

SINGLE TENANT NET LEASE

Investment Opportunity



Tenant Acquired Business in 2023 | Annual Rental Increases | Recent Extension |
The Villages: Highest-Selling Master-Planned Community in US



809 County Road 466 Unit 101-C

LADY LAKE FLORIDA (THE VILLAGES)

ACTUAL SITE



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NATIONAL NET LEASE

Qualifying Broker: Patrick Nutt, SRS Real Estate Partners-SOFLO LLC | FL License No. BK3120739





LAKE SUMTER LANDING



SOUTHERN TRACE PLAZA



The Villages



24,500
VEHICLES PER DAY

COUNTY RD. 466



LADY LAKE GOLF
DRIVING RANGE





SITE OVERVIEW



PROPERTY PHOTOS





OFFERING

Pricing	\$1,135,000
Net Operating Income	\$72,120
Cap Rate	6.35%

PROPERTY SPECIFICATIONS

Property Address	809 County Road 466 unit 101-c Lady Lake, Florida 32159
Rentable Area	3,105 SF
Land Area	0.09 AC
Year Built / Remodeled	2014 / 2021
Tenant	SCA Health
Guaranty	Corporate (SCA Health)
Lease Type	NN
Landlord Responsibilities	Roof, Structure & HVAC
Lease Term Remaining	6.5 Years
Increases	3% Annual Increases
Options	1 (5-Year)
Rent Commencement	2/16/2023
Lease Expiration	2/28/2033

LEASE TERM				RENTAL RATES				
Tenant Name	Square Feet	Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
SCA Health	3,105	2/16/2023	2/28/2033	Current		\$6,010	\$72,120	1 (5-Year)
(Corporate Guaranty)				2/16/2027	3%	\$6,190	\$74,284	
				2/16/2028	3%	\$6,376	\$76,512	
3% Annual Increases Throughout Initial Term & Options Thereafter								

6.5 Years Remaining | Recent Extension | Options to Extend | Annual Rental Increases | Established Brand

- 6.5 Years remaining with 1 (5-year) option to extend, demonstrating their commitment to the site
- The lease features 3% annual rental increases throughout the initial term and options thereafter, growing NOI and hedging against inflation

NN Lease | Fee Simple Ownership

- Tenant pays for taxes, insurance and maintains most aspects of the premises
- Limited landlord responsibilities
- Ideal, management-free investment for a passive investor

The Villages | Local Demographics in 5-mile Trade Area

- The asset is located within The Villages, the fastest growing metro area within the past decade
- More than 103,000 residents and 27,000 employees support the trade area
- \$97,425 average household income

Located Along County Rd 466 | Dense Retail Corridor | Rolling Acres Plaza (346,000+ SF) | Nearby Apartments & Schools

- The asset is located along County Rd 466 which averages 24,500 VPD
- The site is located in close proximity to Rolling Acres Plaza, a 346,000+ SF shopping plaza, that is anchored by Target, T.J. Maxx, Bealls, Staples, and more
- Other nearby national/credit tenants include Publix, Home Depot, PetSmart, Kohl's, Petco, Ulta, Five Below, CVS, and many more
- Strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover store exposure to the site
- 3,000+ SF condo unit with (2) entry points, making this highly flexible for multiple doctors
- The whole medical plaza is 100% occupied
- Furthermore, the subject property is located near Oakleaf Village Apartments (356 units), Carmendy Square Townhomes (152 units), and The Villages Elementary of Lady Lake School (761 students), further increasing consumer traffic to the immediate trade area

Optum's SCA Health quietly bought 2 cardiovascular chains

Optum's ASC arm, Deerfield, Ill.-based SCA Health, quietly purchased at least two cardiovascular providers in 2023, National Cardiovascular Partners and Pivotal Healthcare.

By: Patsy Newitt | Friday, May 17th, 2024

National Cardiovascular Partners comprises 21 cardiac catheterization and vascular labs. The platform was previously owned by Fresenius Medical Care, which confirmed in a January news release that it sold the organization.

The group is now listed as part of SCA Health on the company's website.

"Our evolved partnership with NCP exemplifies the opportunity for achieving successful collaboration, resulting in clinical expertise and strategic business outcomes," cardiologist Andrei Damian, MD, said on the site.

SCA Health also acquired Pivotal Healthcare in July 2023, according to Pitchbook. The Ponte Vedra Beach, Fla.-based cardiovascular care platform has 11 affiliate practices and 14 locations, according to the company's website.

As of 2023, the most recent available information, SCA Health has more than 320 ASCs – making it one of the largest ASC chains in the U.S.

Becker's has reached out to SCA Health and will update this story if more information becomes available.

Source: Becker's ASC Review
Read Full Article [HERE](#)





SCA HEALTH

sca.health

Parent Company: Optum / UnitedHealth Group

Clinical Locations: 370+

Annual Patients Served: More than 2 million

Workforce: 15,000+ professionals

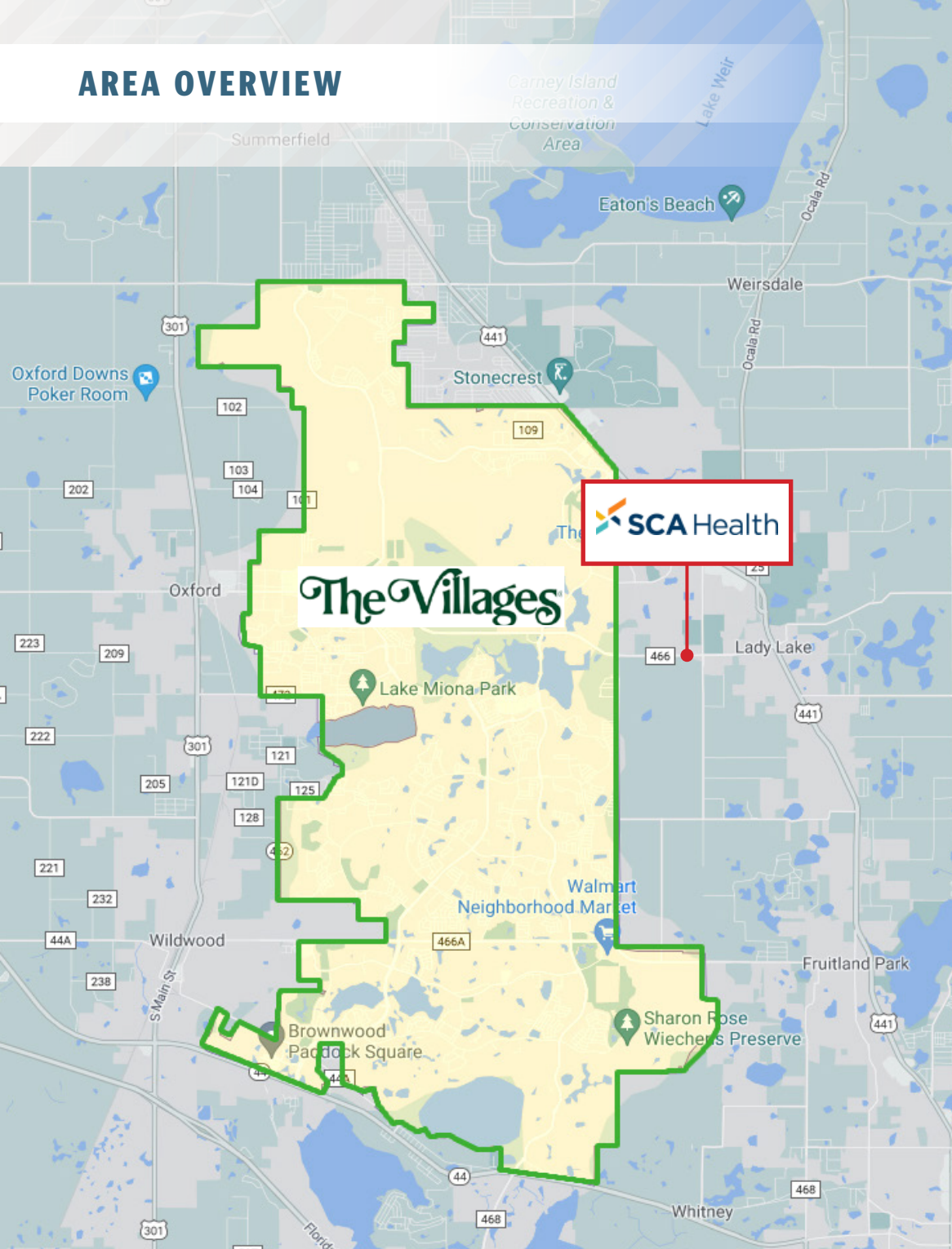
Health-System Partners: 60+

SCA Health is a national surgical and specialty-care management company that operates one of the largest networks of ambulatory surgery centers and surgical hospitals in the United States. The organization serves more than 2 million patients annually through 370+ clinical locations and 400 physician-practice clinics, supported by a workforce of more than 15,000 professionals. Its clinical platform includes orthopedics and spine, gastroenterology, cardiology, ophthalmology, ear, nose and throat, pain management, total joint replacement and other single- and multispecialty services.

SCA Health partners with physicians, health systems and health plans to develop and manage outpatient-care platforms centered on clinical quality, physician alignment, operational efficiency and value-based care. The company works with more than 60 health systems, and approximately 50% of its facilities have a health-system partner. SCA Health is part of Optum, the health-services business of UnitedHealth Group, and is led by Chief Executive Officer Winborne Macphail, who assumed the role in 2025.

Source: sca.health

AREA OVERVIEW



The Villages, Florida, was fastest-growing metro area this decade: Census Bureau

The majority of U.S. metro areas have grown in population over the past decade, but one Florida community beat them all.

The Villages, a 55-plus master-planned community about an hour northwest of Orlando, was the fastest-growing U.S. metro area between 2010 and 2020, according to new data released by the U.S. Census Bureau Thursday. Marc Perry, a senior demographer with the bureau's population division, said The Villages' population grew by 39% over the decade.

There are about 60,000 households in The Villages, and more homes are in development.

The community is well-known as a popular retirement enclave with many activities for its residents, as well as more than 90 miles of golf cart paths for them to get around. There are 54 golf courses in the area, more than 100 pickleball courts, plus tennis, bocce, shuffleboard and numerous clubs.

The Villages also has three distinct "town squares" with restaurants, shops, movie theaters and other businesses so locals don't have to venture far for the essentials, or for fun.

Read Full Article [HERE](#)



PROPERTY OVERVIEW

LOCATION



Lady Lake, Florida
Lake County
Orlando-Kissimmee-Sanford MSA

ACCESS



County Road 466: 1 Access Point

TRAFFIC COUNTS



County Road 466: 24,500 VPD
Rolling Acres Road: 15,700 VPD
U.S. Highway 27 & 441/State Highway 500: 30,500 VPD

IMPROVEMENTS



There is approximately 3,105 SF of existing building area

PARKING



There are approximately 40 parking spaces on the owned parcel.
The parking ratio is approximately 12.88 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 18-18-24-1000-00C-20100
Acres: 0.09
Square Feet: 3,820

CONSTRUCTION



Year Built: 2014
Year Renovated: 2021

ZONING



RP -- Residential Professional

LOCATION MAP

THE VILLAGES
4 miles

SCA Health

ORLANDO
53 miles

2024 Estimated Population	
1 Mile	4,511
3 Miles	36,686
5 Miles	103,300

2024 Average Household Income	
1 Mile	\$81,379
3 Miles	\$89,561
5 Miles	\$97,425

2024 Estimated Total Employees	
1 Mile	2,737
3 Miles	16,405
5 Miles	27,759

LOCATION MAP

The map displays the central part of Florida, centered on Orlando. A red dot marks the location of 'THE VILLAGES' at Fruitland Park, which is 4 miles from SCA Health's main office. The main office is located near Lake Apopka. Another red dot marks Orlando, which is 53 miles from the main office. The map includes major highways like I-75 and I-4, and various cities such as Deland, Sanford, and Kissimmee.

SCA Health

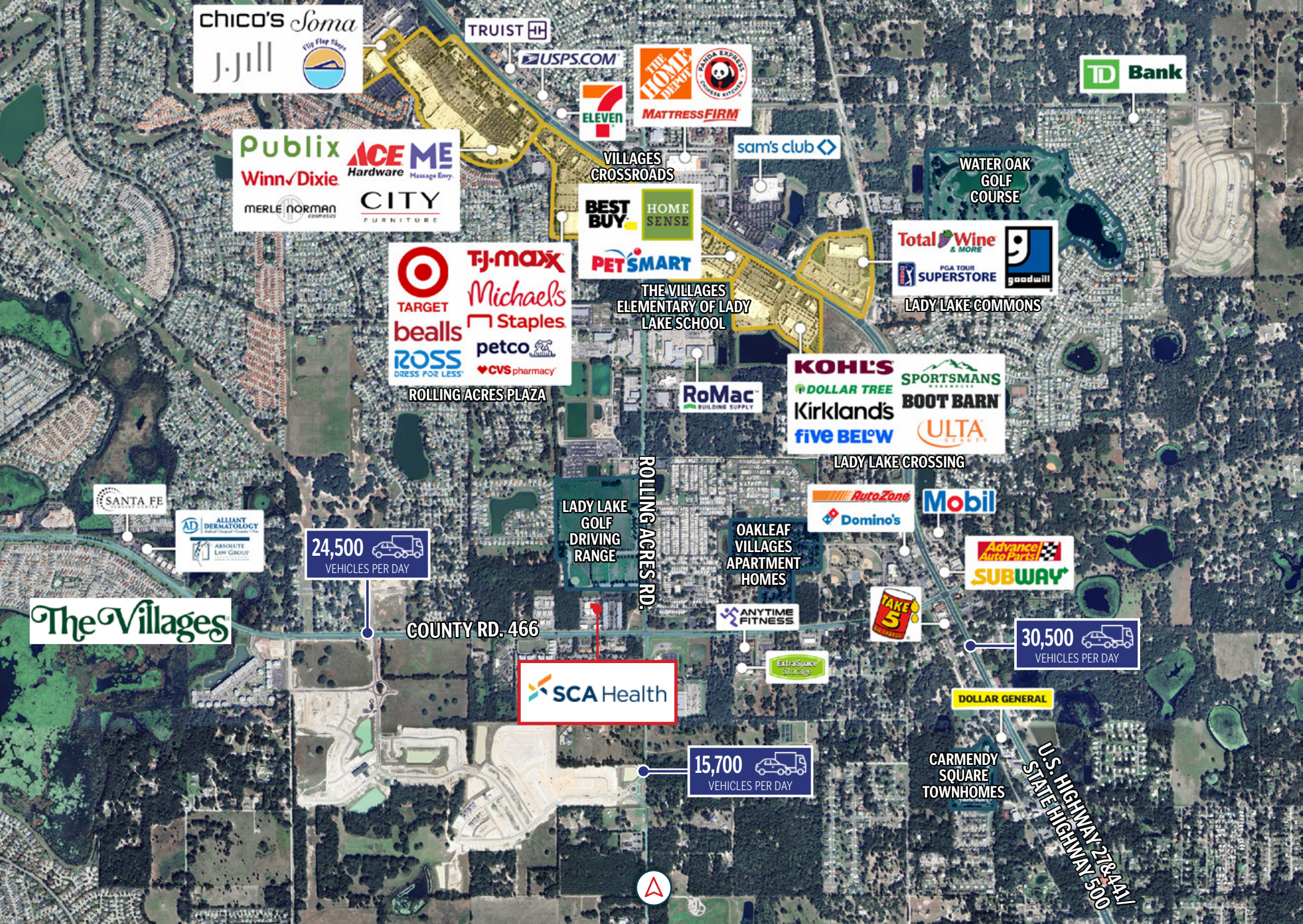
THE VILLAGES
4 miles

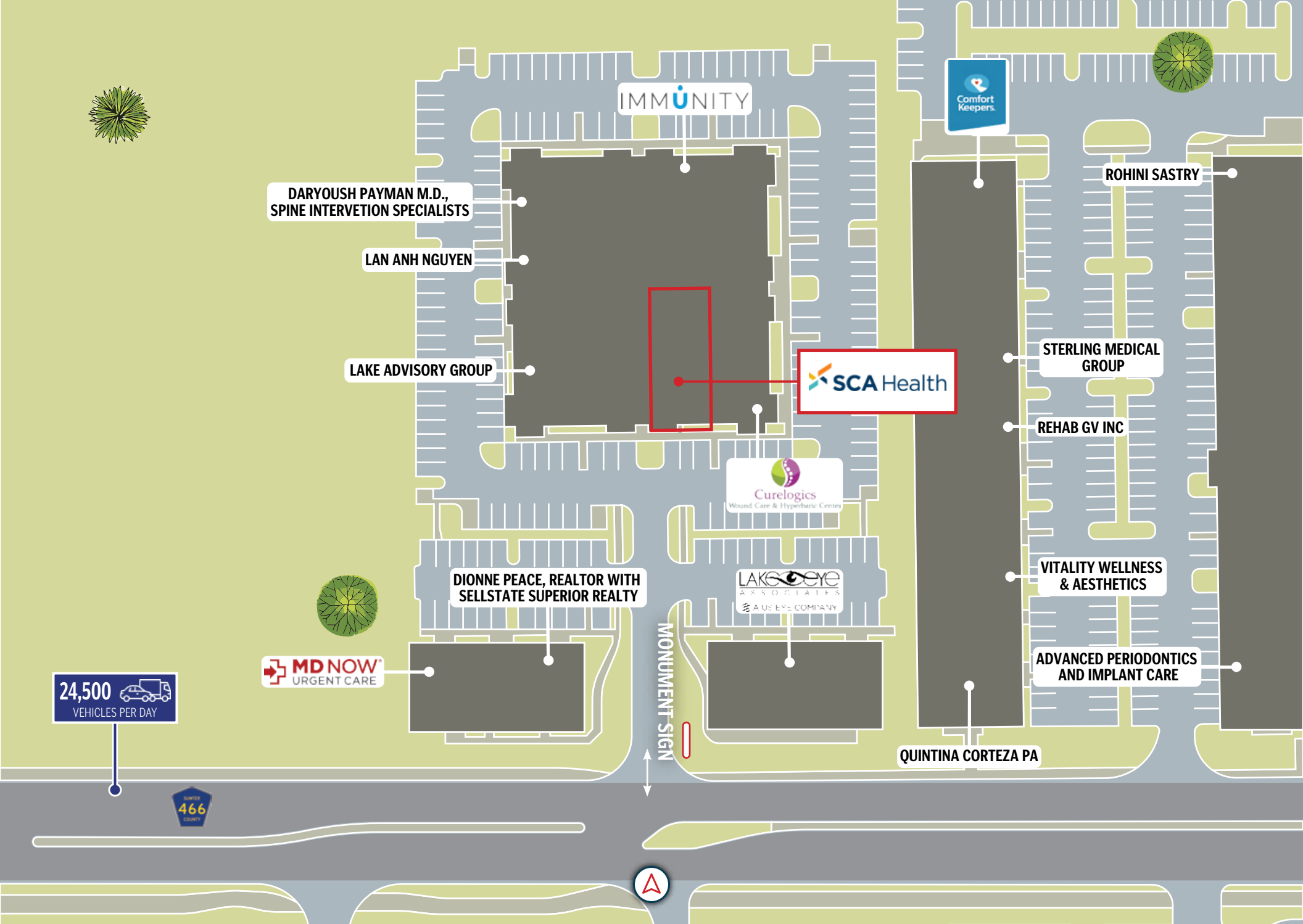
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	1 Mile	3 Miles	5 Miles
Population			
2024 Estimated Population	4,511	36,686	103,300
2029 Projected Population	4,684	39,511	111,181
2024 Median Age	66.3	72.4	72.2
Households & Growth			
2024 Estimated Households	2,390	20,338	55,797
2029 Projected Households	2,509	22,128	60,632
Income			
2024 Estimated Average Household Income	\$81,379	\$89,561	\$97,425
2024 Estimated Median Household Income	\$64,019	\$66,217	\$76,740
Businesses & Employees			
2024 Estimated Total Businesses	259	1,336	2,498
2024 Estimated Total Employees	2,737	16,405	27,759



LADY LAKE, FLORIDA

Lady Lake, Florida, in Lake County, is 39 miles W of Deltona, Florida (center to center) and 74 miles NE of Tampa, Florida. It is part of the Orlando–Kissimmee–Sanford Metropolitan Statistical Area. The Town of Lady Lake had a population of 16,507 as of July 1, 2024.

The economy of Lady Lake, FL employs 4.95k people. The largest industries in Lady Lake, FL are Retail Trade, Health Care & Social Assistance, and Professional, Scientific, & Technical Services, and the highest paying industries are Finance & Insurance, Finance & Insurance, & Real Estate & Rental & Leasing, and Educational Services. It is home to many local businesses such as Ace Hardware, Ocean Breeze Marina & RV Park, and The Villages Charter School System.

Lady Lake and nearby attractions are Leesburg Arts Festival, Chain of Lakes, Uncle Donalds Farm, Lake Griffin, Lady Lake Historical Society Museum. The town of Lady Lake is also known as the Home of Lakes and Sunshine. It offers a number of outdoor and indoor activities such as bowling alleys, golf courts, a softball complex, polo clubs and boating on the several beautiful lakes. In addition, there are also antique shops, restaurants and shopping areas. You can also visit the Ocala National Forest.

Lake County Schools operates public schools in Lady Lake. The Villages Elementary School of Lady Lake is serving the town. Carver Middle School in Leesburg and Leesburg High School also serve Lady Lake. The city is served by the Central Florida Community College.

The closest major airport to Lady Lake, Florida is Orlando Sanford International Airport.



THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

300+

TEAM
MEMBERS

25+

OFFICES

\$5B+

TRANSACTION
VALUE

company-wide
in 2024

600+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2024

\$2.5B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2024

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