

**AVAILABLE FOR  
SUBLEASE**

**820 Old Camp Road  
The Villages, FL 32162**

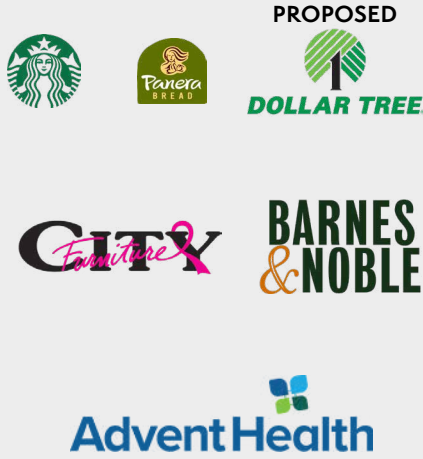
**PROPERTY HIGHLIGHTS**

- Available: 5,239 SF
- ±15' frontage | ±20' clear height
- Cross access with Lake Sumter Landing
- Controllly located within The Villages market
- Delivery Q4 2026



2025 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	5,930	47,152	121,177
Median HH Income	\$91,087	\$79,207	\$76,743
Median Age	74.9	74.1	72.2

**AREA TENANTS**



**ELIZABETH WRIGHT**  
561.699.2790  
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**BRENT ANDREWS**  
772.708.1599  
brent@marketlinkcre.com



# ZOOM AERIAL



**SITE**

Proposed



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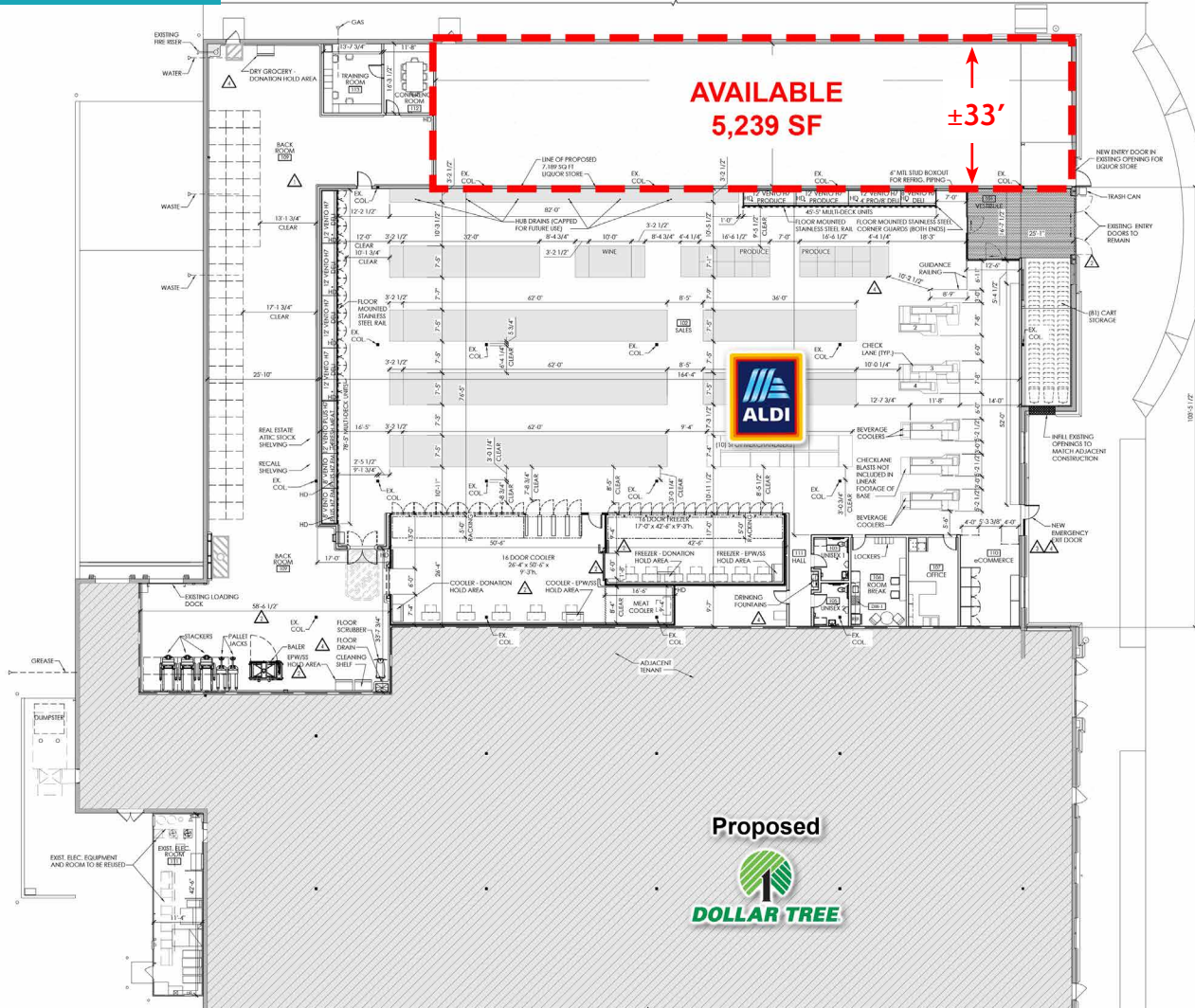
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# FLOOR PLAN



Proposed



Morse Blvd






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# DRIVETIME MAP

## 2025 DEMOGRAPHICS

	5 MINUTE DRIVE TIME	10 MINUTE DRIVE TIME	15 MINUTE DRIVE TIME
 POPULATION	<b>3,334</b>	<b>37,818</b>	<b>104,514</b>
 HOUSEHOLDS	<b>1,966</b>	<b>21,756</b>	<b>57,192</b>
 DAYTIME POPULATION	<b>5,059</b>	<b>43,740</b>	<b>114,733</b>
 AVERAGE HH INCOME	<b>\$113,552</b>	<b>\$99,172</b>	<b>\$99,818</b>
 MEDIAN AGE	<b>74.9</b>	<b>74.1</b>	<b>72.1</b>

