



RETAIL | FOR LEASE

Wellness Village

305 CR 466A, Fruitland Park, FL 34731

Total SF: 2,000 - 24,000± SF Available



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Property Overview

Strategic Tri-City Location

Positioned at the convergence of Lady Lake, Fruitland Park and The Villages—three of the fastest-growing metropolitan areas in the U.S. over the past three years.

Prime Visibility on a High-Growth Corridor

Fruitland Park Medical Village is just 1/4 mile east of The Villages along the rapidly expanding CR 466A (Miller Blvd.), a key regional thoroughfare experiencing significant commercial and residential development. Miller Blvd boasts an AADT of 17,500 with Micro Racetrack Rd at 9,600 AADT and Florida Turnpike at 36,500 AADT.

Strong and Expanding Local Population

Within a 10-minute drive time, the site serves an existing population of approximately 79,000 residents, with 4,700 new homes planned or already under construction in the same radius.

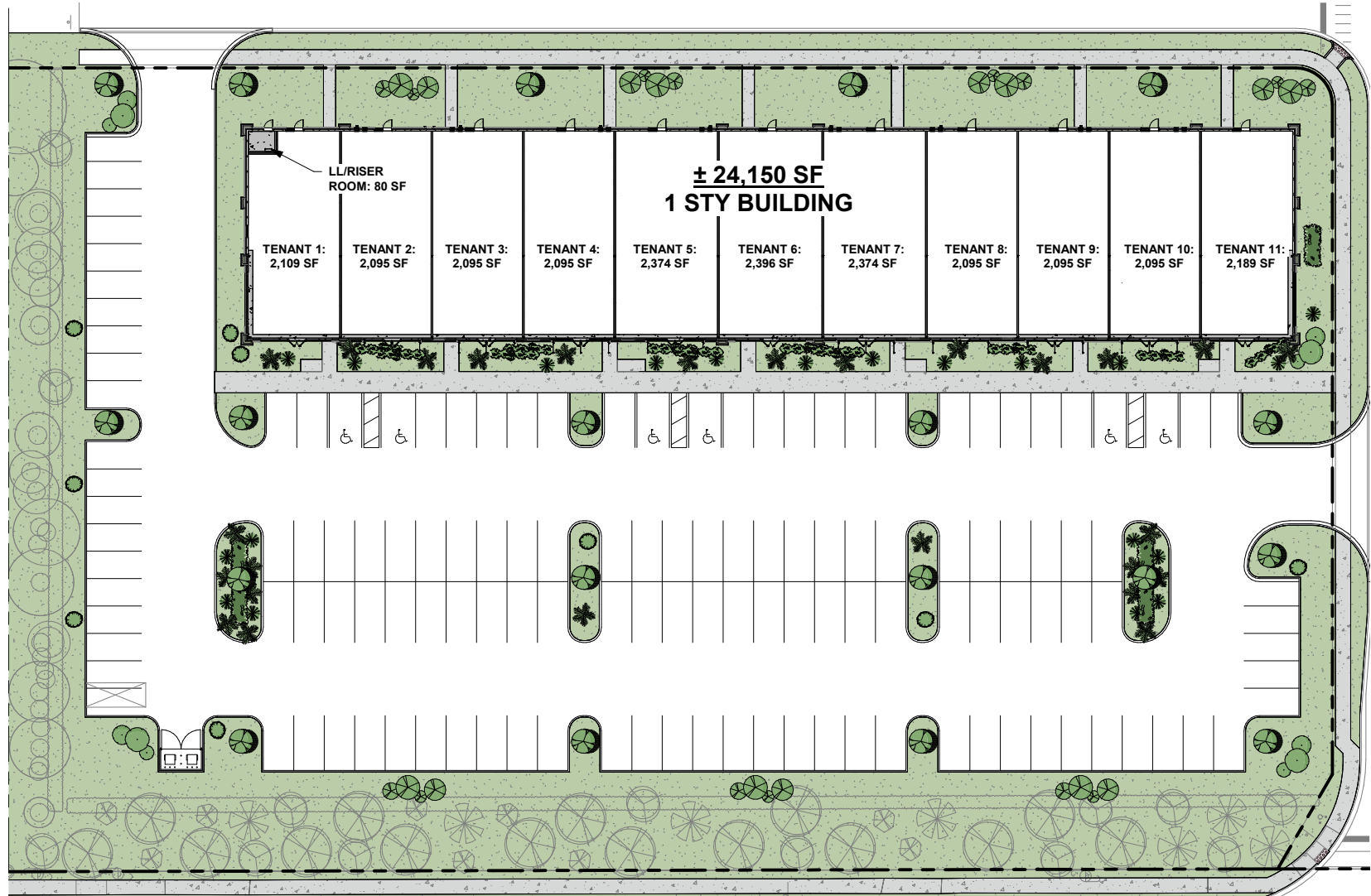
Building Details

- A total of 2,000 - 24,000 ± SF available for lease
- Purpose-built outpatient healthcare facility (or building)
- Single story with a min 14' clear height
- Access to both CR 466A (Miller Blvd) and Oliver Lane
- Cross access to new AdventHealth FSED
- Signage facing Miller Blvd
- Opening Spring 2027

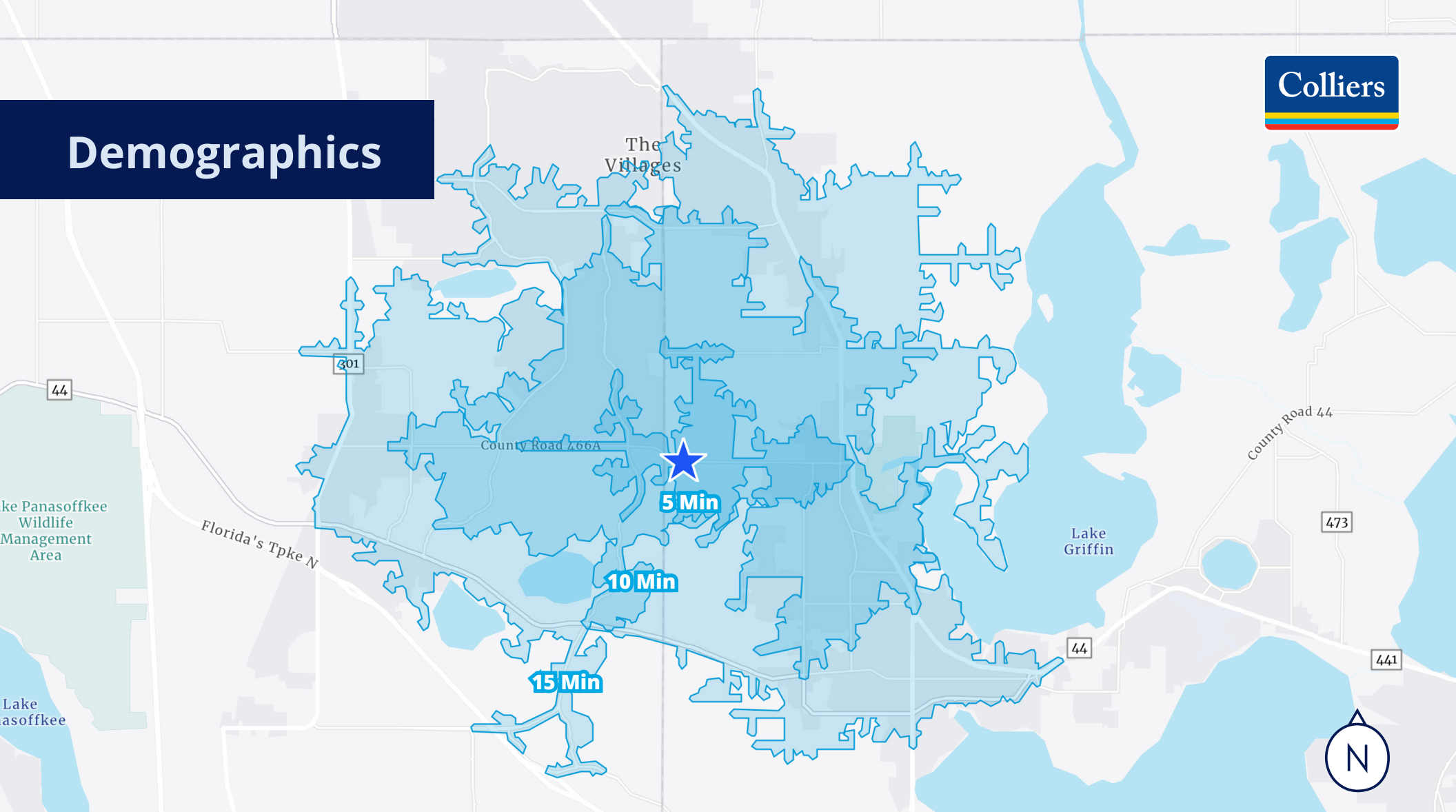
DELIVERING SUMMER 2027



Site Plan



Demographics



Population

10 Min		7,953
15 Min		51,471
20 Min		106,542



Average HH Income

10 Min		\$116,643
15 Min		\$105,349
20 Min		\$94,949



Households

10 Min		4,053
15 Min		26,966
20 Min		54,546



Daytime Population

10 Min		7,667
15 Min		52,555
20 Min		120,810



THE VILLAGES

The Villages® is one of the fastest-growing retirement communities in the U.S., spanning over 57 square miles in Central Florida and home to more than 150,000 residents—predominantly active adults aged 55+. This population is highly-engaged, affluent and health-conscious, creating strong demand for retail, dining, and healthcare services. With most residents living full-time and relying on local amenities, businesses have a unique opportunity to serve a concentrated, stable customer base in a vibrant, master-planned environment. The community's design fosters accessibility and convenience. Residents primarily travel by golf cart, making proximity to Town Squares and key amenities critical for commercial success. These squares host nightly entertainment, events and shopping, while driving consistent foot traffic. For medical providers, the demographic profile translates into significant demand for primary care, specialty practices, urgent care and wellness services.

The Villages already supports a robust healthcare infrastructure, but continued growth ensures room for expansion in areas like orthopedics, cardiology, physical therapy and senior-focused wellness programs. Retailers and service providers benefit from a lifestyle-driven economy. With thousands of clubs, recreational activities and educational programs, residents prioritize experiences and convenience. Businesses that align with this active lifestyle—such as fitness centers, specialty retail and dining—thrive in this market. Medical tenants can leverage this dynamic by offering integrated health solutions, preventive care and concierge-style services that cater to a population seeking quality and accessibility.

In short, The Villages represents a rare opportunity: a large, affluent and growing community with predictable demand for healthcare and lifestyle services. For medical tenants, positioning within this market means tapping into a loyal customer base and benefiting from a well-established infrastructure designed to support long-term growth.

Source: www.thevillages.com



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