

TLC MEDICAL ARTS BUILDING

201 W Guava Street
Lady Lake, FL 32159

Just Outside the Villages

Turnkey Medical Office For Lease

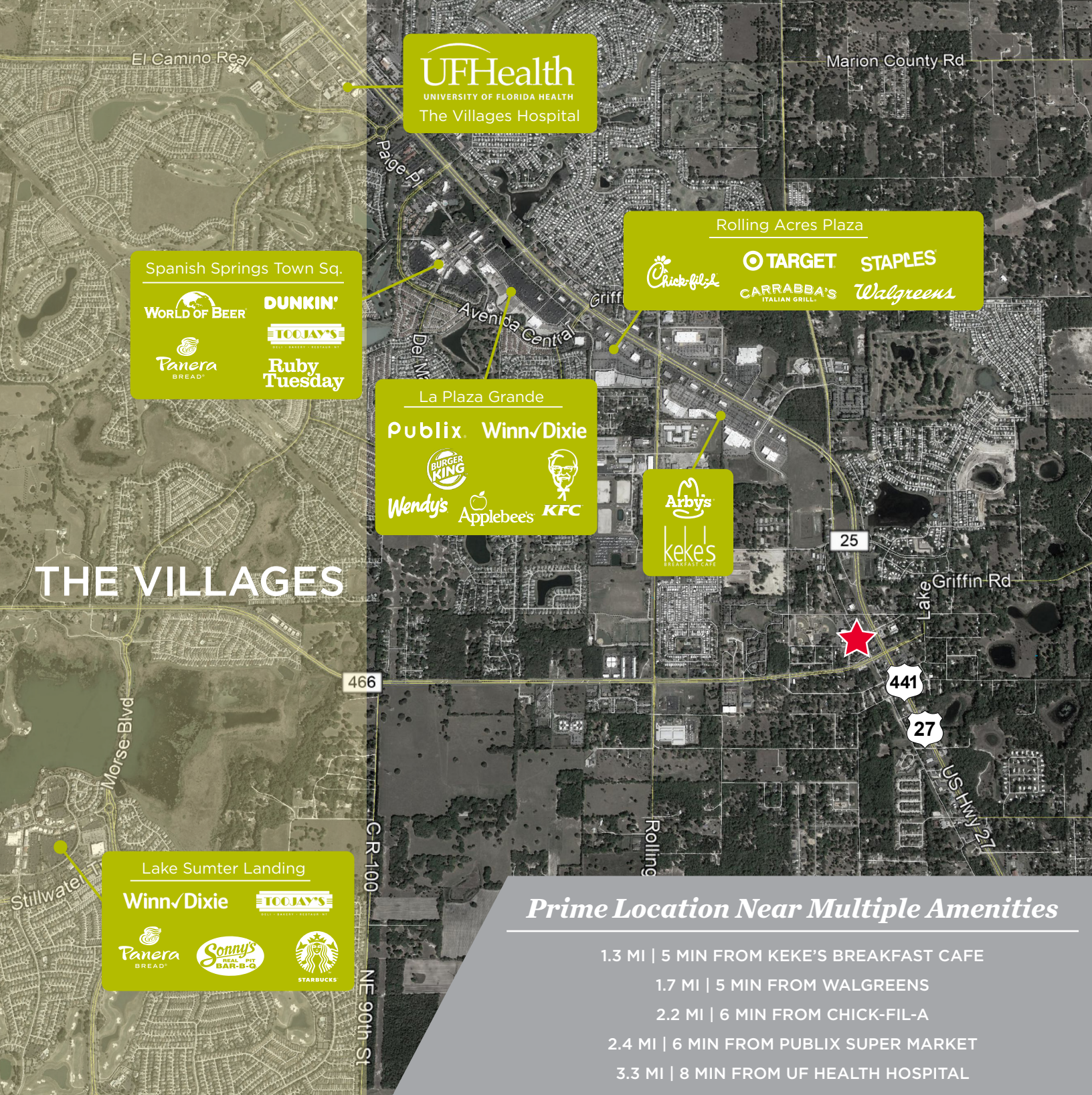
Property Highlights

- **Rate - \$21.00 NNN**
- Class A Medical Office
- Outpatient surgery center on site
- Abundant parking
- Excellent demographics and payer mix
- Fully built out medical space, ready for occupancy

Demographics

	Population	Median Age	Median HH Income	Average HH Income
1 Mile	4,805	52.2	\$43,113	\$57,880
3 Miles	29,755	68.4	\$47,007	\$63,760
5 Miles	77,944	67.9	\$55,702	\$71,258

No association costs - enjoy the benefits of the Villages location without the high real estate expense!



UFHealth
UNIVERSITY OF FLORIDA HEALTH
The Villages Hospital

Spanish Springs Town Sq.

WORLD OF BEER
DUNKIN'
Panera BREAD
TODAY'S
Ruby Tuesday

La Plaza Grande

Publix Winn-Dixie
Burger King
Wendy's Applebee's KFC

Rolling Acres Plaza

Chick-fil-A
TARGET
CARRABBA'S ITALIAN GRILL
STAPLES
Walgreens

La Plaza Grande

Publix Winn-Dixie
Burger King
Wendy's Applebee's KFC

Arby's

keke's
BREAKFAST CAFE

THE VILLAGES

Lake Sumter Landing

Winn-Dixie
TODAY'S
Panera BREAD
Sonny's REAL PIT BAR-B-Q
STARBUCKS

Prime Location Near Multiple Amenities

- 1.3 MI | 5 MIN FROM KEKE'S BREAKFAST CAFE
- 1.7 MI | 5 MIN FROM WALGREENS
- 2.2 MI | 6 MIN FROM CHICK-FIL-A
- 2.4 MI | 6 MIN FROM PUBLIX SUPER MARKET
- 3.3 MI | 8 MIN FROM UF HEALTH HOSPITAL

For more information, please contact:

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