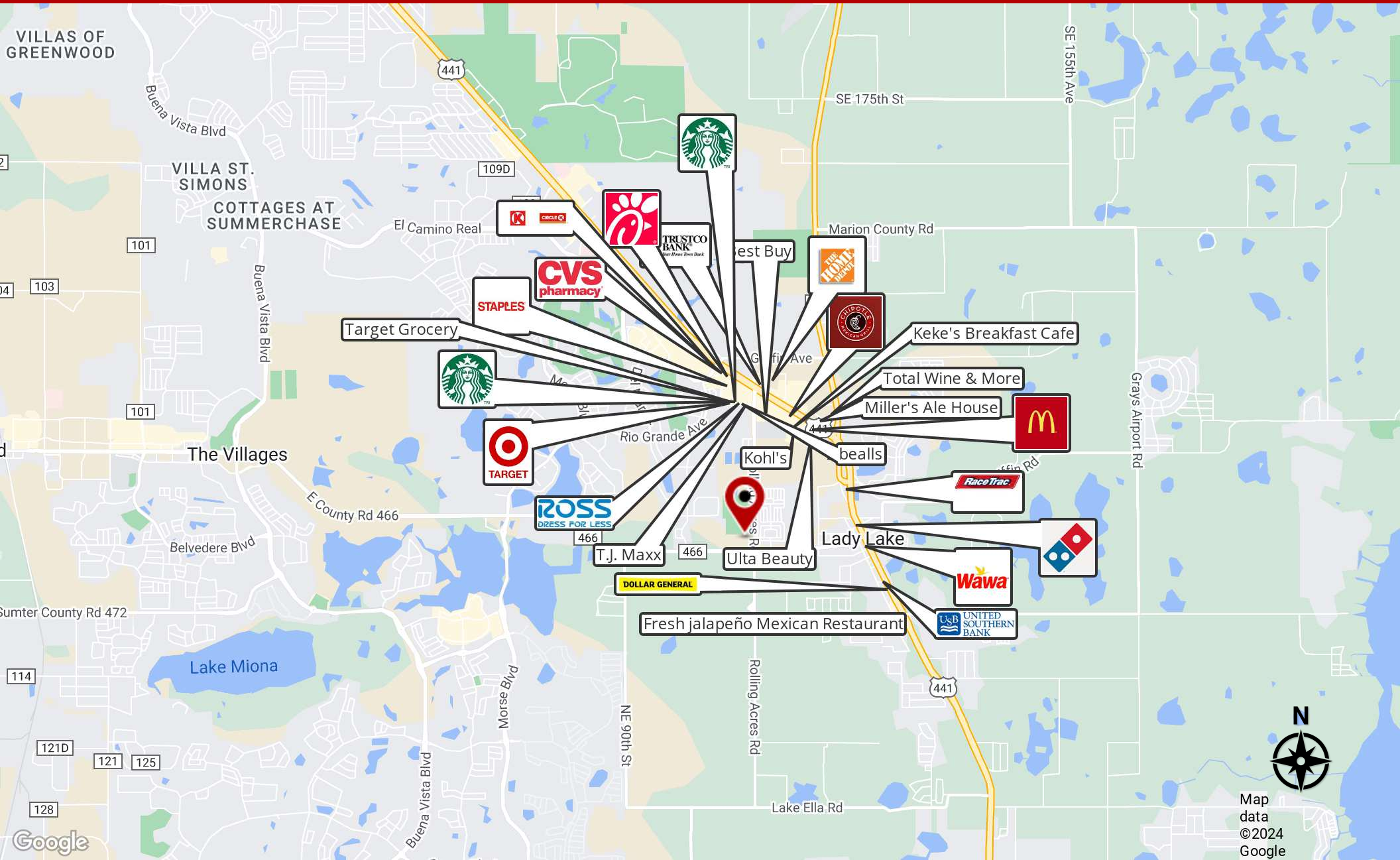
Additional Photos



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Retailer Map



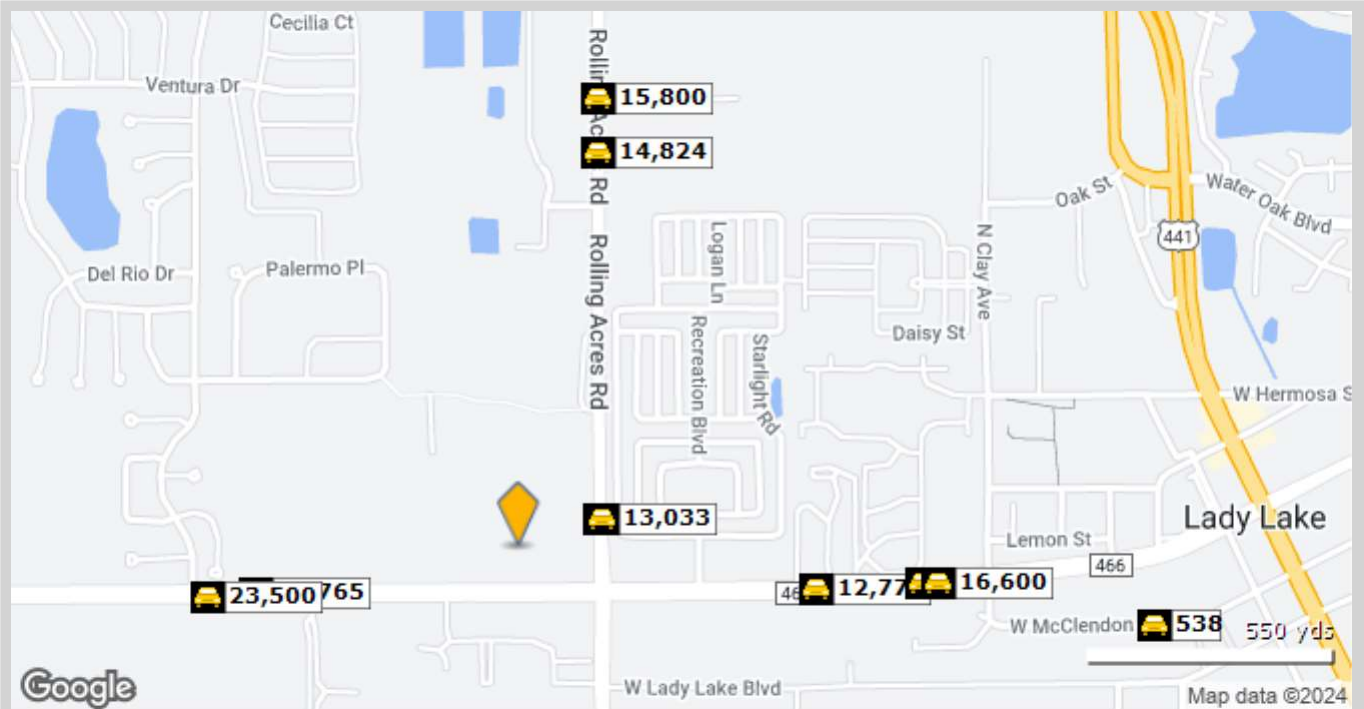
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Traffic Count Report

769 County Road 466, Lady Lake, FL 32159

Building Type: **Class B Office**
 Class: **B**
 RBA: **4,500 SF**
 Typical Floor: **4,500 SF**
 Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: **-**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Rolling Acres Rd	Lakeview St	0.33 S	2022	14,044	MPSI	.12
2	Rolling Acres Rd	Lakeview St	0.33 S	2020	13,033	MPSI	.12
3	Co Rd 466	Chula Vista Ave	0.08 W	2022	21,765	MPSI	.34
4	Hwy 466	Lake North Cir	0.02 E	2020	12,773	MPSI	.39
5	SR 137	Chula Vista Ave	0.08 W	2020	23,500	AADT	.41
6	Rolling Acres Rd	Oak Rd	0.07 S	2022	14,824	MPSI	.53
7	Hwy 466	N Clay Ave	0.09 E	2022	14,068	MPSI	.53
8	SR 137	N Clay Ave	0.09 E	2020	16,600	AADT	.55
9	Rolling Acres Road	Oak Rd	0.07 S	2020	15,800	AADT	.60
10	W McClendon St	Aaron Ln	0.05 E	2022	538	MPSI	.83



Demographic Summary Report

769 County Road 466, Lady Lake, FL 32159

Building Type: **Class B Office** Total Available: **0 SF**
 Class: **B** % Leased: **100%**
 RBA: **4,500 SF** Rent/SF/Yr: **-**
 Typical Floor: **4,500 SF**



Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	4,120	40,391	111,297
2023 Estimate	3,834	38,327	105,149
2010 Census	3,356	31,946	78,613
Growth 2023 - 2028	7.46%	5.39%	5.85%
Growth 2010 - 2023	14.24%	19.97%	33.76%
2023 Population by Hispanic Origin	297	1,525	4,400
2023 Population	3,834	38,327	105,149
White	3,373 87.98%	36,140 94.29%	98,387 93.57%
Black	313 8.16%	1,304 3.40%	4,179 3.97%
Am. Indian & Alaskan	12 0.31%	95 0.25%	241 0.23%
Asian	77 2.01%	442 1.15%	1,334 1.27%
Hawaiian & Pacific Island	1 0.03%	33 0.09%	71 0.07%
Other	59 1.54%	313 0.82%	937 0.89%
U.S. Armed Forces	0	0	0
Households			
2028 Projection	1,891	21,763	58,087
2023 Estimate	1,770	20,621	54,851
2010 Census	1,616	16,989	40,577
Growth 2023 - 2028	6.84%	5.54%	5.90%
Growth 2010 - 2023	9.53%	21.38%	35.18%
Owner Occupied	1,159 65.48%	18,165 88.09%	48,969 89.28%
Renter Occupied	611 34.52%	2,456 11.91%	5,882 10.72%
2023 Households by HH Income	1,769	20,621	54,853
Income: <\$25,000	389 21.99%	3,124 15.15%	7,919 14.44%
Income: \$25,000 - \$50,000	318 17.98%	5,938 28.80%	13,484 24.58%
Income: \$50,000 - \$75,000	380 21.48%	4,267 20.69%	11,998 21.87%
Income: \$75,000 - \$100,000	181 10.23%	2,746 13.32%	8,296 15.12%
Income: \$100,000 - \$125,000	254 14.36%	1,735 8.41%	4,431 8.08%
Income: \$125,000 - \$150,000	138 7.80%	972 4.71%	2,920 5.32%
Income: \$150,000 - \$200,000	108 6.11%	1,305 6.33%	3,729 6.80%
Income: \$200,000+	1 0.06%	534 2.59%	2,076 3.78%
2023 Avg Household Income	\$69,640	\$72,379	\$78,124
2023 Med Household Income	\$58,492	\$56,697	\$62,142

