

TLC Medical Arts Building

201 West Guava Street, Lady Lake, FL 32159



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- Class A two-story medical office building with on-site TLC Outpatient Surgery and Laser Center
- Established medical tenant roster including surgery, rehabilitation and physician practices
- Abundant surface parking with covered parking and convenient patient access
- Minutes from US Highway 441 in the heart of The Villages medical corridor
- Direct elevator exposure with professional medical office environment
- Negotiable lease terms with flexible deal structures and tenant improvement potential

Class A medical arts building anchored by a busy multispecialty surgery center.

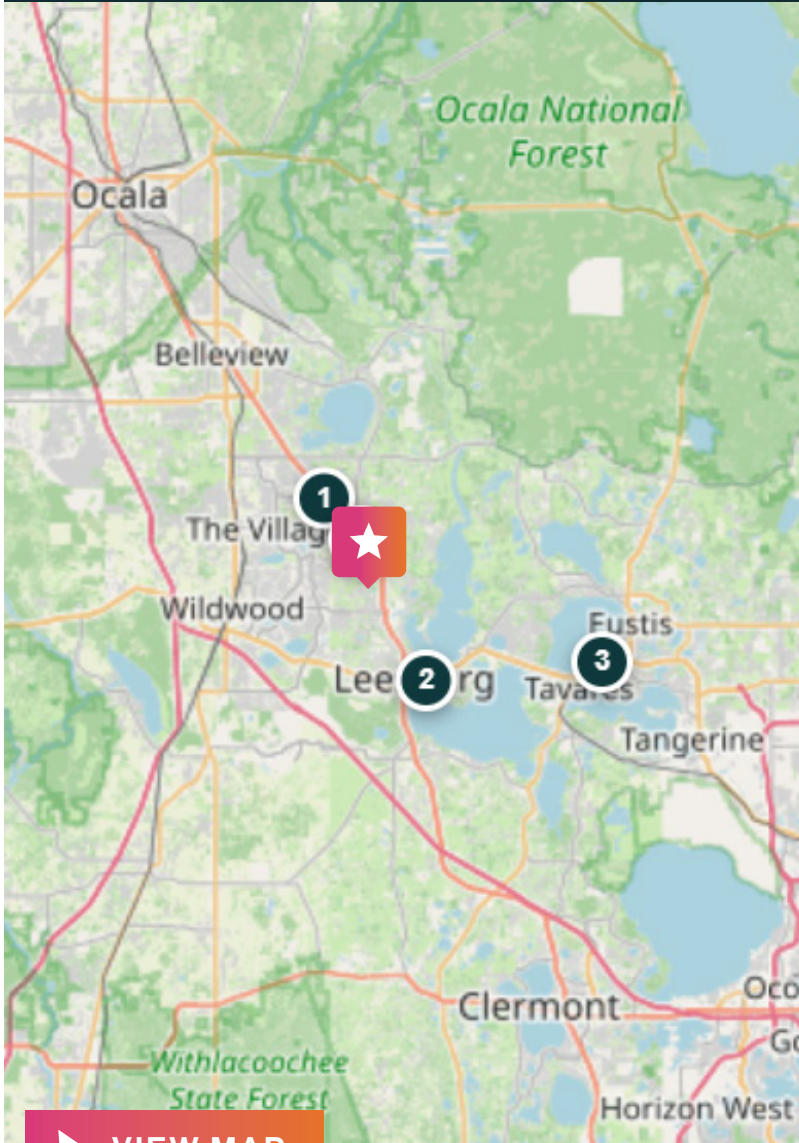
POPULATION
79,909

MEDIAN HOUSEHOLD INCOME
\$71,195

PERCENT OF POPULATION INSURED
99.2%

SOURCE: ESRI, 2026 (5 MILE RADIUS)

201 WEST GUAVA STREET, LADY LAKE, FL 32159



[VIEW MAP](#)



NEARBY HOSPITALS

	DISTANCE	DRIVE TIME
1. UF Health the Villages Hospital	3.7 mi	9 min
2. Leesburg Regional Medical Center	9.1 mi	17 min
3. Florida Hospital Waterman	19.3 mi	32 min

SURROUNDING POINTS OF INTEREST

- The Orthopaedic Institute PA
- Lake Sumter Landing Market Square
- The Villages Charter Schools
- Spanish Springs Town Square
- Lake Sumter Landing Market