

26,600 SF



FOR LEASE / FOR SALE

- Class A - 26,600 SF Medical Office
- Licensed 2 OR ASC
- Diagnostic Suites
- Clinical Suites
- Physical Therapy

EXECUTIVE SUMMARY

- Landlord has FF&E available and can provide an almost turnkey solution. Floor plan provides flexibility for single specialty or multi-specialty groups.
- 2 OR ASC with separate entrance and patient drop-off and pick-up.
- The clinical suites have a Class A build-out and a warm and welcoming ambiance. The efficient design offers functional flow and an uplifting environment for patients and staff.
- Balance of the suite includes:
 - 8 check in / out stations
 - 17 fully equipped wet exam rooms with two-way access
 - 4 offices, conference rooms
- Triage, Pharmacy, Break room and ample storage
- 10 restrooms
- Diagnostic – Fully built out – One (1) CT and two (2) X-ray rooms, two (2) MRI and one dressing room

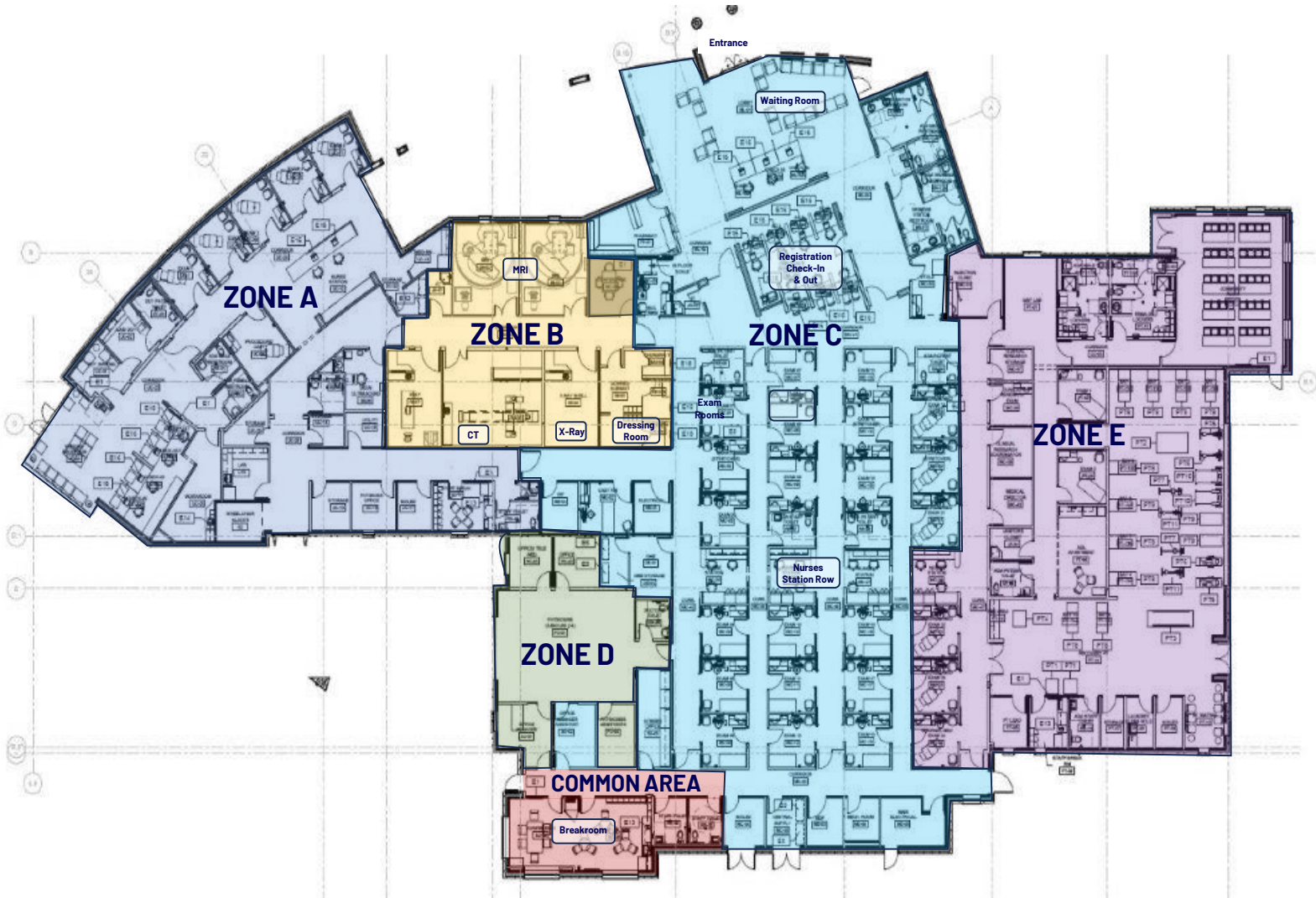
ASSET SNAPSHOT

- | | |
|-------------------------|---------------------------------------|
| Address | 539 Rolling Acres, Lady Lake FL 32159 |
| Building Size (GLA) | 26,600 SF |
| Land Size | 6.4 acres |
| Year Built | 2017 |
| ASC AHCA Approval | January 2024 |
| Rent Type | Gross & NNN |
| Rent Commencement Date | TBD / Immediate Availability |
| Term | 10 - 15 years |
| Renewals | Available |
| Annual Rent Escalations | 3% |

DEMOGRAPHICS

		2025	2030
15 MINUTE DRIVE TIME	 TOTAL POPULATION	104,662	116,819
	 TOTAL HOUSEHOLDS	55,906	63,038
	 AVERAGE HOUSEHOLD INCOME	\$ 87,871	\$ 96,547

FLOOR PLAN



Zone A	3,477 SF	\$27.00 SF / NNN
Zone B	1,250 SF	\$30.00 SF / NNN
Zone C	10,600 SF	\$27.00 SF / NNN
Zone D	1,000 SF	\$27.00 SF / NNN
Zone E	6,300 SF	\$46.00 SF / NNN

Strategically located adjacent to The Villages, Lady Lake is a small town in Lake County, part of Central Florida, with a friendly, community-focused atmosphere. Lady Lake is about 50 miles northwest of Orlando. Part of the Orlando-Kissimmee-Sanford Metropolitan Area.

Close to The Villages, a large and fast-growing retirement community that has greatly influenced the area. The Villages is a large, active adult (55+) master-planned community in central Florida.

The Villages spans parts of Lake, Sumter, and Marion counties.

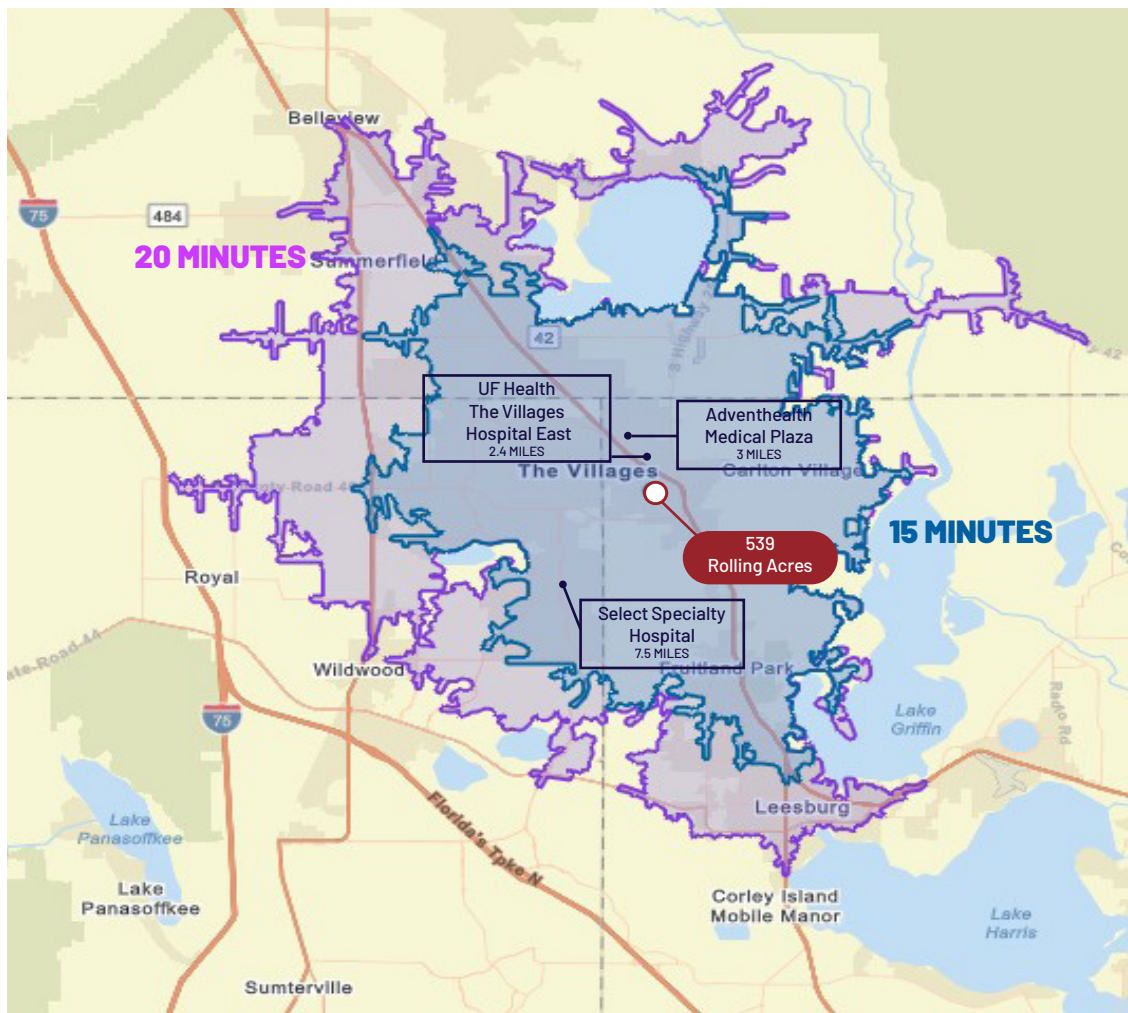
It's designed to offer a resort-like lifestyle, with lots of amenities, health care services, recreation, shopping, entertainment, and socializing opportunities

Population is around 17,000-18,000 residents and growing.

Known for its small-town feel with access to larger city amenities nearby. Because of The Villages, there are lots of shopping centers, restaurants, and healthcare facilities in and around Lady Lake. The town has parks, lakes, golf courses, and recreational facilities.

Economy & Growth - Lady Lake's growth is tied to retiree living and tourism. Businesses cater heavily to seniors (medical, leisure, dining, real estate). The Villages nearby has fueled major economic development.

5 - 20 MINUTE DRIVE TIME MAP



530 ROLLING ACRES



ADVENTHEALTH MEDICAL PLAZA



UF HEALTH HOSPITAL EAST



SELECT SPECIALTY HOSPITAL

CLINICIAN SF FOR UNDERSERVED DEMAND BY SPECIALTY *

SPECIALTY	NEED IN PROVIDERS 5 YEAR POP GROWTH	60% OF TOTAL MARKET SHARE	SF NEEDED TO SATISFY REQUIREMENTS
Pediatrics & Neonatology	84.0	50.4	75,603
Obstetrics & Gynecology	57.3	34.4	51,533
Primary Care	23.5	14.1	21,150
Surgery	17.0	10.2	15,302
<i>Orthopedic Surgery</i>	10.8	6.5	9,720
<i>Colorectal Surgery</i>	4.7	2.8	4,230
<i>General Surgery</i>	7.7	4.6	6,930
<i>Plastic Surgery</i>	6.2	3.7	5,580
Oncology & Hematology	9.9	5.9	8,910
Neurosciences	9.5	5.7	8,562
Gastroenterology	9.1	5.5	8,216
<i>Gastroenterology</i>	9.4	5.6	8,460
Pulmonology	7.0	4.2	6,301
ENT	4.7	2.8	4,224
<i>ENT - Otolaryngology</i>	4.7	2.8	4,230
Other Specialties			
<i>Critical Care</i>	9.7	5.8	8,730
<i>Ophthalmology</i>	2.5	1.5	2,250
<i>Optometry</i>	24.7	14.8	22,230

17	X	60%	X	1,500 SF	=	15,302 SF
Additional Demand Surgery		Total Market Share		Avg SF Per Physician		Additional Medical Office Needed to Meet Demand

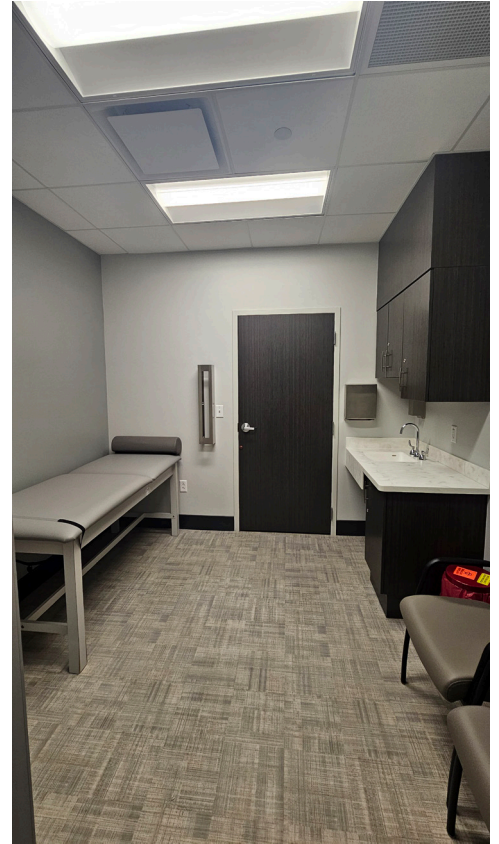
NEARBY RETAIL



INTERIOR IMAGES



INTERIOR IMAGES



INTERIOR IMAGES



An opportunity for multiple specialties to capture significant market share in Lady Lake Medical Office.

We are reasonably certain that with additional investigation your group will be able to validate the opportunity to gain market share in the this vibrant and growing market.

If you agree, let's set a time to further explore and discuss this opportunity for your group.

Call Jim about
LADY LAKE MEDICAL OFFICE

FOR LEASE and FOR SALE



Jim Allen
Senior Vice President Leasing & Brokerage
813-629-0743
jim.allen@FlagshipHP.com
www.MedicalBroker.com

Exclusively Offered By



FLAGSHIP
HEALTHCARE PROPERTIES