

# Medical Office

910 Old Camp Rd., Suite #154  
The Villages, FL 32162

*Offered at: \$750,000*



*Exclusively Listed By:*

**FRAN DANN-AKIN, SIOR**

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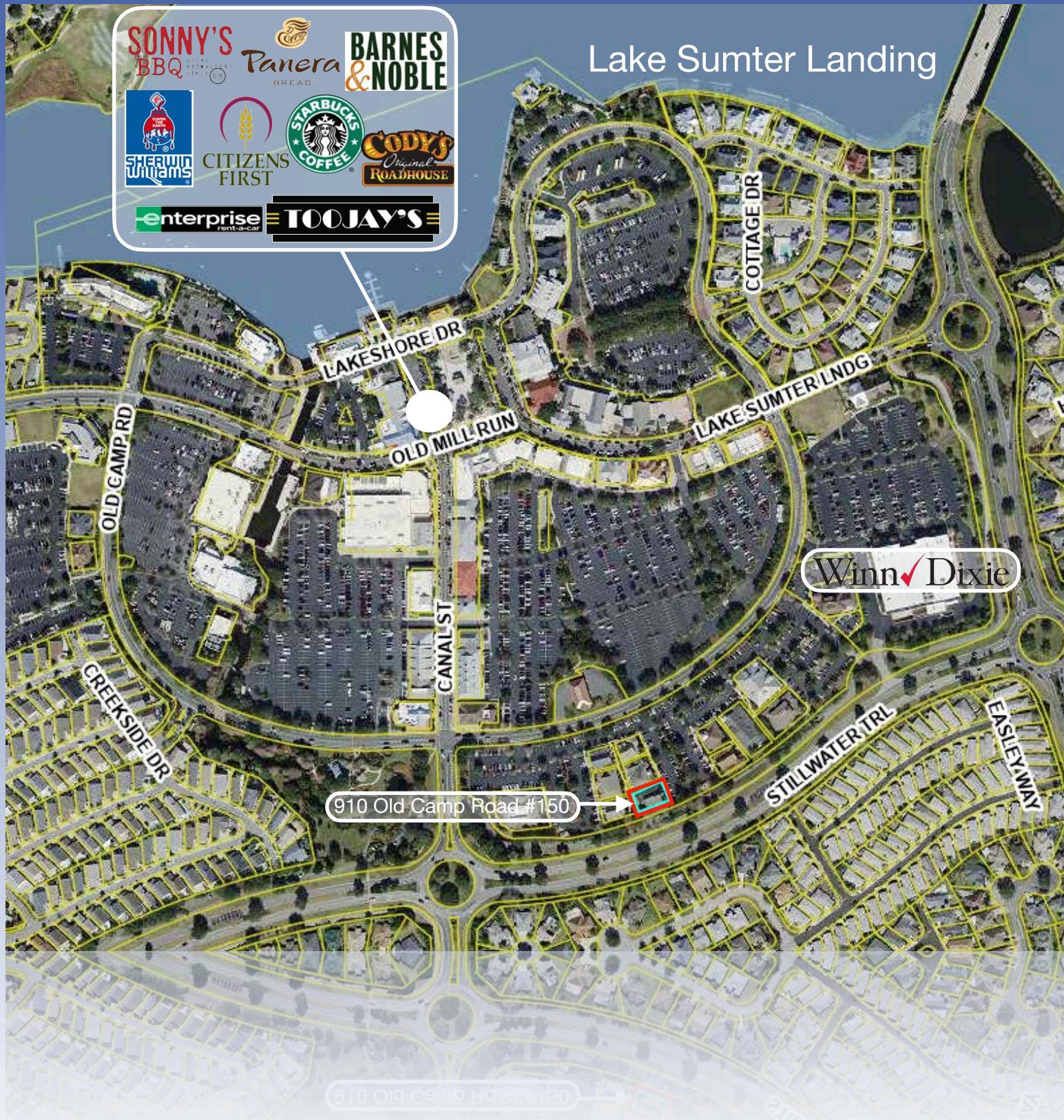
# Executive Summary

- MEDICAL OFFICE
- Prime location in The Villages
- 1,500 SF, plus +/- 350 SF upstairs
- YEAR BUILT: 2007
- SUMTER COUNTY PARCEL ID: D23-2150

Medical Office located in the heart of The Villages next to Lake Sumter Landing, 1,850 SF (1,500 SF downstairs and 350 SF upstairs) FOR SALE. Ideal office layout with three exam rooms (with sinks), lobby, reception, file room, nurse station, break room, two offices and two restrooms, plus upstairs 350 SF office.



# Aerials



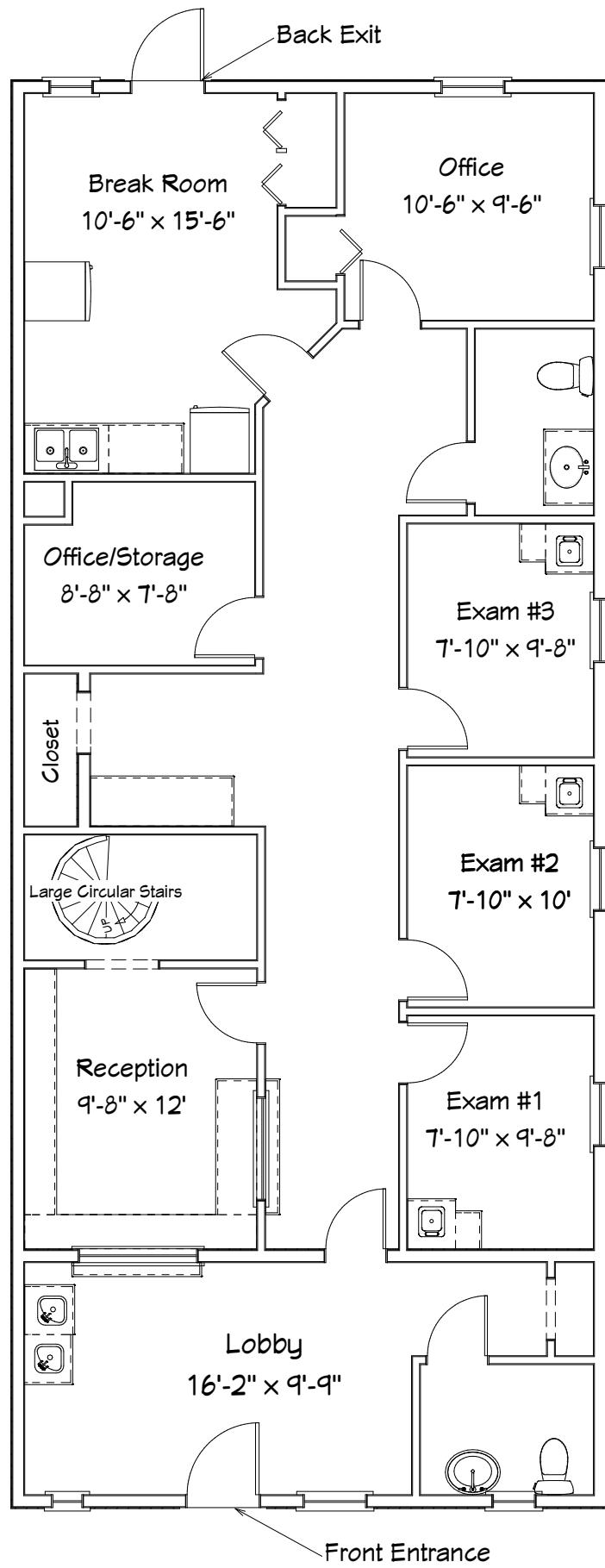
# Aerials



# *Interior Photos*



# *Floor Diagram*



# Demographics



## Demographic and Income Profile

910 Old Camp Rd, The Villages, Florida, 32162  
Ring: 5 mile radius

Prepared by Esri  
Latitude: 28.90529  
Longitude: -81.97263

Summary	Census 2010	Census 2020	2024	2029
Population	83,904	116,597	122,929	136,308
Households	43,704	63,209	66,249	73,796
Families	30,105	40,283	41,714	46,381
Average Household Size	1.91	1.83	1.84	1.84
Owner Occupied Housing Units	39,712	55,968	58,407	66,103
Renter Occupied Housing Units	3,992	7,241	7,842	7,693
Median Age	66.9	71.3	72.1	72.7
Trends: 2024-2029 Annual Rate	Area	State	National	
Population	2.09%	0.93%	0.38%	
Households	2.18%	1.15%	0.64%	
Families	2.14%	1.12%	0.56%	
Owner HHs	2.51%	1.66%	0.97%	
Median Household Income	1.73%	3.25%	2.95%	
Households by Income	Number	Percent	Number	Percent
<\$15,000	3,425	5.2%	3,089	4.2%
\$15,000 - \$24,999	3,281	5.0%	2,616	3.5%
\$25,000 - \$34,999	5,392	8.1%	4,657	6.3%
\$35,000 - \$49,999	6,693	10.1%	6,114	8.3%
\$50,000 - \$74,999	11,724	17.7%	12,183	16.5%
\$75,000 - \$99,999	14,282	21.6%	16,414	22.2%
\$100,000 - \$149,999	11,918	18.0%	15,343	20.8%
\$150,000 - \$199,999	4,909	7.4%	7,221	9.8%
\$200,000+	4,625	7.0%	6,160	8.3%
Median Household Income	\$78,276		\$85,266	
Average Household Income	\$100,476		\$115,499	
Per Capita Income	\$54,024		\$62,357	
Population by Age	Census 2010	Census 2020	2024	2029
Population by Age	Number	Percent	Number	Percent
0 - 4	1,439	1.7%	1,357	1.2%
5 - 9	1,441	1.7%	1,690	1.4%
10 - 14	1,467	1.7%	1,782	1.5%
15 - 19	1,434	1.7%	1,692	1.5%
20 - 24	1,226	1.5%	1,473	1.3%
25 - 34	2,738	3.3%	3,259	2.8%
35 - 44	3,195	3.8%	3,495	3.0%
45 - 54	5,058	6.0%	5,228	4.5%
55 - 64	17,623	21.0%	14,389	12.3%
65 - 74	30,255	36.1%	42,622	36.6%
75 - 84	14,783	17.6%	32,400	27.8%
85+	3,245	3.9%	7,209	6.2%
Race and Ethnicity	Census 2010	Census 2020	2024	2029
Race and Ethnicity	Number	Percent	Number	Percent
White Alone	78,952	94.1%	105,701	90.7%
Black Alone	2,974	3.5%	3,438	2.9%
American Indian Alone	153	0.2%	183	0.2%
Asian Alone	701	0.8%	1,378	1.2%
Pacific Islander Alone	30	0.0%	38	0.0%
Some Other Race Alone	506	0.6%	1,422	1.2%
Two or More Races	588	0.7%	4,437	3.8%
Hispanic Origin (Any Race)	2,395	2.9%	4,748	4.1%

**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.

April 01, 2025

# Demographics

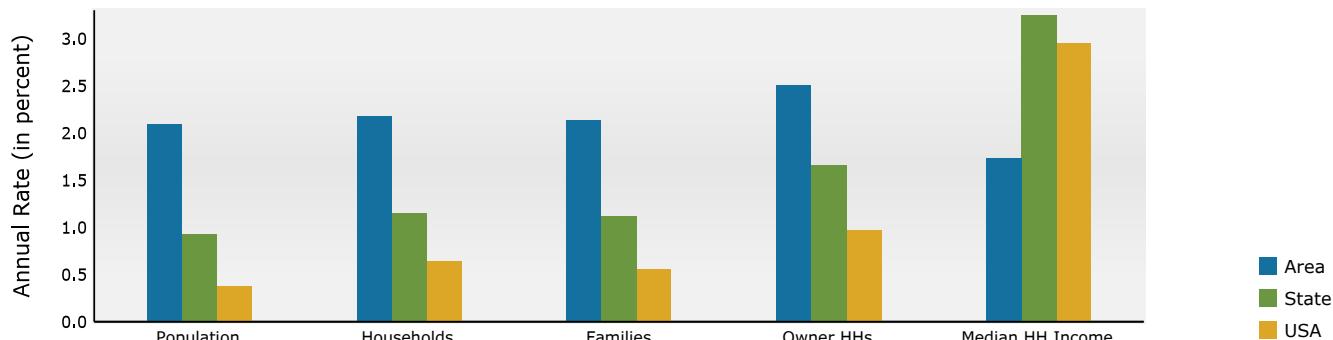


## Demographic and Income Profile

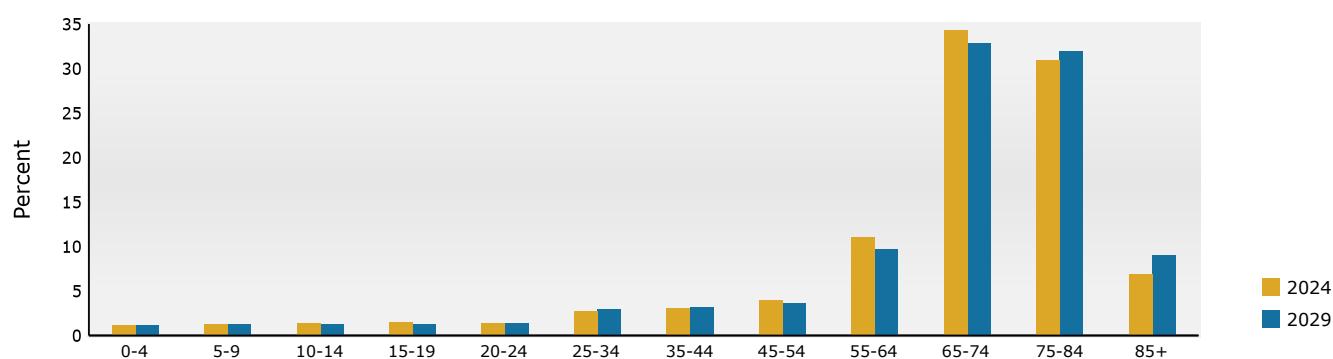
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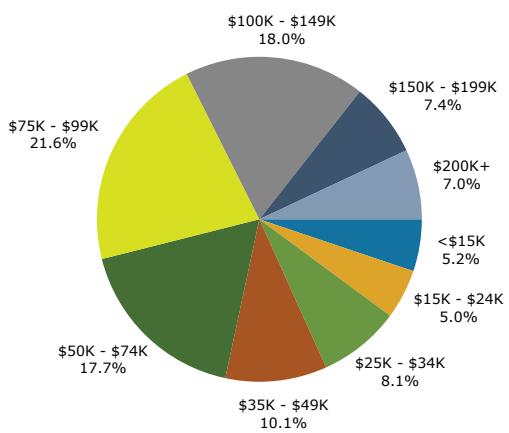
Trends 2024-2029



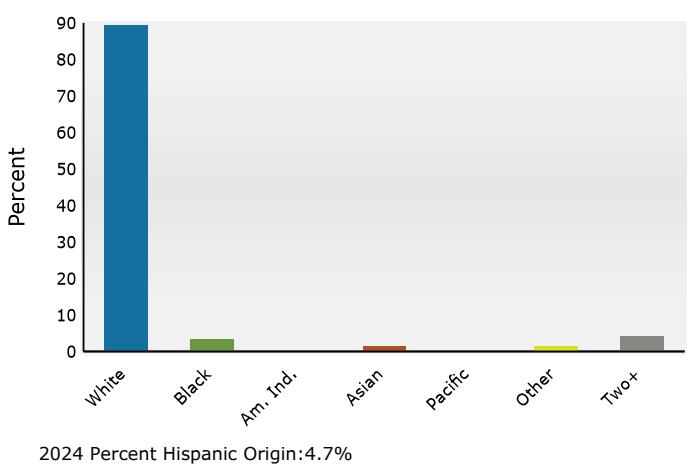
Population by Age



2024 Household Income



2024 Population by Race



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

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# Medical Expenditures



## Medical Expenditures

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Latitude: 28.90529  
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Demographic Summary		2024	2029
Population		122,929	136,308
Households		66,249	73,796
Families		41,714	46,381
Median Household Income		\$78,276	\$85,266
Males per 100 Females		86.1	87.0
Population by Age			
Population <5 Years		1.2%	1.2%
Population 65+ Years		72.2%	73.9%
Median Age		72.1	72.7
		Spending Potential Index	Average Amount Spent
Health Care		101	Total
<b>Medical Care</b>		101	\$7,767.60
Physician Services		96	\$2,730.91
Dental Services		101	\$317.61
Eyecare Services		117	\$508.08
Lab Tests, X-rays		82	\$109.52
Hospital Room and Hospital Services		85	\$71.26
Convalescent or Nursing Home Care		139	\$239.04
Other Medical Services (1)		139	\$182.65
Nonprescription Drugs		88	\$192.72
Prescription Drugs		108	\$405.97
Nonprescription Vitamins		98	\$179.93
Medicare Prescription Drug Premium		112	\$12,100,664
Eyeglasses and Contact Lenses		144	\$12,041,572
Hearing Aids		89	\$33,659,760
Medical Equipment for General Use		129	\$7,255,847
Other Medical Supplies/Equipment (2)		109	\$4,071,444
		112	\$4,720,606
		104.07	\$15,835,891
		104.07	\$7,416,327
		104.07	\$3,037,192
		104.07	\$718,441
		104.07	\$6,894,578
<b>Health Insurance</b>		101	Total
Blue Cross/Blue Shield		80	\$5,036.69
Fee for Service Health Plan		86	\$71,924,427
HMO		77	\$852.34
Medicare Payments		138	\$577.52
Long Term Care Insurance		138	\$1,566.98
Dental Care Insurance		89	\$93.33
Vision Care Insurance		89	\$160.85
Prescription Drug Insurance		83	\$37.01
Other Single Service Insurance (3)		114	\$2,451,759
Medicaid Premiums		109	\$8.61
Tricare/Military Premiums		65	\$570,369
Children's Health Ins Program Premiums		100	\$1,118,243
		64	\$484,168
		100	\$771,425
		64	\$42,847

**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.

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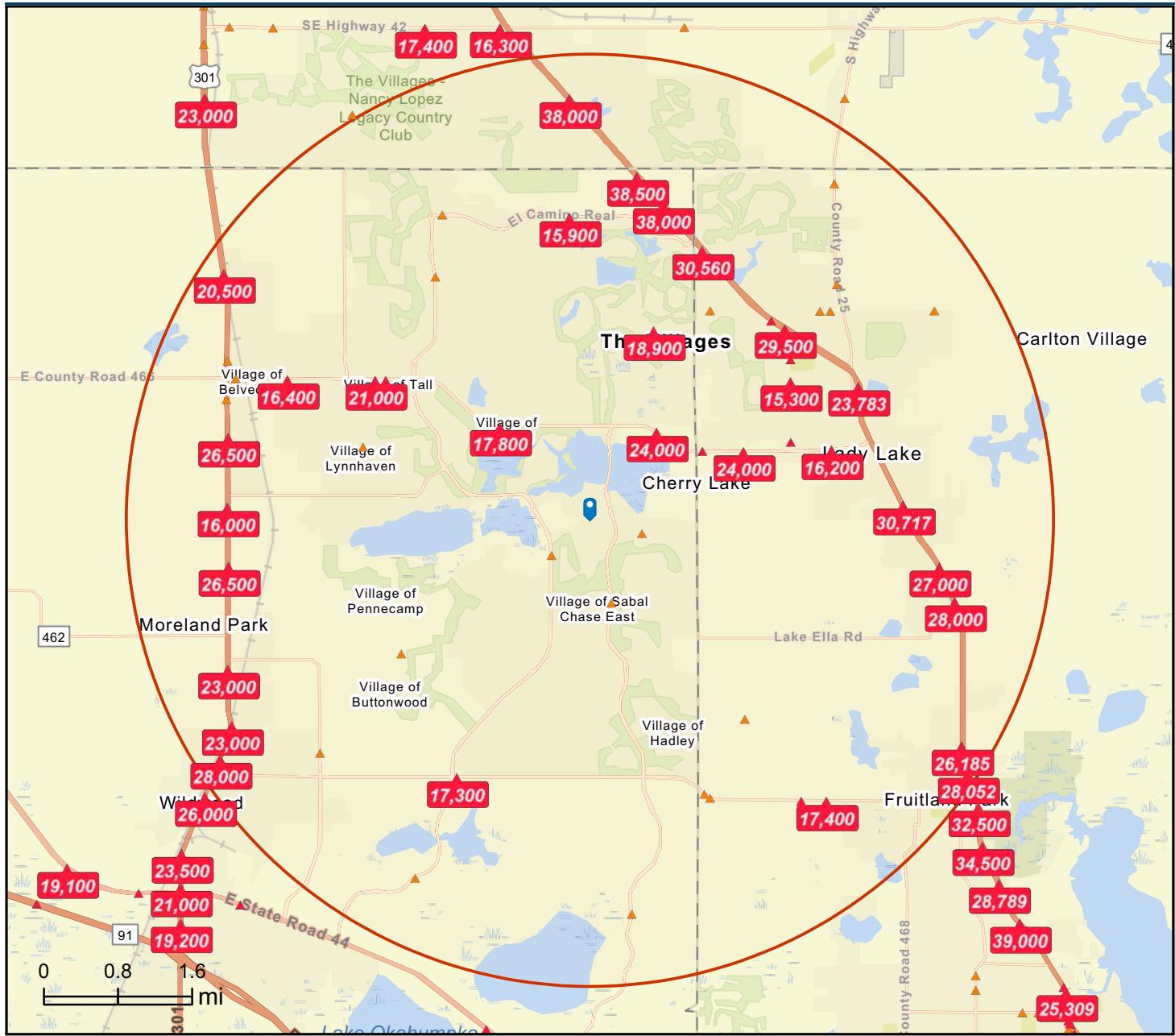
# Traffic Count Map



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Rings: 5 mile radii

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