

■ 910 Old Camp Rd • Suites 110, 112 & 114 • The Villages, FL

Sale Price \$5,300,000
or Lease Rate \$34/SF
11,798 SF 4 Star Office (\$449/SF)



Rare FEE SIMPLE Ownership or Medical Leasing Opportunity!

Unlike most properties in The Villages, you can own your land, or lease premium clinical space in the heart of Lake Sumter Landing.

Flexible Owner-User or Multi-Suite Medical Leasing

This 11,798 SF freestanding building offers a turnkey solution for owner-users or tenants. Located in the Sumter Landing Professional Plaza, it features prime visibility and golf car access to the adjacent Lake Sumter Landing.

Located in the heart of The Villages—the world's largest active adult community spanning three counties—this site provides a captive audience for medical services.

Property Highlights:

Flexible Sale or Lease: Acquire the full 11,798 SF freestanding building or lease prime turnkey clinical/office space from 3,500 to 8,838 SF.

Stable Income Anchor: Suite 114 features an Urgent Care tenant on a 5-year lease (through 10/31/2029).

Immediate Occupancy: 75% of the building (8,838 SF) will be delivered vacant upon sale, ready for immediate

medical/professional use or aggressive lease-up.

Turnkey Medical Setup: Specialized infrastructure including a grand common lobby, high exam-room ratio, RN stations, lab spaces, and MRI/X-ray rooms.

Plaza Logistics: Abundant adjacent parking, full handicap accessibility, and easy access to The Villages famous Golf Car path system.

Property Facts

Price	\$5,300,000	Tenancy	Multiple
Price Per SF	\$449	Parcel No.	D23-2110
Building Size	11,798 SF	Year Built	2007
First Floor Size	9,960 SF	Zoning	RPUD - (Residential Planned Unit Development)
Second Floor Size	1,838 SF		
Lot/Pad Size	0.34 AC		

Scan to view the
Matterport 3D
Walk-thru



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INTRODUCTION

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Lease Specifications at a Glance

- Total Available Space: 3,500 SF up to 8,838 SF Max Contiguous
- Lease Rate: \$34.00/SF, plus NNN \$6.42/SF
- Availability / Term: Within 30 Days | Negotiable Lease Terms

Available Spaces Breakdown:

1st Floor: Turnkey Medical Suites (Up to 7,000 SF Total)

Can be leased whole or cleanly divided into two separate, approximately 3,500 SF practices sharing a primary patient lobby.

Suite 110 (Chiropractic Layout / Move-in Ready) | approximately 3,500 SF

- Dedicated reception desk and private patient waiting lounge.
- 6 semi-private specialized therapy bays.
- 4 private exam/procedure rooms.
- 2 executive doctor's offices with a shared private bathroom.

Suite 112 (Orthopedic Layout / Move-in Ready) | approximately 3,500 SF

- Dedicated reception counter and separate spacious patient waiting area.
- 11 fully-equipped private exam rooms.
- Central RN/nursing hub station.
- 3 bathrooms (including dedicated ADA-compliant facilities), staff break room, & 3 private physician offices.

Shared Specialized Infrastructure:

Common main entrance lobby, X-ray and MRI rooms.

2nd Floor: Administrative & Executive Suite (1,838 SF)

- **The Layout:** Accessed via building elevator or private staircase. Features a large, open work floor ideal for medical billing, staff training, administrative headquarters, or multi-desk setups.
- **Premium Add-ons:** Includes a private executive office, dedicated private bathroom, secure storage area, and a 195 SF covered porch balcony.



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LEASE INFO

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EXTERIOR PHOTOS



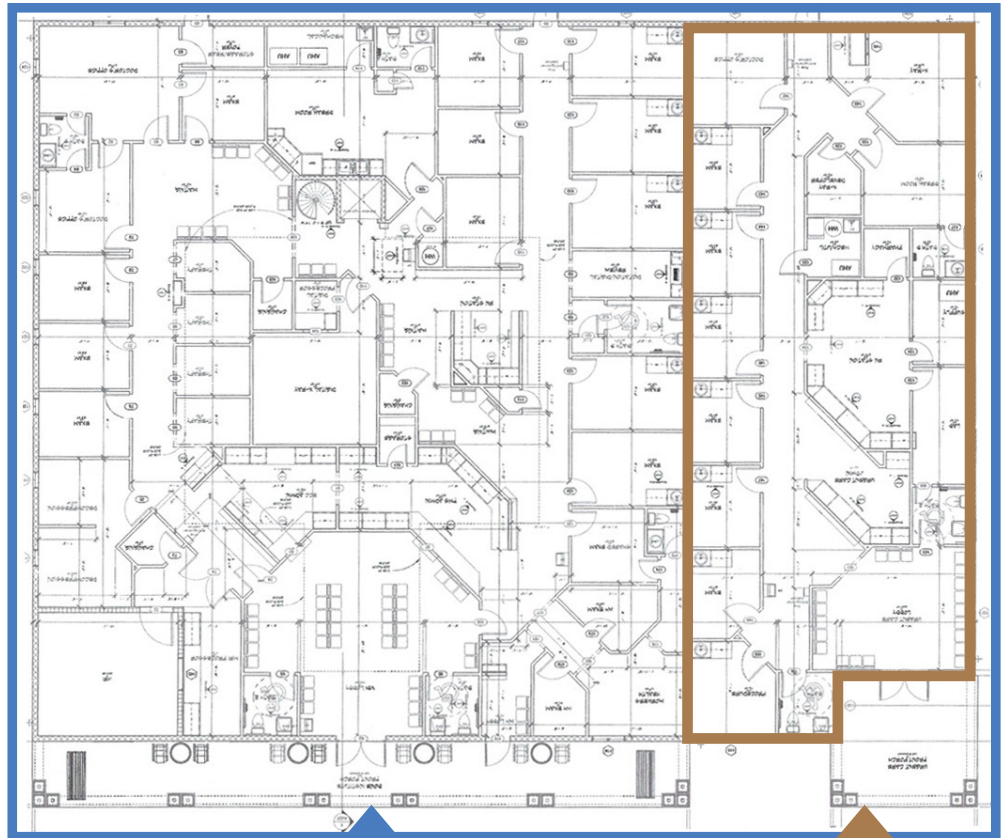
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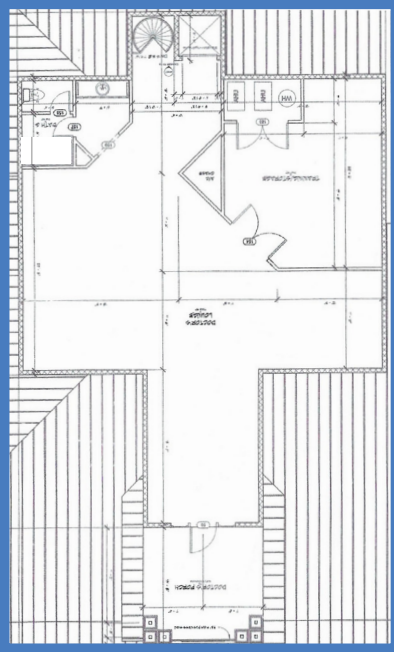
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Medical Ready: 21+ total exam/therapy rooms across three suites, multiple RN stations, and dedicated lab/pharmacy areas.

1st Floor



2nd Floor



Second Floor

1,838 SF

Private space accessible by elevator (or stairs).

Multipurpose Layout: Large open work area perfect for private offices, billing center, or training/seminar room.

Private Amenities: Includes a bathroom and a 195 SF covered porch for executive breaks.

Suites 110 and 112

7,000 SF

Layout currently featuring two distinct practice offices joined by shared reception area, semi-private therapy bays, lounges, and X-ray and MRI rooms.

Various medical stations and patient and procedure rooms.

Suite 114

2,960 SF

Modern clinical space with private lobby and various medical stations/procedure rooms.

Current Leased Space (Urgent Care)

5 year lease ending 10/31/2029



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FLOOR PLAN

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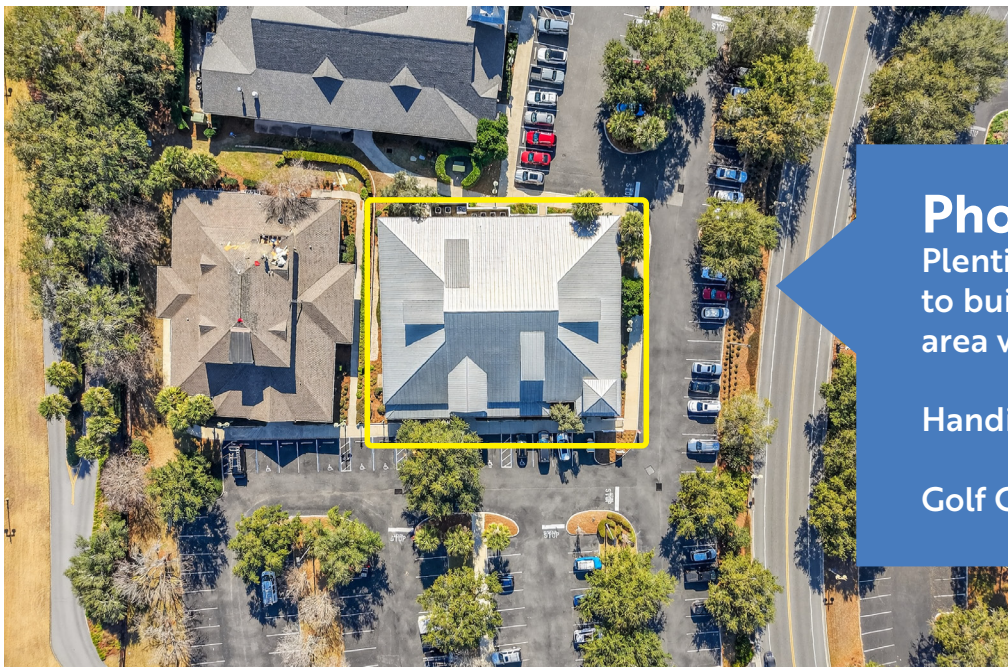


Photo of Site

Plentiful parking adjacent to building and in immediate area within plaza.

Handicap accessible.

Golf Car accessible.



Lake Sumter Landing

Site Location

Freestanding Building in Sumter Landing Professional Plaza, Suites 110, 112, 114.

Within Lake Sumter Landing, the second town square developed by The Villages with shops, restaurants and other office spaces.

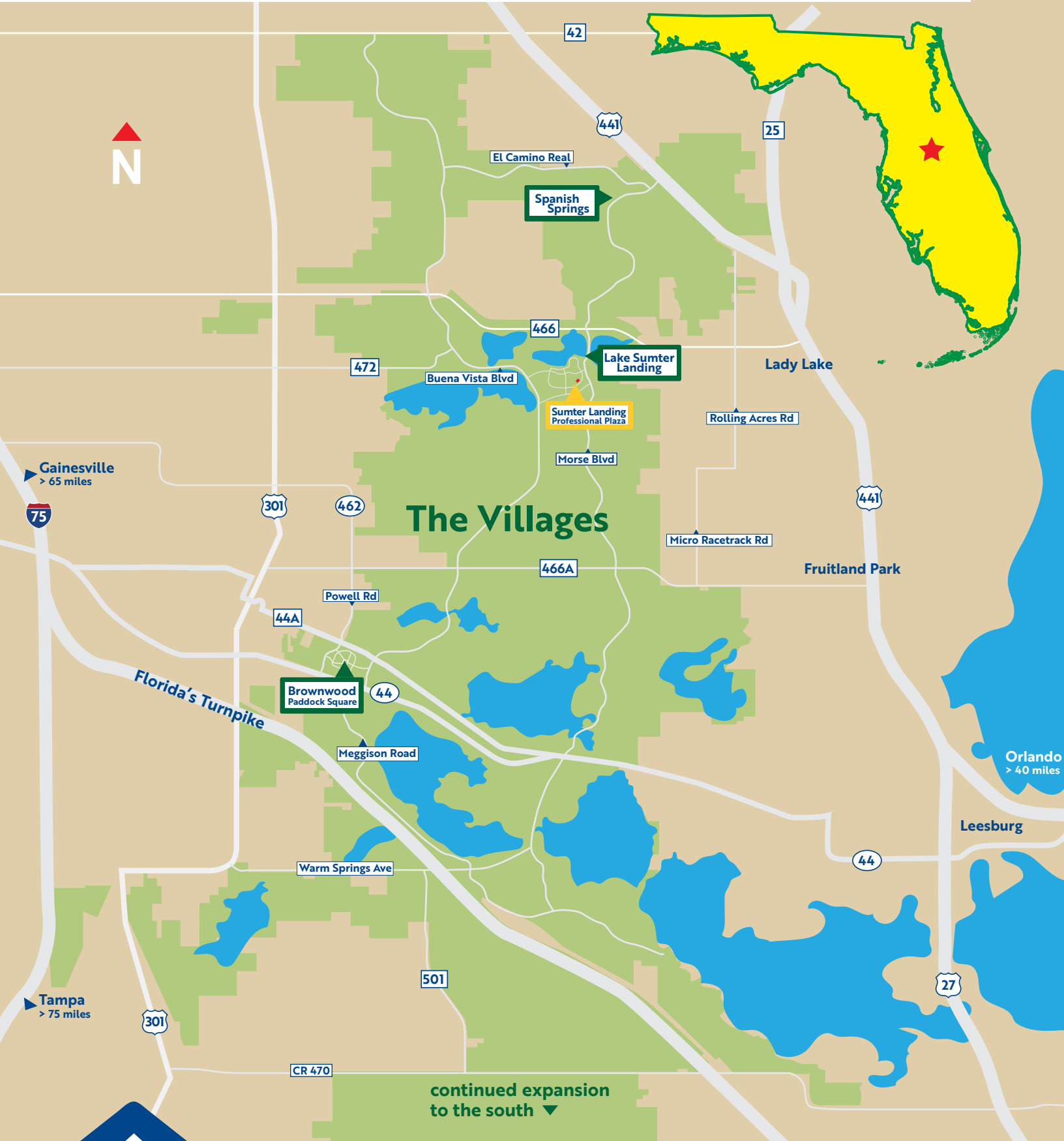


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LOCATOR MAP



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