

1.12 Acres - Stonecrest

Hwy 441 & 174th Place, Summerfield, FL 34491

Adjacent to: 17450 SE 109th Ter Rd, Summerfield, FL 34491

Offered at: \$835,000



Exclusively Listed By:

FRAN DANN-AKIN, SIOR

8550 NE 138th Lane, Suite 2000

The Villages, FL 32159

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Direct: (352) 266-7795



Executive Summary

- \$835,000
- 1.12 AC
- Golf car accessible
- Marion County Parcel ID 6200-102-004
- Zoning: PUD
- AADT: 40,500 cars per day (FDOT)
- Adjacent to Campus USA Credit Union
- Stonecrest Center Phase 1, Blk B Lot 4

Hwy. 441/27 FRONTAGE Outparcel 1.12 acre shovel ready site, zoned PUD Marion County with B2 uses. RETAIL/MEDICAL/OFFICE. GOLF CART accessible to Stonecrest, The Villages, Spruce Creek and all conveniences. Water & Sewer to site, property is cleared, filled to grade with off site stormwater ponds. outstanding restaurants and every convenience make this area most popular! Neighboring retail includes, Floor & Décor, Super Walmart, Publix, Lowes, McDonalds, Beall's, Aldi, Truist. 1.3 miles from UF Health Hospital.

Aerial with Amenities



View to the North

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Aerial



View to the South

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Aerial



View to the East

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Aerial with Amenities



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Demographic and Income Profile

17450 SE 109th Terrace Rd, Summerfield, Florida, 34491 2
17450 SE 109th Terrace Rd, Summerfield, Florida, 34491
Ring: 5 mile radius



Summary	Census 2020	2026	2031
Total Population	79,238	81,643	89,389
Total Households	43,052	45,606	50,586
Family Households	25,999	26,067	28,182
Average Household Size	1.83	1.78	1.76
Owner Occupied Housing Units	37,754	40,048	44,265
Renter Occupied Housing Units	5,298	5,558	6,321
Median Age	71.7	72.5	73.1

Trends 2026 - 2031	Area	State	National
Population	1.80%	1.10%	0.50%
Households	2.10%	1.30%	0.70%
Family Population	1.60%	1.30%	0.60%
Owner Occupied Housing Units	2.00%	1.60%	0.00%
Median Household Income	2.50%	3.60%	3.10%

Population by Age	Census 2020		2026		2031	
	Number	Percent	Number	Percent	Number	Percent
0-4	1,108	1.4%	1,220	1.5%	1,372	1.5%
5-9	1,401	1.8%	1,264	1.6%	1,409	1.6%
10-14	1,337	1.7%	1,566	1.9%	1,425	1.6%
15-19	1,350	1.7%	1,399	1.7%	1,623	1.8%
20-24	1,187	1.5%	1,357	1.7%	1,419	1.6%
25-29	1,316	1.7%	1,406	1.7%	1,650	1.9%
30-34	1,423	1.8%	1,572	1.9%	1,633	1.8%
35-39	1,451	1.8%	1,730	2.1%	1,868	2.1%
40-44	1,405	1.8%	1,680	2.1%	2,013	2.3%
45-49	1,873	2.4%	1,695	2.1%	2,079	2.3%
50-54	2,494	3.1%	2,207	2.7%	2,108	2.4%
55-59	3,663	4.6%	3,497	4.3%	3,134	3.5%
60-64	5,594	7.1%	5,449	6.7%	5,604	6.3%
65-69	9,284	11.7%	8,387	10.3%	9,089	10.2%
70-74	14,309	18.1%	12,821	15.7%	13,536	15.1%
75-79	14,246	18.0%	15,364	18.8%	15,901	17.8%
80-84	9,539	12.0%	11,188	13.7%	13,158	14.7%
Age 85+	6,256	7.9%	7,841	9.6%	10,367	11.6%

Full Report Available Upon Request.

 [Source:](#) Esri forecasts for 2026 and 2031. U.S. Census Bureau 2020 decennial Census data.

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Medical Expenditures

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Ring: 5 mile radius



Demographic Summary	2026	2031
Population	81,643	89,389
Households	45,606	50,586
Families	26,067	28,182
Median Household Income	\$72,490	\$81,852
Males per 100 Females	87.5	88.3

Population by Age		
Population <5 Years	1.5%	1.5%
Population 65+ Years	68.1%	69.4%
Median Age	72.5	73.1

	Spending Potential Index	Average Amount Spent	Total
Health Care	88	\$7,050.47	\$321,543,638
Medical Care	88	\$2,484.71	\$113,317,631
Physician Services	77	\$224.19	\$10,224,252
Dental Services	89	\$504.30	\$22,999,250
Eyecare Services	95	\$85.05	\$3,878,919
Lab Tests, X-rays	70	\$58.92	\$2,686,911
Hospital Room and Hospital Services	73	\$258.35	\$11,782,326
Convalescent or Nursing Home Care	123	\$84.22	\$3,840,800
Nonphysician Services (1)	76	\$135.66	\$6,187,131
Nonprescription Drugs	98	\$197.94	\$9,027,360
Prescription Drugs	88	\$401.20	\$18,297,282
Vitamins and Supplements	112	\$179.75	\$8,197,781
Medicare Prescription Drug Premium	128	\$141.84	\$6,468,564
Eyeglasses and Contact Lenses	77	\$108.97	\$4,969,880
Hearing Aids	117	\$44.16	\$2,014,060
Topicals/Dressings	89	\$60.15	\$2,743,114

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 2026 and 2031; Consumer Spending data are derived from the 2023 and 2024 Consumer Expenditure Surveys, Bureau of Labor Statistics.

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Retail Goods and Services Expenditures

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Ring: 5 mile radius



Top Tapestry Segments	Percent	Demographic Summary	2026	2031
The Elders (J2)	78.0%	Population	81,643	89,389
Senior Escapes (J1)	5.0%	Households	45,606	50,586
Rural Resort Dwellers (I5)	4.2%	Families	26,067	28,182
Classic Comfort (K4)	3.1%	Median Age	72.5	73.1
Southern Satellites (I6)	3.0%	Median Household Income	\$72,490	\$81,852

	Spending Potential Index	Average Amount Spent	Total
Apparel and Services	71	\$1,817.06	\$82,869,006
Men's	72	\$365.36	\$16,662,744
Women's	81	\$685.62	\$31,268,329
Children's	49	\$169.66	\$7,737,505
Footwear	67	\$400.65	\$18,271,982
Watches & Jewelry	77	\$129.43	\$5,902,671
Apparel Products and Services (1)	75	\$66.35	\$3,025,774
Computer			
Computers and Hardware for Home Use	74	\$164.29	\$7,492,696
Portable Memory	89	\$3.73	\$170,177
Computer Software	72	\$13.72	\$625,582
Computer Accessories	80	\$16.50	\$752,637
Education	77	\$3,311.13	\$151,007,255
Educational Books, Supplies, and Other Expenditures	58	\$27.97	\$1,275,766
Other School Supplies	68	\$61.50	\$2,804,701

Full Report Available Upon Request.

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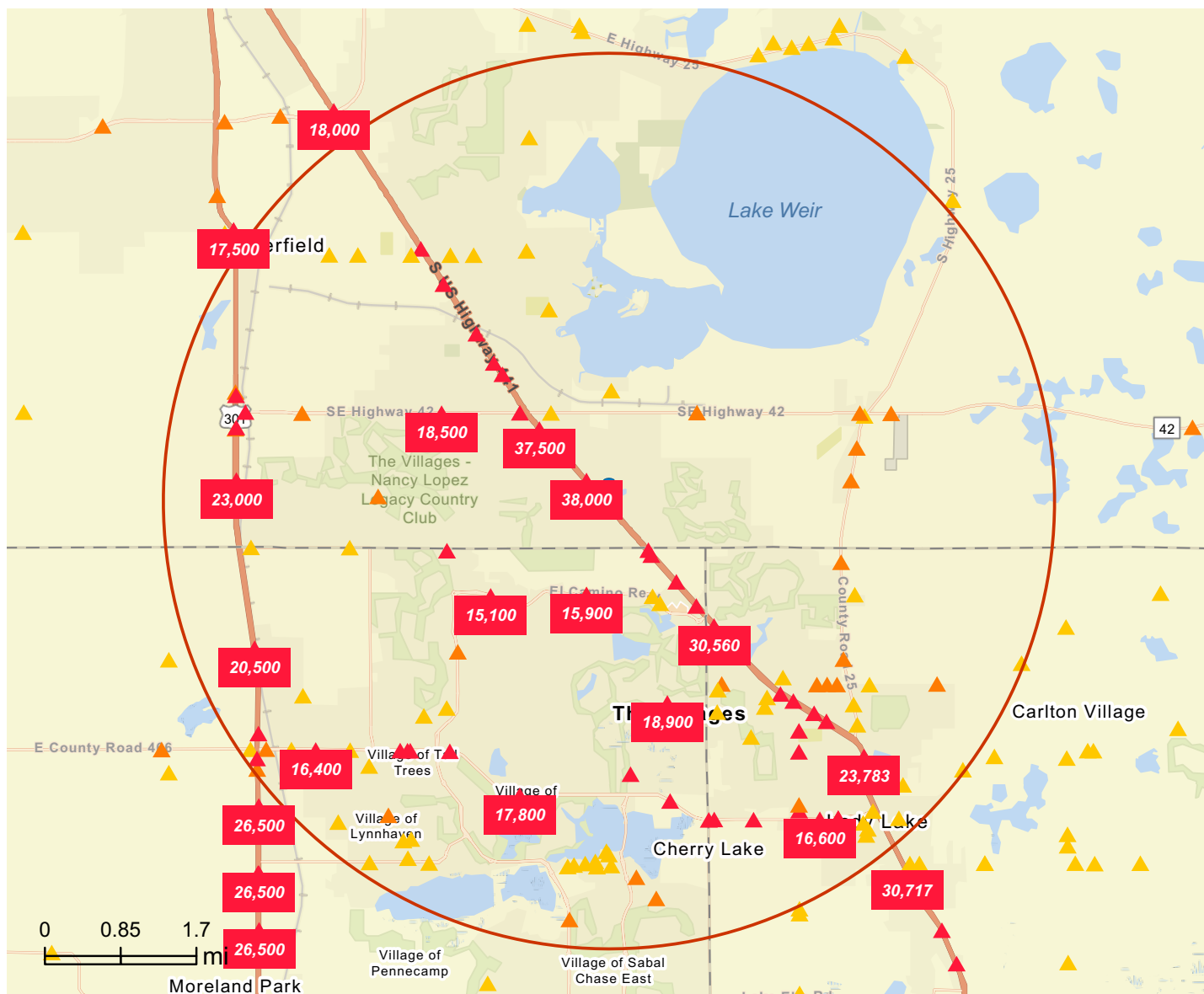


Traffic Count Map

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Rings: 5 mile radii



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