

# FOR LEASE: OUTPATIENT MEDICAL SPACE

VIRTUAL  
TOUR  
LINKS  
INSIDE



## OAKS MEDICAL BUILDING

### 3,729–7,564 RSF Available

*8550 NE 138th Lane, Lady Lake, FL 32159*

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## PROPERTY OVERVIEW

Located off of US Hwy 441/US-27, this premium, Class-A outpatient medical facility in Lady Lake, Florida, has easy golf cart access from The Villages, Spruce Creek South, and Stonecrest. This prime location offers the area's largest concentration of shopping and retail options and features a covered patient drop-off area and paved parking. On-site specialties include cardiopulmonary rehabilitation, sports medicine and rehab, clinical research, and other multispecialty services. The property is less than one mile from the UF Health The Villages Hospital.

### CAMPUS SETTING

Off-campus

### BUILDING DETAILS

29,589 RSF  
Class A  
Built in 2011  
Two stories

### AVAILABLE

Suite 2000-B: 3,835 RSF  
Suite 2000-D: 3,729 RSF

The second floor is set up as individual suites with a common waiting area in the middle. Each suite has a separate check-in off the main corridor.

### ACCESS

Easy access from US 27/441  
5 miles from The Villages

### PARKING

5.64/1,000 RSF  
Golf cart parking available

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## NEARBY HEALTH CARE

Lady Lake and surrounding areas offer an optimal mix of health care services. The Villages Health provides primary care, specialty care, and hospital care. UF Health at the Villages offers cancer, cardiac, rehabilitation, orthopedics, stroke, surgery, and clinical lab care. Select Specialty Hospital - The Villages delivers care for brain injuries, cardiac conditions, infectious disease, neurologic conditions, pulmonary and ventilator liberation, renal disorders, wound, and medically complex care.

## AREA OVERVIEW

Lady Lake, Florida, is a town of approximately 16,000 residents located within the Orlando–Kissimmee–Sanford Metropolitan Statistical Area, one of the fastest-growing MSAs in the country. The largest retirement community in the world, The Villages, began in Lady Lake. The town is home to many family-friendly amenities and outdoor options for active lifestyles, including golf courses and boating. Located 50 miles from Orlando, Lady Lake has the second-lowest tax rate in Lake County while still offering a full-service government with utilities and active economic development opportunities.

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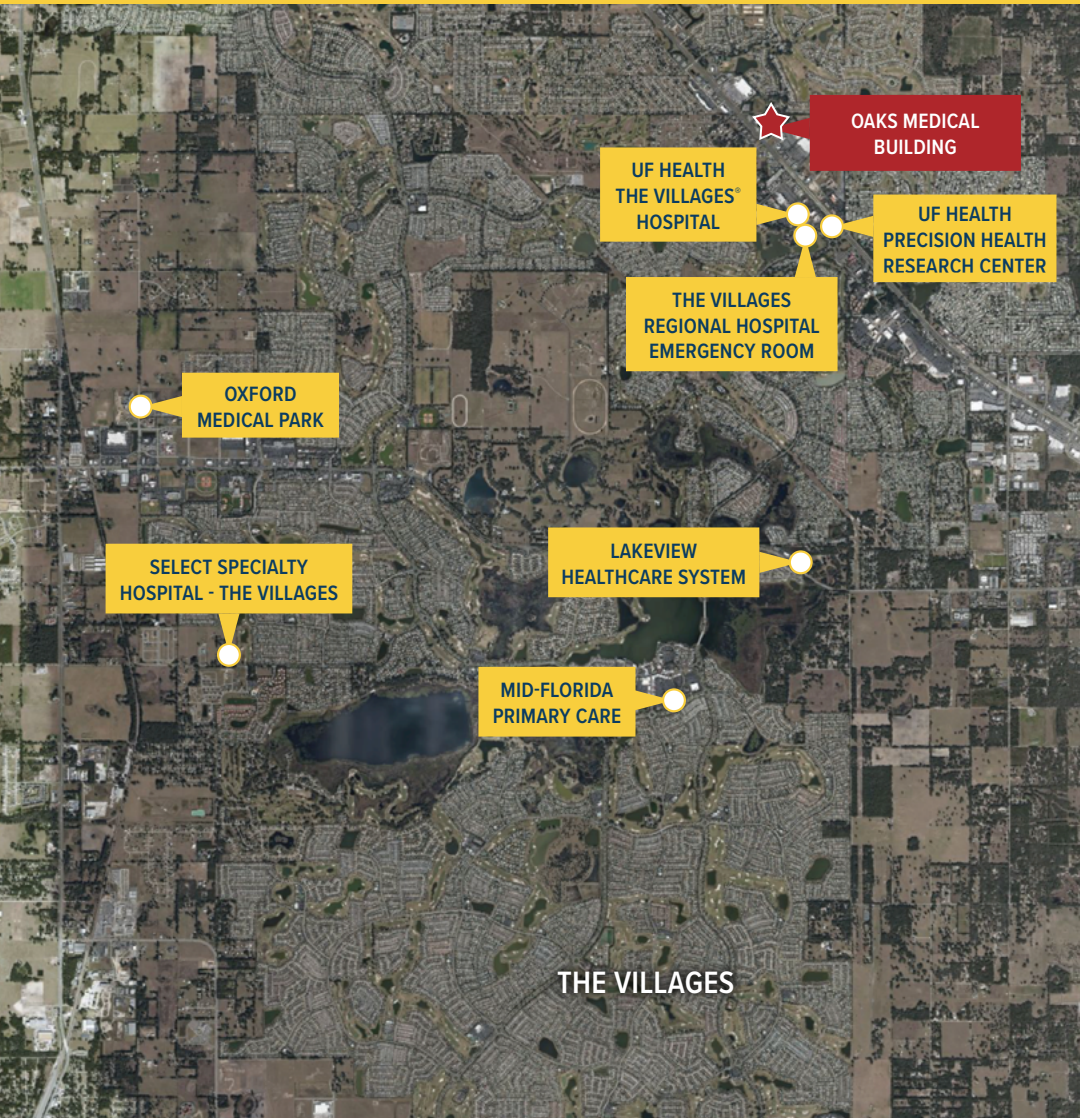
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## DEMOGRAPHICS

Distance	Total Population	Median Household Income
1-Mile	2,916	\$55,102
3-Miles	36,281	\$50,546
5-Miles	80,331	\$52,836
10-Miles	201,584	\$51,304



### Area Health Care

#### Orlando, FL

- Orlando Health
- AdventHealth
- VA medical Center
- Orlando Health South Lake Hospital

#### Tampa, FL

- Tampa General Hospital
- VA Hospital
- AdventHealth

#### Jacksonville, FL

- HCA Florida Memorial Hospital
- Ascension St. Vincent's Southside Hospital
- Baptist Medical Center Jacksonville
- UF Health North

#### Tallahassee, FL

- HCA Florida Capital Hospital
- Tallahassee Memorial Hospital

#### Fort Meyers, FL

- Lee Memorial Hospital
- Cape Coral Hospital

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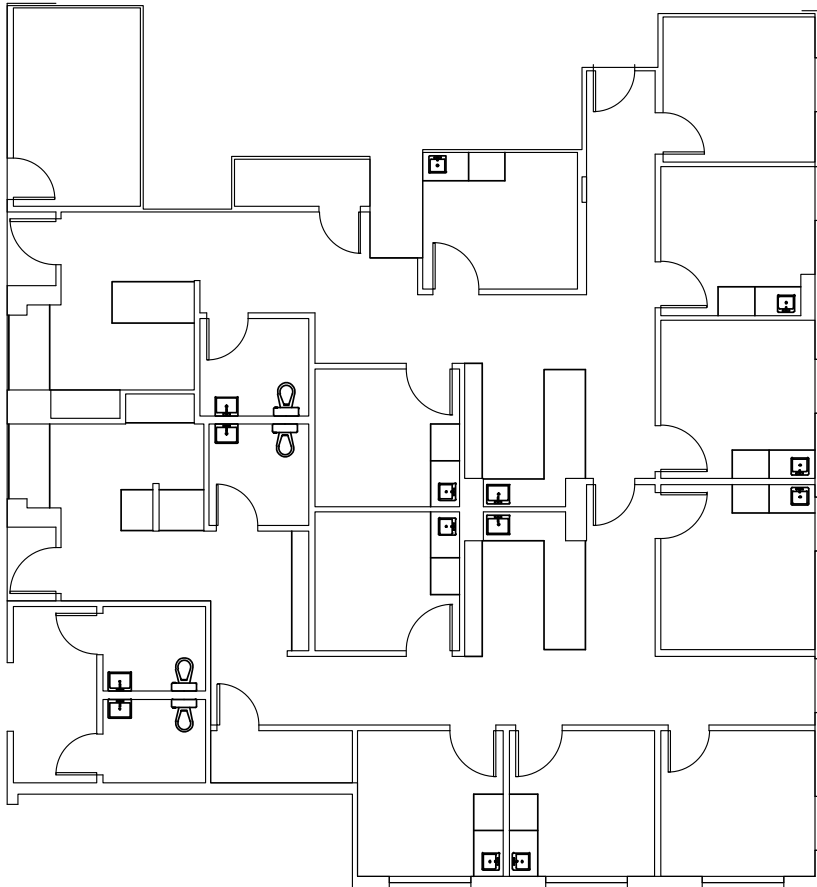
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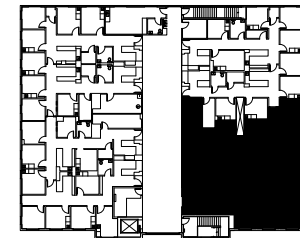
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## SECOND FLOOR

**Suite 2000-B**  
**3,835 RSF**

Key Plan



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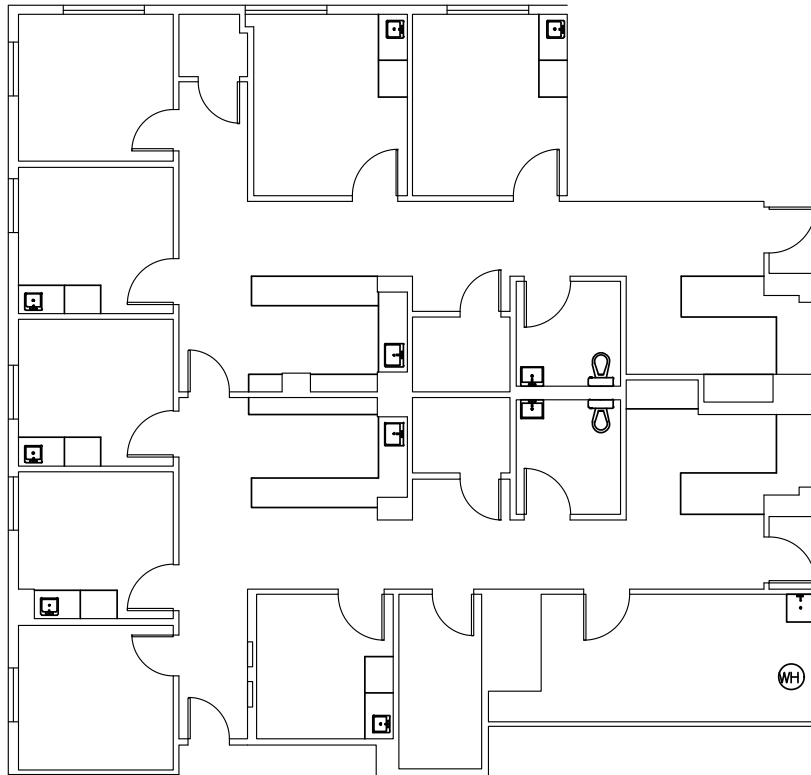
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## SECOND FLOOR

**Suite 2000-D**  
**3,729 RSF**



Key Plan



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