

Rolling Oaks Professional Park

Medical Office Condo

929 US Hwy 441, Suite 101, Lady Lake, FL 32159

For Lease: \$22/sf + NNN



Exclusively Listed By:

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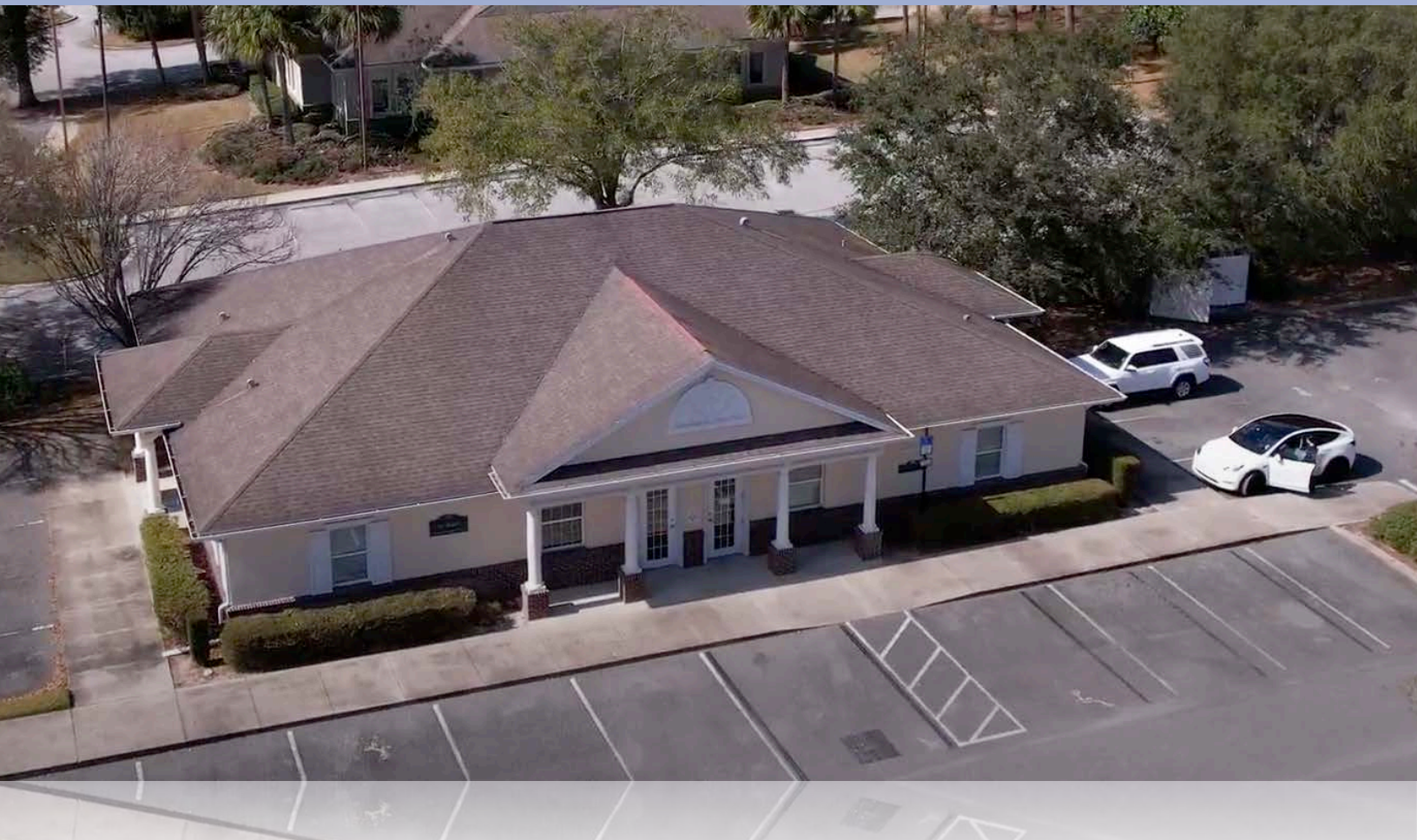


Executive Summary

- \$22/SF/YR + NNN
- 1,944 SF Medical Office Condo
- Rolling Oaks Professional Park
- Located in highly sought after area
- 4 private exam rooms with built in cabinets and sinks, 2 physician offices, break room with side exit door, large lobby, reception, 3 restrooms, 2 large storage closets, file room and more
- Lake County Parcel ID Alt Key 3874108
- Year Built 2011

1,944 SF upscale, well maintained Medical/Professional Office in Villages convenient location. Rolling Oaks Professional Park is in highest traffic corridor of The Villages with over 29,500 trips/average daily traffic count. Located next door to The Villages & close to hospital. ICF Construction-Poured Concrete Core Walls giving Maximum Insulation.

Link to drone video and virtual tour: <https://youtu.be/yhVdsgrWVsQ>



Aerials



Interior Photos



Physician Office with private restroom



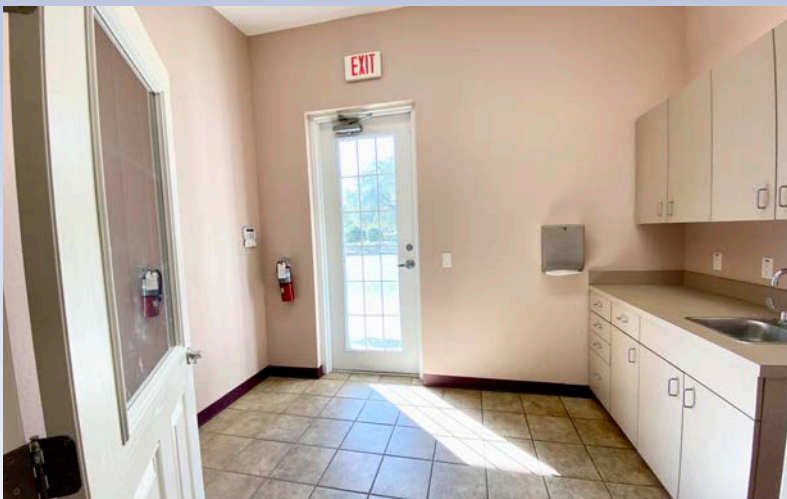
Large Lobby



Exam Room #4 with sink



Exam Room #2 with sink



Break Room with side exit



Reception

Amenities Nearby



The Villages
TOWN SQUARE
SPANISH SPRINGS

The Village of Silver Lake



Winn-Dixie

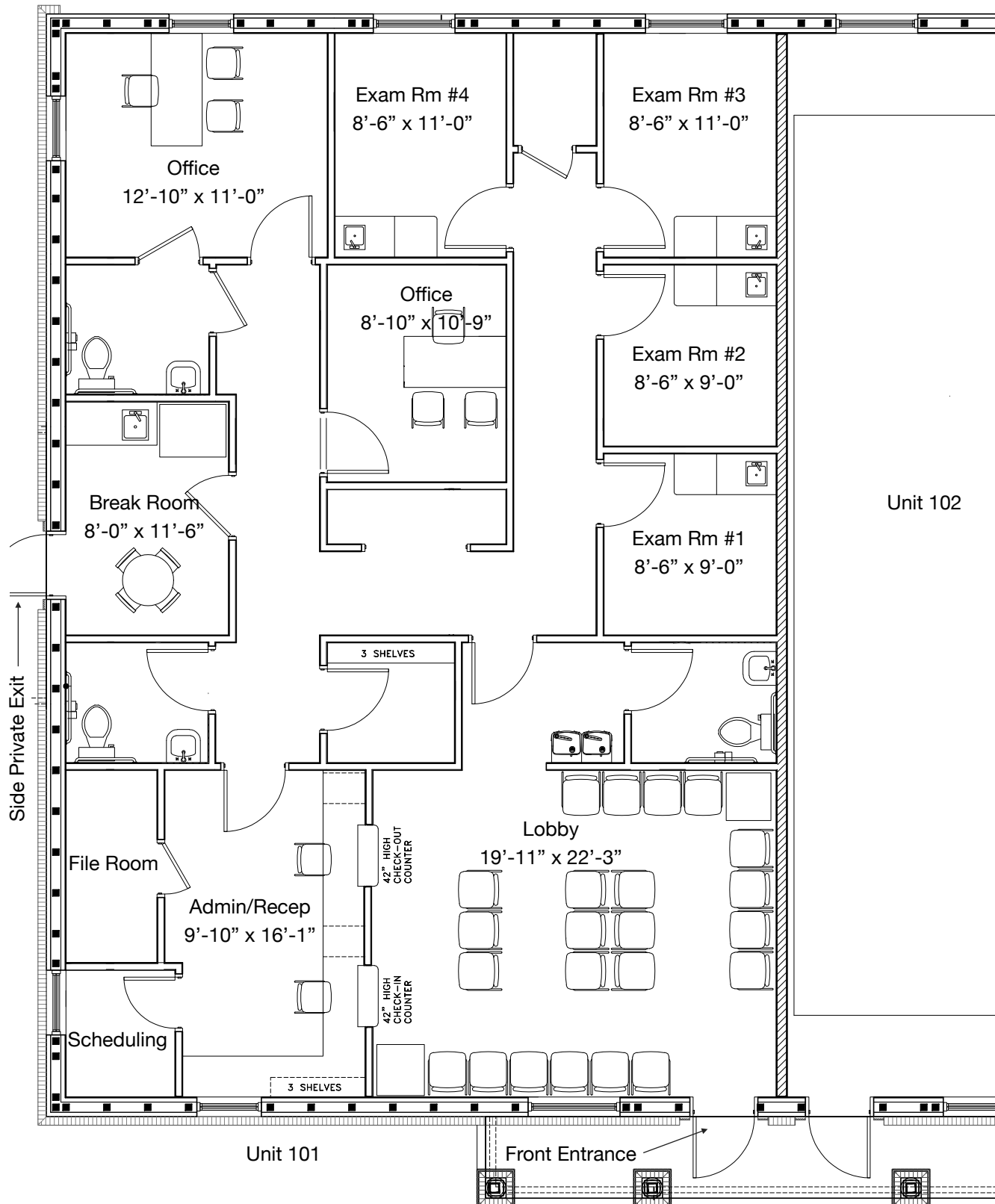
Rolling Oaks
Professional Park
1,944 SF Medical Office
Condo

Village El-Cortez



Rolling Acres Road

Floor Diagram





Demographic and Income Profile

929 US Highway 441, Lady Lake, Florida, 32159
Ring: 4 mile radius

Prepared by Esri
Latitude: 28.93523
Longitude: -81.93773

Summary	Census 2010		Census 2020		2024		2029	
Population	46,831		51,118		53,276		56,689	
Households	24,563		27,676		29,010		31,208	
Families	16,224		16,407		16,860		18,010	
Average Household Size	1.89		1.83		1.82		1.80	
Owner Occupied Housing Units	21,944		23,859		25,068		27,625	
Renter Occupied Housing Units	2,619		3,817		3,942		3,582	
Median Age	67.8		71.2		72.3		73.4	
Trends: 2024-2029 Annual Rate	Area		State		National			
Population	1.25%		0.93%		0.38%			
Households	1.47%		1.15%		0.64%			
Families	1.33%		1.12%		0.56%			
Owner HHs	1.96%		1.66%		0.97%			
Median Household Income	3.12%		3.25%		2.95%			
Households by Income			2024		2029			
			Number	Percent	Number	Percent		
<\$15,000			1,757	6.1%	1,559	5.0%		
\$15,000 - \$24,999			1,745	6.0%	1,378	4.4%		
\$25,000 - \$34,999			3,735	12.9%	3,314	10.6%		
\$35,000 - \$49,999			3,614	12.5%	3,461	11.1%		
\$50,000 - \$74,999			4,967	17.1%	5,095	16.3%		
\$75,000 - \$99,999			5,132	17.7%	5,757	18.4%		
\$100,000 - \$149,999			4,657	16.1%	5,885	18.9%		
\$150,000 - \$199,999			2,023	7.0%	2,930	9.4%		
\$200,000+			1,381	4.8%	1,828	5.9%		
Median Household Income			\$66,496		\$77,526			
Average Household Income			\$87,375		\$101,251			
Per Capita Income			\$47,700		\$55,882			
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	865	1.8%	688	1.3%	718	1.3%	747	1.3%
5 - 9	858	1.8%	897	1.8%	799	1.5%	815	1.4%
10 - 14	885	1.9%	958	1.9%	865	1.6%	818	1.4%
15 - 19	869	1.9%	907	1.8%	878	1.6%	811	1.4%
20 - 24	774	1.7%	850	1.7%	900	1.7%	889	1.6%
25 - 34	1,652	3.5%	1,892	3.7%	1,855	3.5%	2,006	3.5%
35 - 44	1,964	4.2%	1,815	3.6%	1,937	3.6%	2,042	3.6%
45 - 54	3,051	6.5%	2,794	5.5%	2,410	4.5%	2,304	4.1%
55 - 64	8,045	17.2%	6,370	12.5%	6,221	11.7%	5,827	10.3%
65 - 74	15,651	33.4%	15,295	29.9%	14,767	27.7%	14,839	26.2%
75 - 84	9,955	21.3%	14,479	28.3%	17,037	32.0%	18,716	33.0%
85+	2,259	4.8%	4,172	8.2%	4,888	9.2%	6,874	12.1%
Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	44,208	94.4%	45,958	89.9%	47,402	89.0%	49,963	88.1%
Black Alone	1,344	2.9%	1,491	2.9%	1,671	3.1%	1,916	3.4%
American Indian Alone	103	0.2%	98	0.2%	107	0.2%	114	0.2%
Asian Alone	430	0.9%	562	1.1%	659	1.2%	762	1.3%
Pacific Islander Alone	18	0.0%	19	0.0%	21	0.0%	25	0.0%
Some Other Race Alone	350	0.7%	857	1.7%	982	1.8%	1,116	2.0%
Two or More Races	377	0.8%	2,134	4.2%	2,434	4.6%	2,793	4.9%
Hispanic Origin (Any Race)	1,385	3.0%	2,588	5.1%	3,036	5.7%	3,511	6.2%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

May 29, 2025

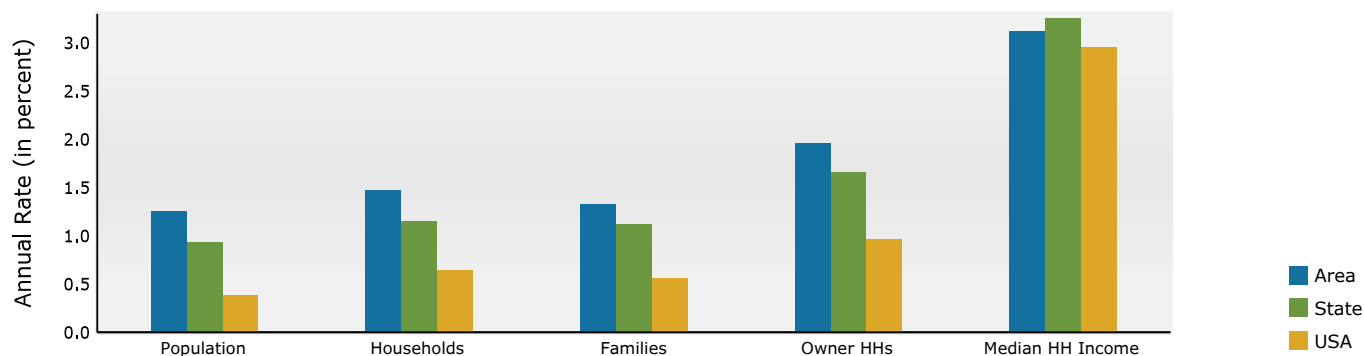


Demographic and Income Profile

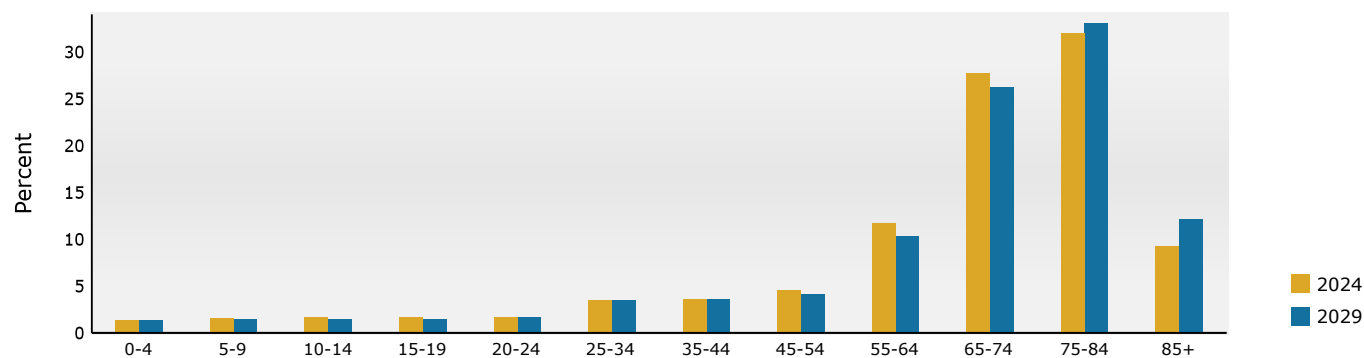
929 US Highway 441, Lady Lake, Florida, 32159
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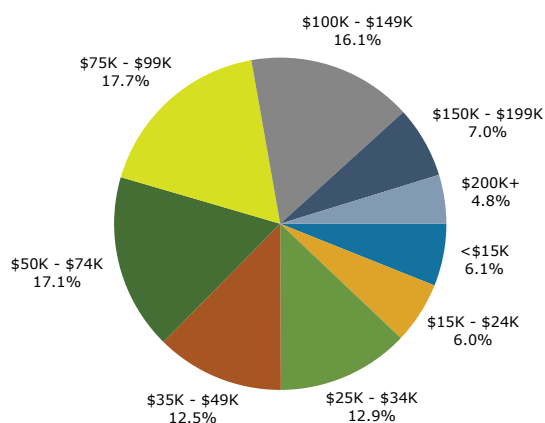
Trends 2024-2029



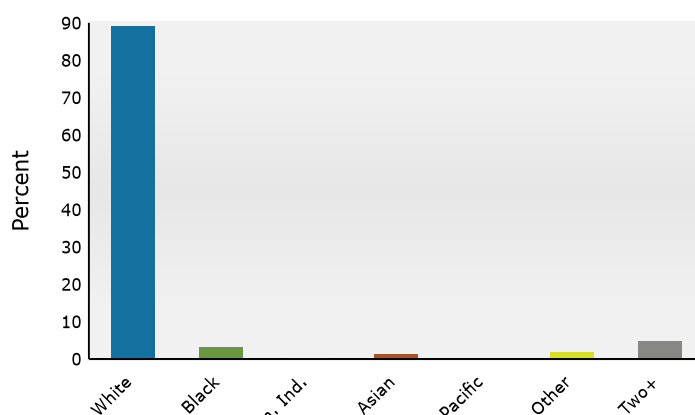
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 5.7%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

May 29, 2025

Medical Expenditures



Medical Expenditures

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Demographic Summary		2024	2029
Population		53,276	56,689
Households		29,010	31,208
Families		16,860	18,010
Median Household Income		\$66,496	\$77,526
Males per 100 Females		84.7	84.6
Population by Age			
Population <5 Years		1.3%	1.3%
Population 65+ Years		68.9%	71.3%
Median Age		72.3	73.4
	Spending Potential Index	Average Amount Spent	Total
Health Care	89	\$6,813.45	\$197,658,175
Medical Care	89	\$2,394.86	\$69,474,975
Physician Services	84	\$277.13	\$8,039,542
Dental Services	88	\$441.66	\$12,812,544
Eyecare Services	101	\$95.06	\$2,757,563
Lab Tests, X-rays	72	\$62.75	\$1,820,367
Hospital Room and Hospital Services	75	\$211.61	\$6,138,842
Convalescent or Nursing Home Care	120	\$53.41	\$1,549,280
Other Medical Services (1)	77	\$159.24	\$4,619,642
Nonprescription Drugs	95	\$169.35	\$4,912,800
Prescription Drugs	86	\$357.93	\$10,383,607
Nonprescription Vitamins	100	\$161.02	\$4,671,273
Medicare Prescription Drug Premium	126	\$166.93	\$4,842,664
Eyeglasses and Contact Lenses	78	\$98.36	\$2,853,401
Hearing Aids	113	\$40.21	\$1,166,438
Medical Equipment for General Use	95	\$9.47	\$274,851
Other Medical Supplies/Equipment (2)	98	\$90.73	\$2,632,163
Health Insurance	88	\$4,418.59	\$128,183,199
Blue Cross/Blue Shield	71	\$957.11	\$27,765,712
Fee for Service Health Plan	75	\$740.22	\$21,473,881
HMO	67	\$504.60	\$14,638,505
Medicare Payments	121	\$1,381.70	\$40,083,082
Long Term Care Insurance	120	\$80.91	\$2,347,153
Dental Care Insurance	77	\$139.45	\$4,045,538
Vision Care Insurance	73	\$32.35	\$938,553
Prescription Drug Insurance	100	\$7.56	\$219,199
Other Single Service Insurance (3)	96	\$14.94	\$433,281
Medicaid Premiums	57	\$6.47	\$187,835
Tricare/Military Premiums	88	\$10.31	\$299,176
Children's Health Ins Program Premiums	55	\$0.56	\$16,360

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 2024 and 2029; Consumer Spending data are derived from the 2021 and 2022 Consumer Expenditure Surveys, Bureau of Labor Statistics.

May 29, 2025

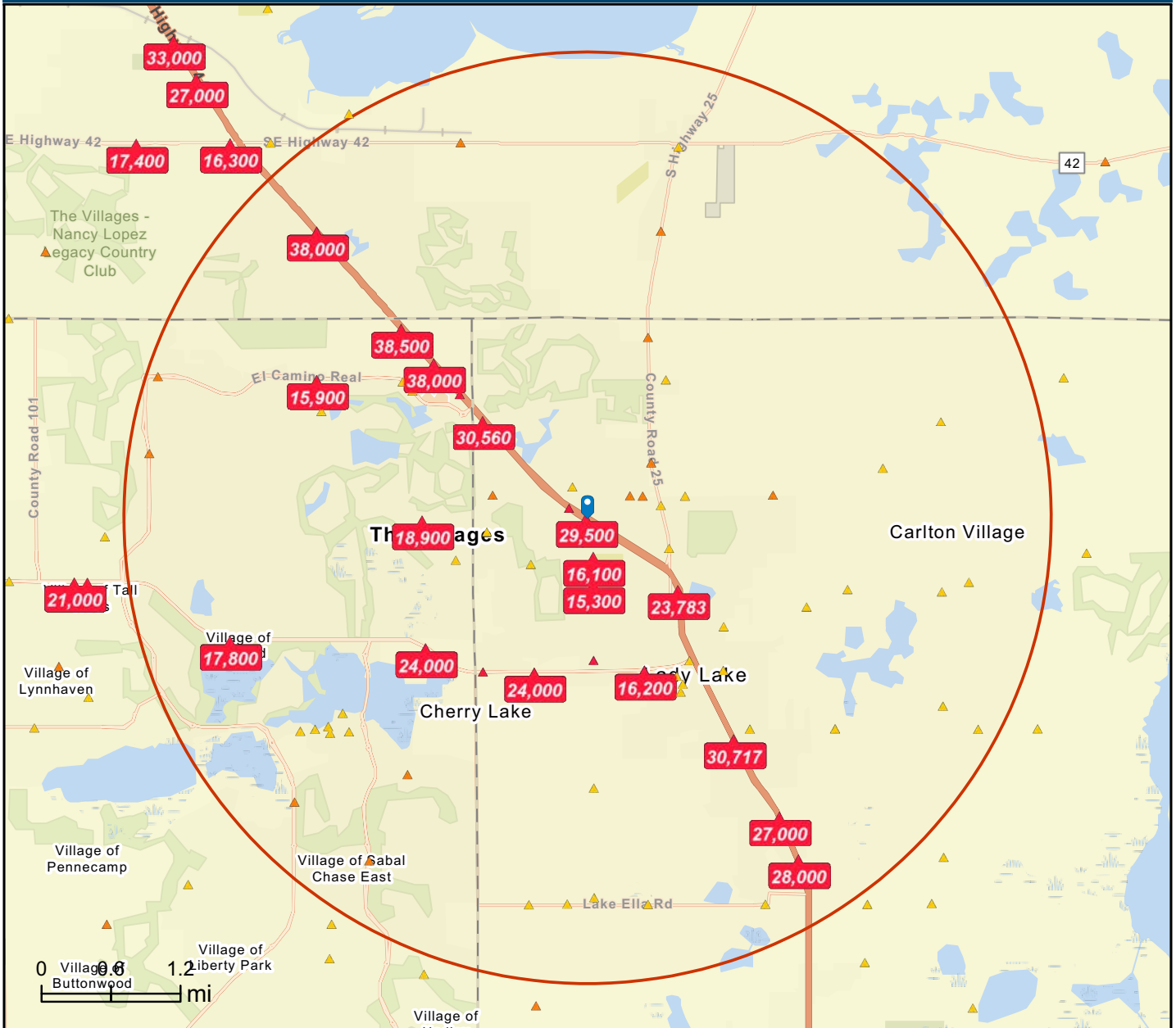
Traffic Count



Traffic Count Map

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Rings: 4 mile radii

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