

SPRUCE CREEK MEDICAL CENTER

17820 SE 109th Avenue | Summerfield, FL 34491



Medical Office Space Available For Lease

- 1,500 to 4,280 SF space available for medical use with ample parking.
- Located immediately adjacent to The Villages (Florida), the largest 55+ community as well as the top-selling and fastest-growing master-planned community in the country.
- Spruce Creek Medical Center's proximity to UF Health and a dense concentration of residential housing makes this location extremely desirable to medical tenants and providers.

**Get more
information**

**Rick Cain, CCIM, SIOR
Principal**

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YOUNG**

Property overview

Address	17820 SE 109th Avenue
Building type	Medical office
Total sf available	1,500 SF - 4,280 SF
Zoning	B2 Community Business
Asking rent	\$21.00/SF NNN

Property highlights



24,643 SF medical center



Close proximity to UF Health



Visibility on US 27/441



Ample parking (4.27/1,000 SF)



Walkable to restaurants and retail



Aerial map



FLOOR DECOR

Stonecrest Park

Subject property

Walmart
Save money. Live better.

DICKEY'S BARBECUE PIT

DOLLAR TREE

SONIC

REGIONS

SALLY BEAUTY

Bombay Bistro
Indian Cuisine

CAMPOAZUL
MEXICAN RESTAURANT

MIYAKO
JAPANESE STEAKHOUSE & SUSHI

Pizza Hut

SWEET ALPS
ICE CREAM

WING STOP

CVS pharmacy

McDonald's

planet fitness

ALDI

LOWE'S

BJ'S

FIREHOUSE SUBS
FOUNDED BY FIREMEN™

AT&T

tropical CAFE

Cracker Barrel
Old Country Store

Waffle House

MATTRESS FIRM

Wawa

WELLS FARGO

BEALLS
BeallsFlorida.com

CHASE

UNITED SOUTHERN BANK

Starbucks

FIRST WATCH
THE DAYTIME CAFE

Denny's

SUBWAY

Wendy's

UPS

DUNKIN' DONUTS

ZENSHI
HANDCRAFTED SUSHI

STANDARD

UFHealth
UNIVERSITY OF FLORIDA HEALTH

UFHealth
SPANISH PLAINES HOSPITAL

Golfview Lake Park
In The Villages

Site plan



Occupied



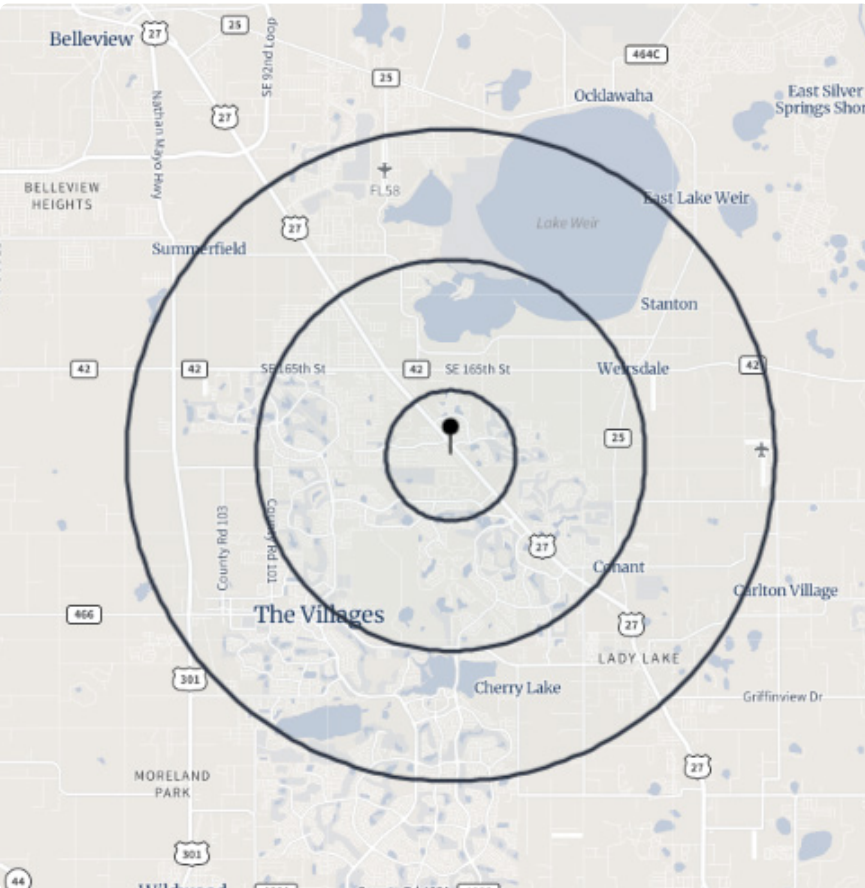
Available

Suite #	Tenant	Size(SF)
101	Smile Design Villages, LLC	1,750
102	Live Oak Foot & Ankle, LLC	1,500
103	Walmart	1,500
104	Intergrity Medical Group, LLC	2,641
105	Be Well Place	3,000
106A	AVAILABLE	2,280
106B	AVAILABLE	2,000
107	VITAS Hospice Care	3,000
108	Santos Primary Care Medical Clinics, LLC	2,502
109	Ravi Shama MD. P.A.	1,500
110	AVAILABLE	1,500
111	Keyur Patel DDS, PPLC	1,750

Photos



Demographics



Population: Over 80,000 people within a five mile radius.



Home Value: Median home value of \$341,392 within a five mile radius.



Density: Over 45,000 households within a five mile radius.



Income: Average household income of \$94,829 within a five mile radius.



Age: Median age of 71 within a five mile radius.



Employment: Employment population of over 24,000 within a five mile radius.

Population	1 Miles	3 Miles	5 Miles
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Total population	6,290	41,323	83,667
Median age	71.6	72.9	71.0
Median age (Male)	72.1	73.4	71.5
Median age (Female)	71.2	72.4	70.5

Households & Income	1 Miles	3 Miles	5 Miles
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Total households	3,507	23,423	45,709
# of persons per HH	1.78	1.75	1.82
Average HH income	\$76,650	\$86,782	\$94,829
Average house value	\$299,793	\$315,623	\$341,392

Businesses	1 Miles	3 Miles	5 Miles
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Total businesses	379	1,029	2,364
Total employees	4,477	12,119	24,603

**If you would like to discuss this further,
please get in touch.**

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