

# *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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The Villages, FL 32159

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Direct: (352) 266-7795





# 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.







Lake Sumter Landing

**SONNY'S** BBQ  
**Panera** BREAD  
**BARNES & NOBLE**  
**SHERWIN WILLIAMS**  
**CITIZENS FIRST**  
**STARBUCKS COFFEE**  
**CODY'S** Original ROADHOUSE  
**enterprise** rent-a-car  
**TOO JAY'S**

Winn-Dixie

910 Old Camp Road #150

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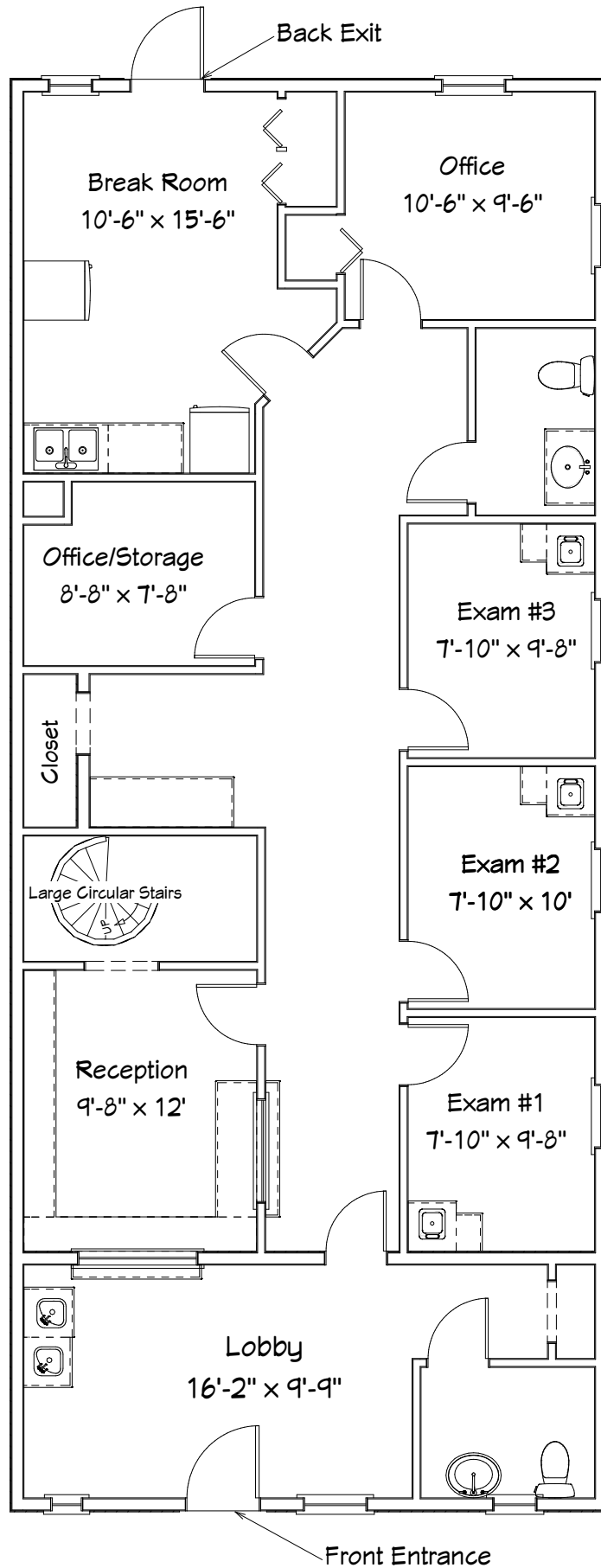




# *Interior Photos*



# Floor Diagram





## 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			2024		2029			
			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	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,439	1.7%	1,357	1.2%	1,478	1.2%	1,662	1.2%
5 - 9	1,441	1.7%	1,690	1.4%	1,655	1.3%	1,777	1.3%
10 - 14	1,467	1.7%	1,782	1.5%	1,711	1.4%	1,815	1.3%
15 - 19	1,434	1.7%	1,692	1.5%	1,788	1.5%	1,822	1.3%
20 - 24	1,226	1.5%	1,473	1.3%	1,688	1.4%	1,899	1.4%
25 - 34	2,738	3.3%	3,259	2.8%	3,410	2.8%	4,034	3.0%
35 - 44	3,195	3.8%	3,495	3.0%	3,871	3.1%	4,337	3.2%
45 - 54	5,058	6.0%	5,228	4.5%	4,898	4.0%	5,094	3.7%
55 - 64	17,623	21.0%	14,389	12.3%	13,685	11.1%	13,172	9.7%
65 - 74	30,255	36.1%	42,622	36.6%	42,149	34.3%	44,854	32.9%
75 - 84	14,783	17.6%	32,400	27.8%	38,068	31.0%	43,586	32.0%
85+	3,245	3.9%	7,209	6.2%	8,527	6.9%	12,258	9.0%
Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	78,952	94.1%	105,701	90.7%	110,001	89.5%	120,218	88.2%
Black Alone	2,974	3.5%	3,438	2.9%	4,112	3.3%	5,278	3.9%
American Indian Alone	153	0.2%	183	0.2%	203	0.2%	235	0.2%
Asian Alone	701	0.8%	1,378	1.2%	1,734	1.4%	2,172	1.6%
Pacific Islander Alone	30	0.0%	38	0.0%	40	0.0%	46	0.0%
Some Other Race Alone	506	0.6%	1,422	1.2%	1,673	1.4%	2,043	1.5%
Two or More Races	588	0.7%	4,437	3.8%	5,165	4.2%	6,315	4.6%
Hispanic Origin (Any Race)	2,395	2.9%	4,748	4.1%	5,775	4.7%	7,235	5.3%

**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

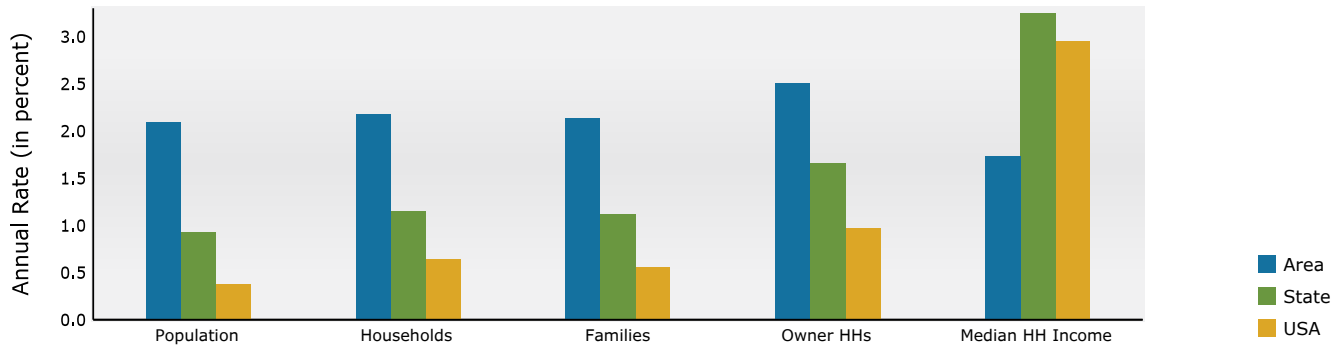


## Demographic and Income Profile

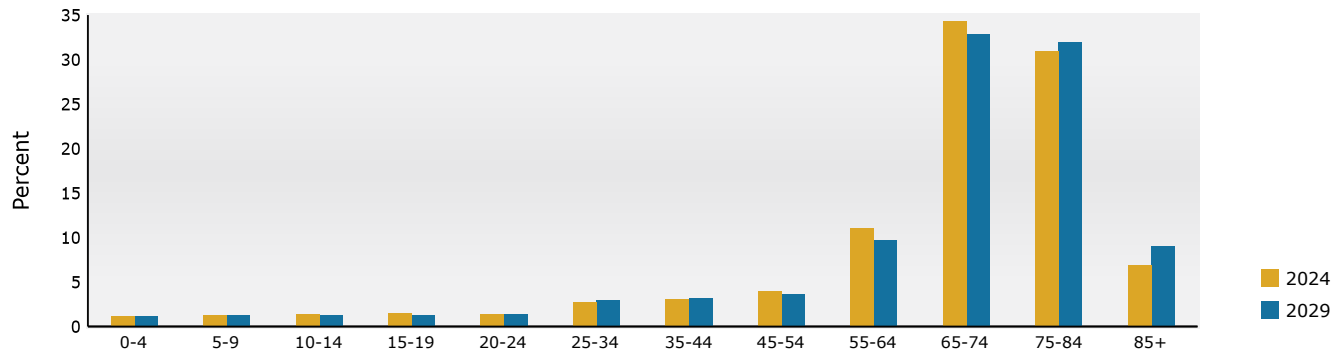
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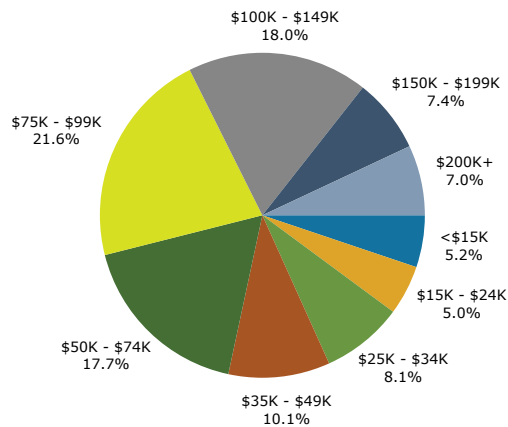
### Trends 2024-2029



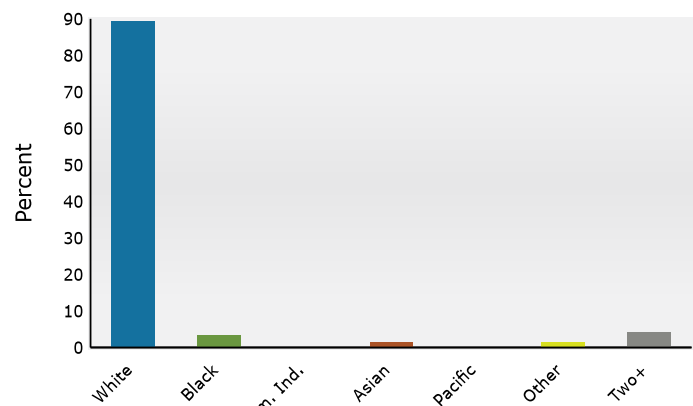
### Population by Age



### 2024 Household Income



### 2024 Population by Race



2024 Percent Hispanic Origin: 4.7%

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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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	Total
<b>Health Care</b>	101	\$7,767.60	\$514,595,596
<b>Medical Care</b>	101	\$2,730.91	\$180,920,028
Physician Services	96	\$317.61	\$21,041,572
Dental Services	101	\$508.08	\$33,659,760
Eyecare Services	117	\$109.52	\$7,255,847
Lab Tests, X-rays	82	\$71.26	\$4,720,606
Hospital Room and Hospital Services	85	\$239.04	\$15,835,891
Convalescent or Nursing Home Care	139	\$61.46	\$4,071,444
Other Medical Services (1)	88	\$182.65	\$12,100,664
Nonprescription Drugs	108	\$192.72	\$12,767,261
Prescription Drugs	98	\$405.97	\$26,894,856
Nonprescription Vitamins	112	\$179.93	\$11,920,340
Medicare Prescription Drug Premium	144	\$189.97	\$12,585,250
Eyeglasses and Contact Lenses	89	\$111.95	\$7,416,327
Hearing Aids	129	\$45.85	\$3,037,192
Medical Equipment for General Use	109	\$10.84	\$718,441
Other Medical Supplies/Equipment (2)	112	\$104.07	\$6,894,578
<b>Health Insurance</b>	101	\$5,036.69	\$333,675,568
Blue Cross/Blue Shield	80	\$1,085.67	\$71,924,427
Fee for Service Health Plan	86	\$852.34	\$56,466,956
HMO	77	\$577.52	\$38,260,144
Medicare Payments	138	\$1,566.98	\$103,811,000
Long Term Care Insurance	138	\$93.33	\$6,183,236
Dental Care Insurance	89	\$160.85	\$10,655,862
Vision Care Insurance	83	\$37.01	\$2,451,759
Prescription Drug Insurance	114	\$8.61	\$570,369
Other Single Service Insurance (3)	109	\$16.88	\$1,118,243
Medicaid Premiums	65	\$7.31	\$484,168
Tricare/Military Premiums	100	\$11.64	\$771,425
Children's Health Ins Program Premiums	64	\$0.65	\$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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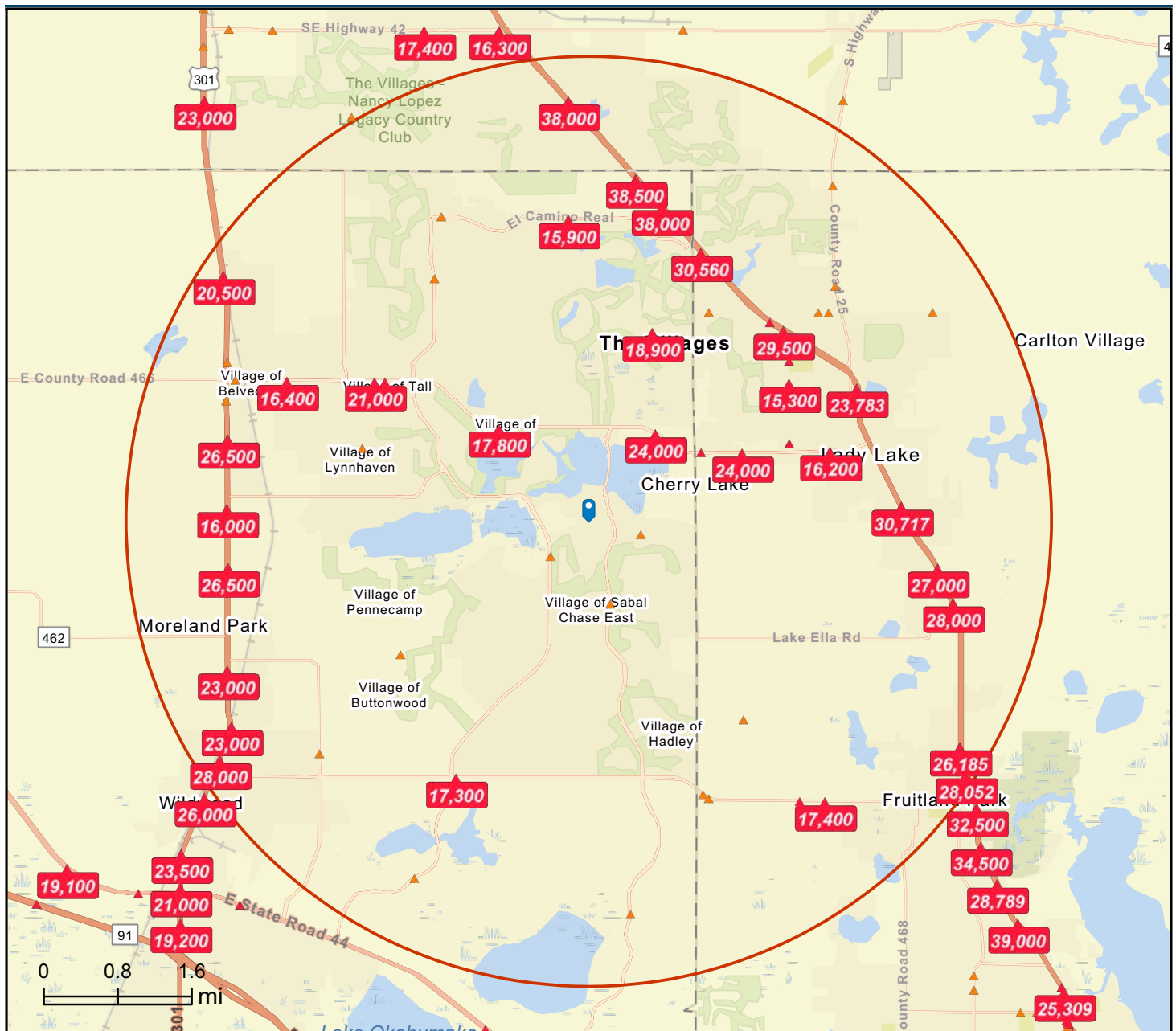
# Traffic Count Map



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