

Stonecrest Center - Phase II

17136 Southeast 109th Terrace Road, Summerfield, FL 34491



EQUITY
INVESTMENT
SERVICES

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- 1,392 SF inline space available
- Seeking medical & retail users
- New construction outparcel with direct frontage to HWY 441
- Co-tenancy with Dental and Medical Primary Care
- Close proximity to The Villages
- High growth trade area with heavy retail and surrounding single/multi family living
- Traffic counts: US Hwy 441 / +40,000 AADT

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,392 SF
Building Size:	9,844 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,187	21,028	43,106
Total Population	4,160	37,885	78,782
Average HH Income	\$64,893	\$78,410	\$79,337

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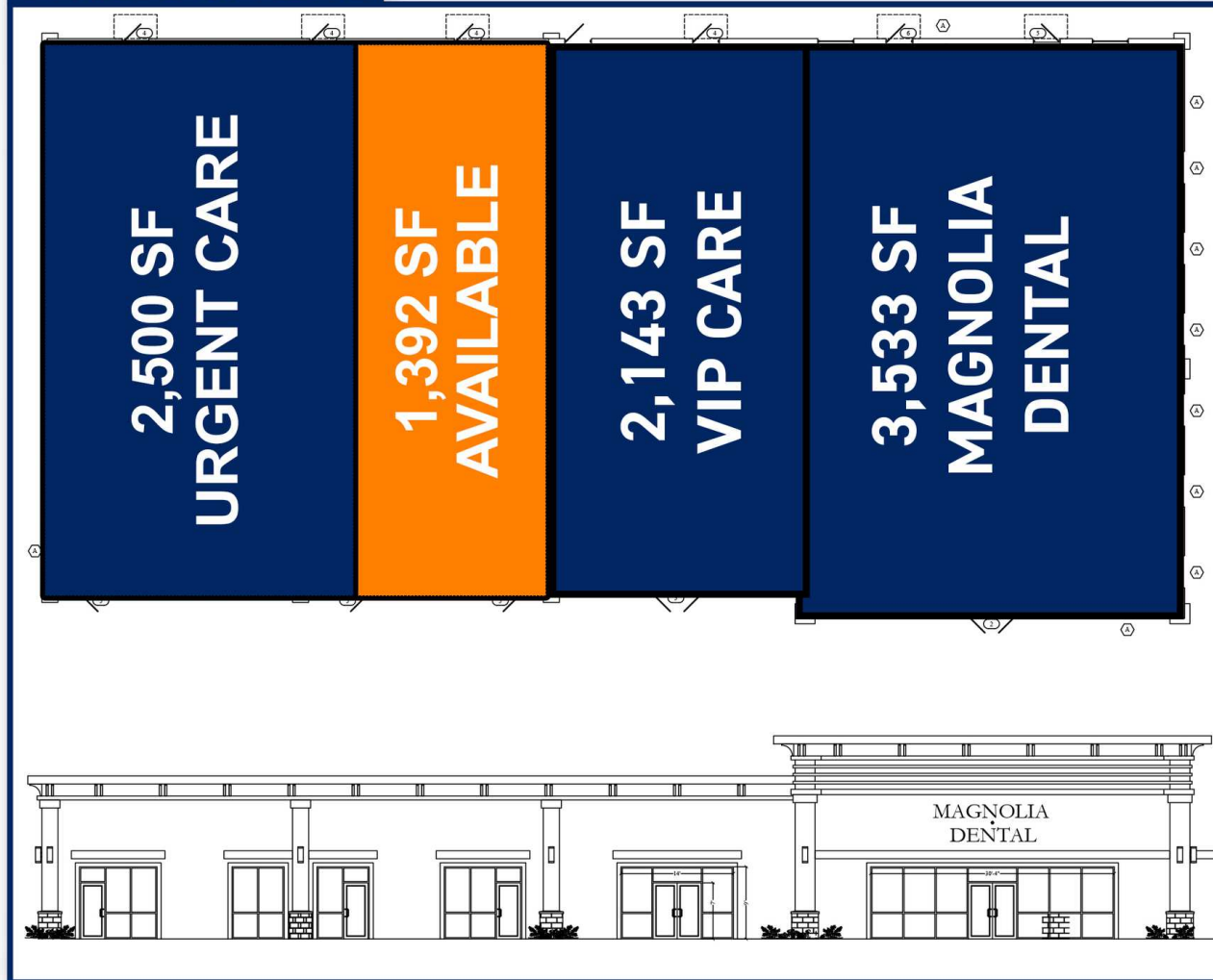
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SITE PLAN & LEASE SPACES

PHASE II OPTION 2



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AERIAL PHOTO



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RETAILER MAP



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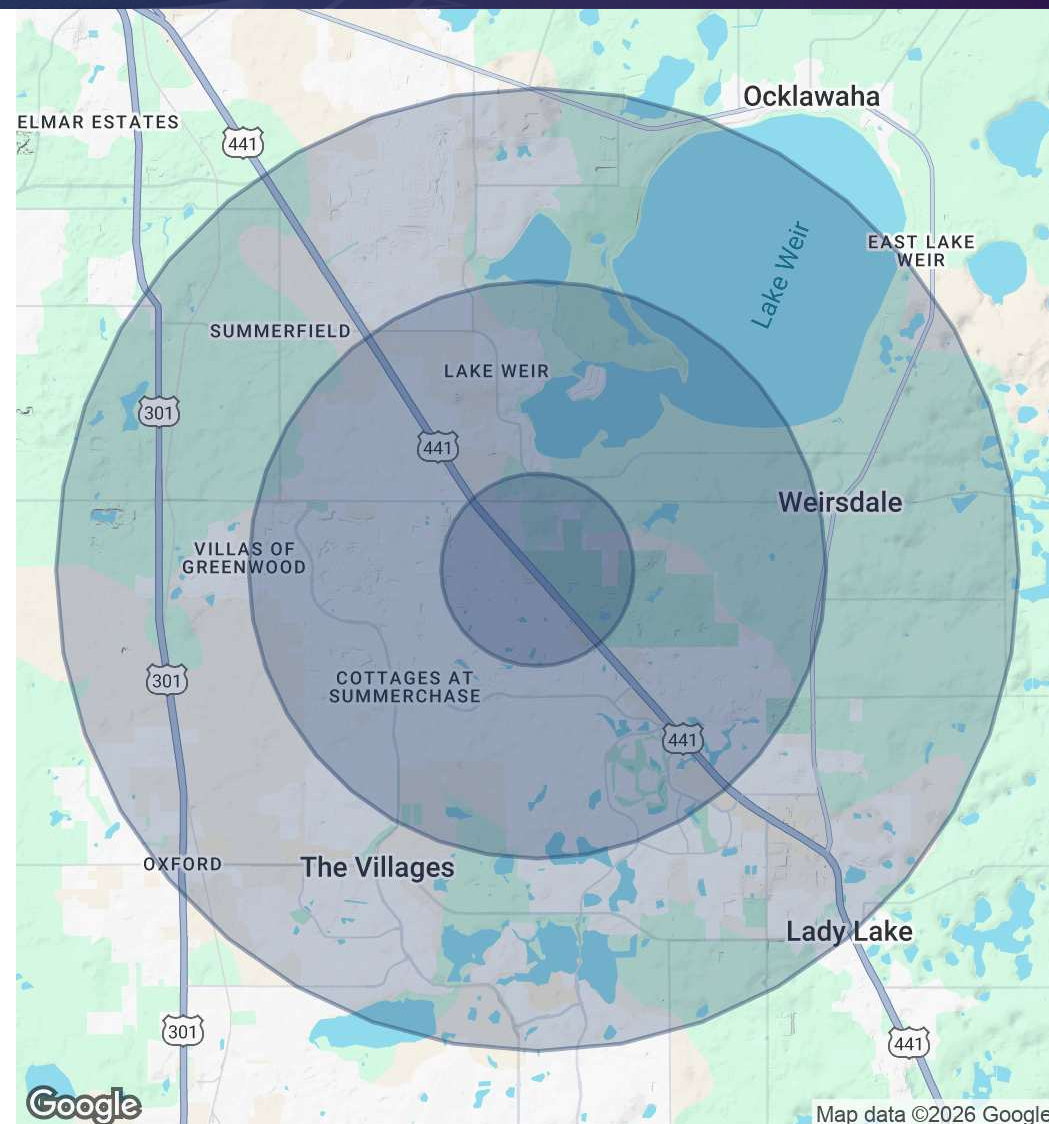
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,160	37,885	78,782
Average Age	68.3	67.9	66.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,187	21,028	43,106
# of Persons per HH	1.88	1.79	1.82
Average HH Income	\$64,893	\$78,410	\$79,337
Average House Value	\$230,383	\$292,540	\$317,061

RACE	1 MILE	3 MILES	5 MILES
Total Population - White	3,455	35,331	72,684
Total Population - Black	26	229	914
Total Population - Asian	0	179	570
Total Population - Hawaiian	0	0	46
Total Population - American Indian	0	61	338
Total Population - Other	1	38	326



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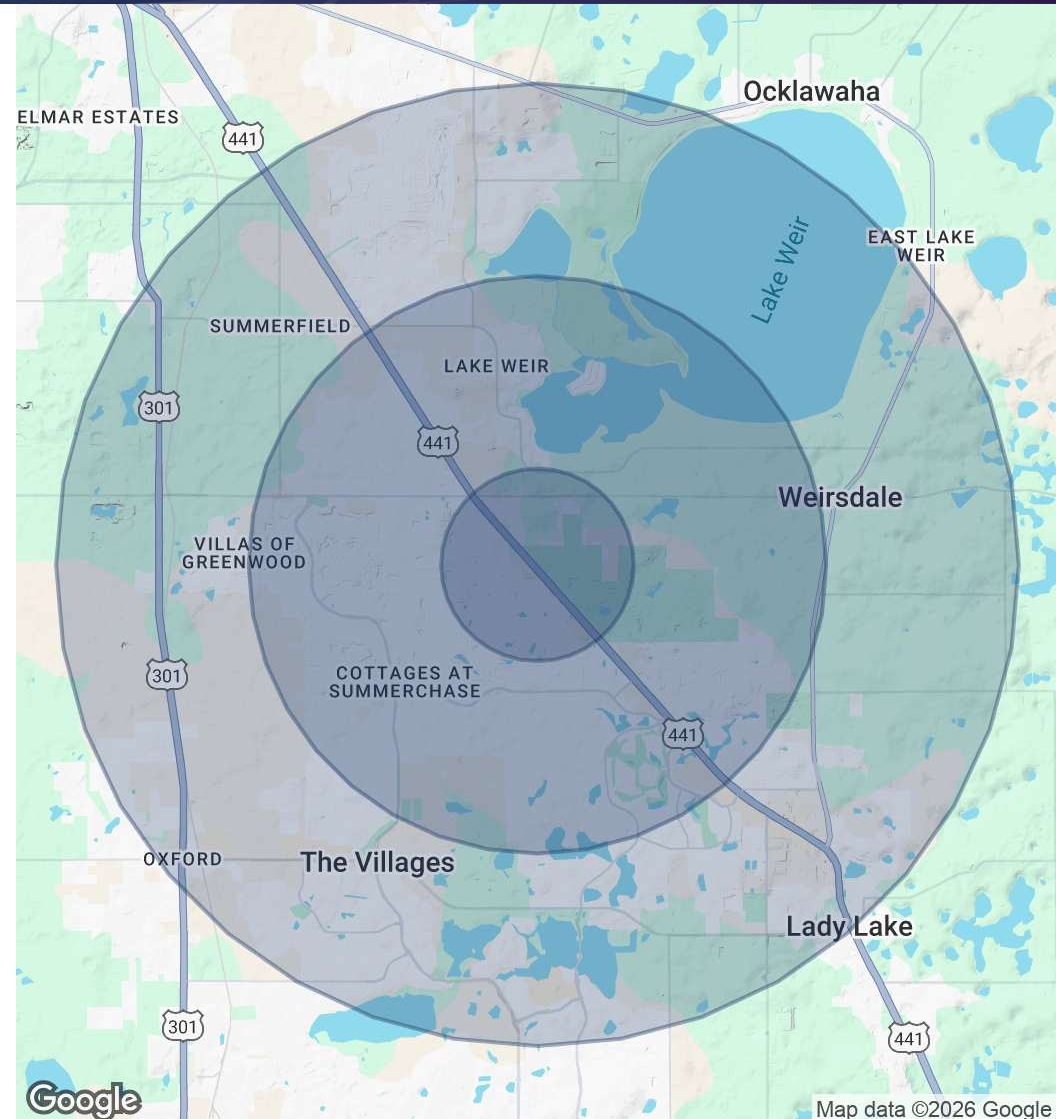
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DEMOGRAPHICS MAP & REPORT

AGE	1 MILE	3 MILES	5 MILES
0 - 4	52	457	1,268
5 - 9	55	481	1,332
10 - 14	60	539	1,565
15 - 17	42	311	891
18 - 20	45	315	887
21 - 24	69	429	1,165
25 - 34	140	994	2,813
35 - 44	161	1,191	3,132
45 - 54	230	1,626	3,833
55 - 64	491	3,394	6,944
65 - 74	1,707	13,237	26,019
75 - 84	1,451	15,266	28,568
85+	417	3,962	7,236



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