

AVAILABLE Owner User or Investment Opportunity
(Also available For Lease)

Summit Medical Park

733 CR 466, Lady Lake, FL 32159

Offered at: \$1,300,000



Exclusively Listed By:

FRAN DANN-AKIN, SIOR

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Confidentiality & Disclaimer

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Executive Summary

AVAILABLE: OWNER USER or INVESTMENT OPPORTUNITY or FOR LEASE

- Offered at \$1,300,000
- 4,020 SF
- Year Built: 2009
- Lake County Alt Key: 3874890
- Zoned CP (Planned Commercial)

Medical office with 4,020 SF situated in the prestigious Summit Medical Park, this office space enjoys a prime location in Lady Lake, FL. The area is known for its vibrant medical community and proximity to The Villages, a premier active adult retirement community with a growing population and high demand for medical services. Features include six exam rooms with sinks, two offices, reception, waiting room, break room and three restrooms.

FOR LEASE

- \$18/sf + NNN \$TBD
- Negotiable term

Property Website: <https://assets.bravemedialabs.com/listings/KKWewesLb5iDpQ7dboxv/website/basic>



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The Villages

The Villages

Sunset Professional Center

Town of Lady Lake Park

The Summit



Rolling Acres Road

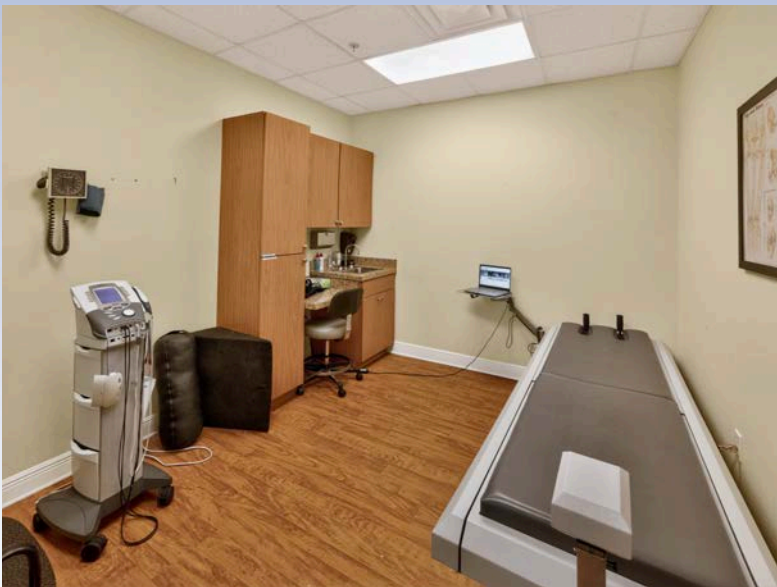
4,020 SF



The Summit



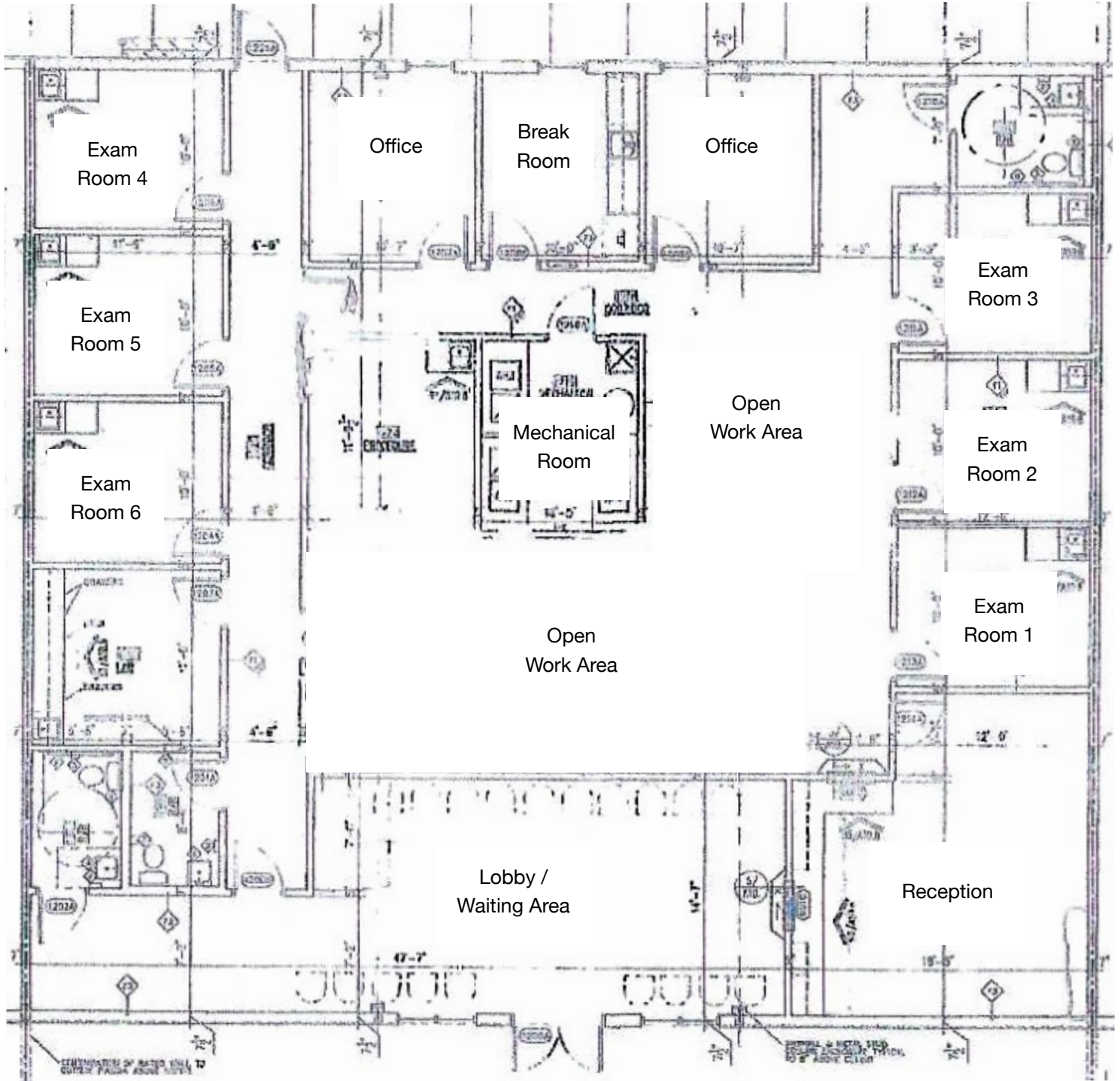
Interior Photos



Interior Photos



Floor Diagram



Demographic and Income Profile

733 Highway 466, Lady Lake, Florida, 32159



Ring: 5 mile radius

| Summary | Census 2020 | 2025 | 2030 |
|-------------------------------|-------------|---------|---------|
| Total Population | 99,393 | 101,103 | 114,044 |
| Total Households | 53,598 | 55,529 | 63,239 |
| Family Households | 33,651 | 34,599 | 39,434 |
| Average Household Size | 1.84 | 1.81 | 1.80 |
| Owner Occupied Housing Units | 47,604 | 49,473 | 56,502 |
| Renter Occupied Housing Units | 5,994 | 6,056 | 6,737 |
| Median Age | 71.2 | 72.2 | 72.9 |

| Trends 2025 - 2030 | Area | State | National |
|------------------------------|------|-------|----------|
| Population | 2.4% | 1.1% | 0.4% |
| Households | 2.6% | 1.3% | 0.6% |
| Family Population | 2.7% | 1.3% | 0.5% |
| Owner Occupied Housing Units | 2.7% | 1.8% | 0.0% |
| Median Household Income | 1.8% | 2.9% | 2.5% |

| Population by Age | Census 2020 | | 2025 | | 2030 | |
|-------------------|-------------|---------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| 0-4 | 1,328 | 1.3% | 1,347 | 1.3% | 1,477 | 1.3% |
| 5-9 | 1,603 | 1.6% | 1,406 | 1.4% | 1,523 | 1.3% |
| 10-14 | 1,704 | 1.7% | 1,640 | 1.6% | 1,614 | 1.4% |
| 15-19 | 1,677 | 1.7% | 1,568 | 1.6% | 1,651 | 1.4% |
| 20-24 | 1,382 | 1.4% | 1,512 | 1.5% | 1,583 | 1.4% |
| 25-29 | 1,477 | 1.5% | 1,456 | 1.4% | 1,769 | 1.6% |
| 30-34 | 1,680 | 1.7% | 1,618 | 1.6% | 1,708 | 1.5% |
| 35-39 | 1,660 | 1.7% | 1,809 | 1.8% | 1,902 | 1.7% |
| 40-44 | 1,576 | 1.6% | 1,786 | 1.8% | 2,117 | 1.9% |
| 45-49 | 2,087 | 2.1% | 1,789 | 1.8% | 2,227 | 1.9% |
| 50-54 | 2,862 | 2.9% | 2,508 | 2.5% | 2,388 | 2.1% |
| 55-59 | 4,540 | 4.6% | 3,921 | 3.9% | 3,796 | 3.3% |
| 60-64 | 7,598 | 7.6% | 7,084 | 7.0% | 7,057 | 6.2% |
| 65-69 | 13,817 | 13.9% | 12,568 | 12.4% | 13,720 | 12.0% |
| 70-74 | 20,272 | 20.4% | 19,424 | 19.2% | 21,329 | 18.7% |
| 75-79 | 17,777 | 17.9% | 19,786 | 19.6% | 22,090 | 19.4% |
| 80-84 | 10,095 | 10.2% | 12,103 | 12.0% | 15,015 | 13.2% |
| Age 85+ | 6,259 | 6.3% | 7,779 | 7.7% | 11,078 | 9.7% |

Full report available upon request.

[Source:](#) Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data

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Medical Expenditures

733 Highway 466, Lady Lake, Florida, 32159

Ring: 5 mile radius




| Demographic Summary | 2025 | 2030 |
|-------------------------|----------|----------|
| Population | 101,103 | 114,044 |
| Households | 55,529 | 63,239 |
| Families | 34,599 | 39,434 |
| Median Household Income | \$74,354 | \$81,404 |
| Males per 100 Females | 87.6 | 88.4 |

| Population by Age | 2025 | 2030 |
|----------------------|-------|-------|
| Population <5 Years | 1.3% | 1.3% |
| Population 65+ Years | 70.9% | 73.0% |
| Median Age | 72.2 | 72.9 |

| | Spending Potential Index | Average Amount Spent | Total |
|--------------------------------------|--------------------------|----------------------|---------------|
| Health Care | 93 | \$7,193.89 | \$399,469,288 |
| Medical Care | 94 | \$2,598.05 | \$144,266,915 |
| Physician Services | 85 | \$262.05 | \$14,551,467 |
| Dental Services | 94 | \$508.85 | \$28,255,756 |
| Eyecare Services | 103 | \$97.64 | \$5,422,081 |
| Lab Tests, X-rays | 73 | \$64.31 | \$3,570,972 |
| Hospital Room and Hospital Services | 82 | \$226.19 | \$12,560,051 |
| Convalescent or Nursing Home Care | 124 | \$66.85 | \$3,711,865 |
| Other Medical Services (1) | 80 | \$171.66 | \$9,532,028 |
| Nonprescription Drugs | 102 | \$204.93 | \$11,379,496 |
| Prescription Drugs | 87 | \$368.36 | \$20,454,552 |
| Vitamins and Supplements | 116 | \$181.95 | \$10,103,434 |
| Medicare Prescription Drug Premium | 134 | \$184.92 | \$10,268,224 |
| Eyeglasses and Contact Lenses | 81 | \$106.51 | \$5,914,348 |
| Hearing Aids | 139 | \$47.92 | \$2,660,766 |
| Medical Equipment for General Use | 97 | \$12.08 | \$670,653 |
| Other Medical Supplies/Equipment (2) | 96 | \$93.85 | \$5,211,222 |

Full report available upon request.

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.

 **Source:** Esri forecasts for 2025 and 2030; Consumer Spending data are derived from the 2021 and 2022 Consumer Expenditure Surveys, Bureau of Labor Statistics.

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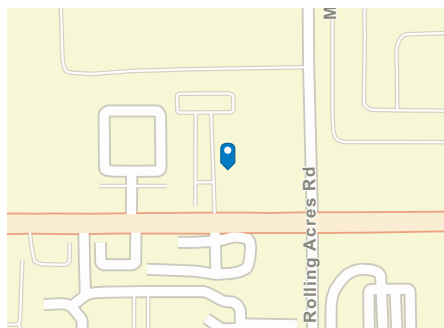
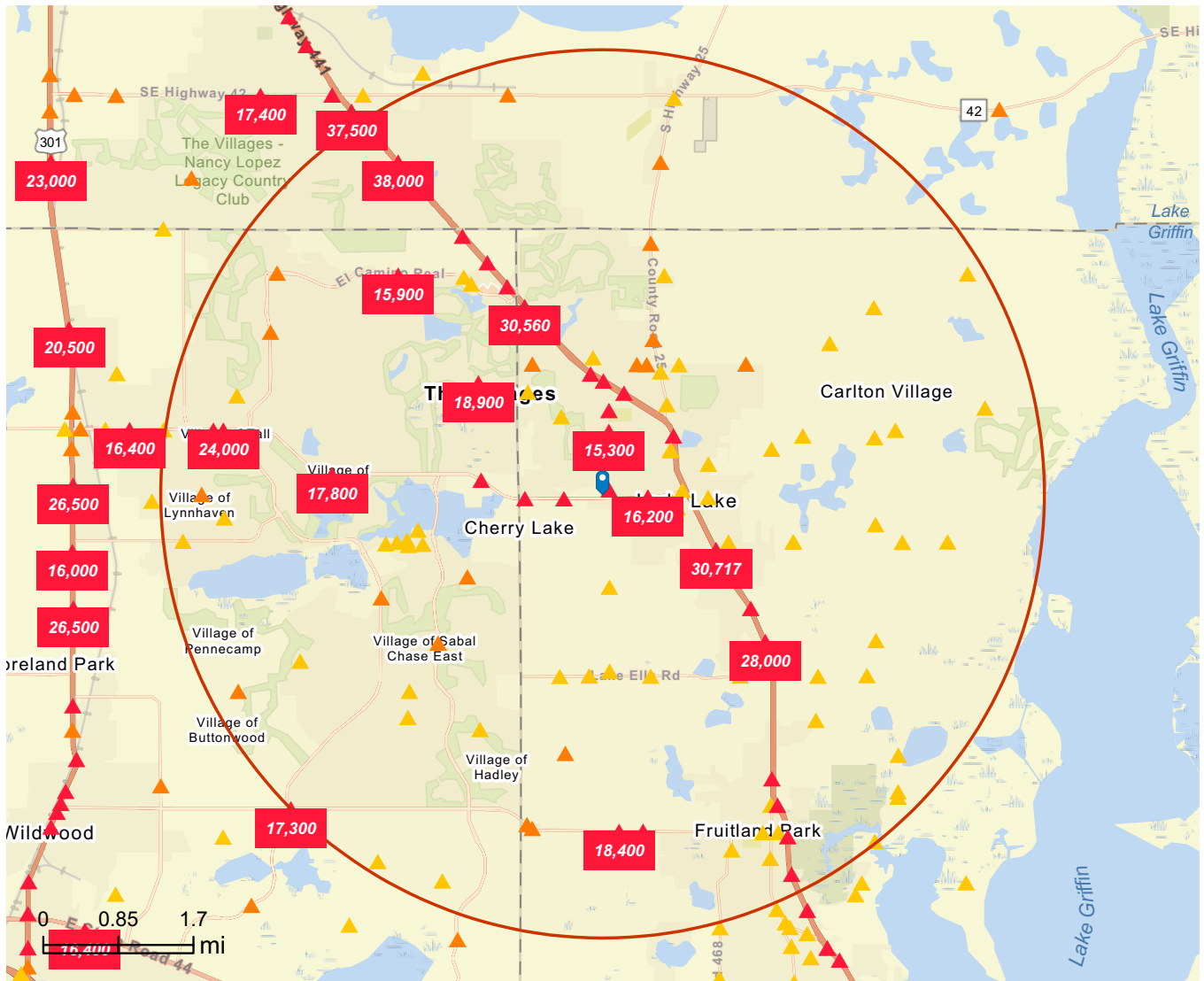


Traffic Count Map

733 Highway 466, Lady Lake, Florida, 32159

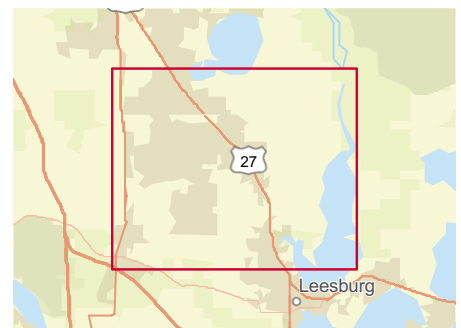


Rings: 5 mile radii



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



Source: Traffic Counts (2025)

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