

FOR LEASE

255 CITRUS TOWER BLVD

Clermont, FL 34711

PRESENTED BY:

MARVIN PURYEAR

Senior Advisor

O: 352.835.0106 | C: 352.267.5900

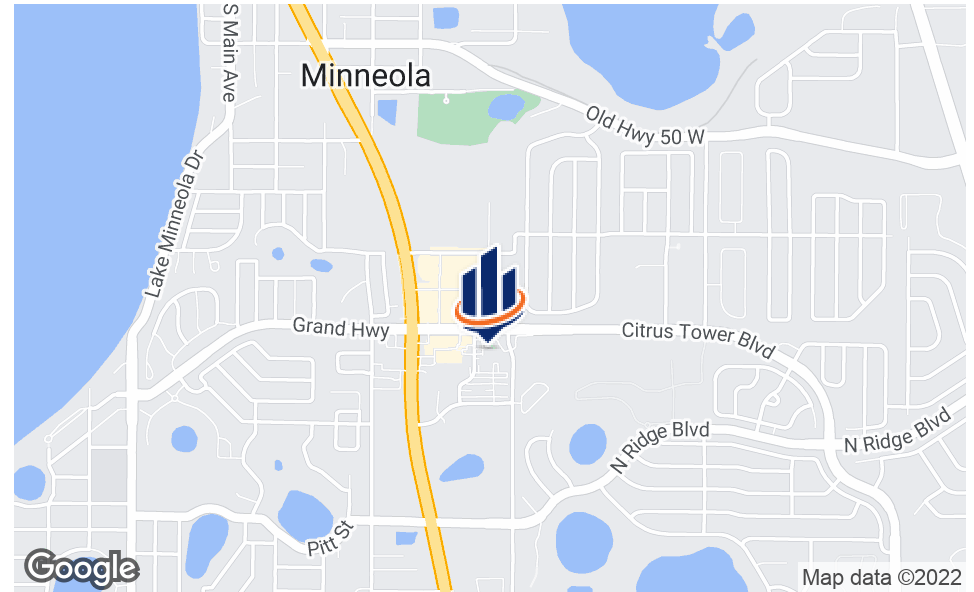
mpuryear@svn.com





SUBJECT





OFFERING SUMMARY

LEASE RATE:	\$25.00 SF/yr (NNN)
BUILDING SIZE:	30,926 ± SF
AVAILABLE SF:	2,000 - 3,924 ± SF
LOT SIZE:	0.32 ± Acres
YEAR BUILT:	2004
ZONING:	C-2
MARKET:	Central Florida
SUBMARKET:	Clermont / Minneola / South Lake County

PROPERTY OVERVIEW

Great site in the heart of Clermont and Minneola, just 1.8 miles from South Lake Hospital, and easily accessible from SR27, SR50, and just a few miles off the Turnpike. Located directly next to the Citrus Tower and surrounded by ample retail and professional businesses. This established two (2) level office building also houses, Clermont Ambulatory Surgical Center (first level) and Quest Diagnostics and Radiology/Imaging Center is in the neighboring building.

PROPERTY HIGHLIGHTS

- Finished Medical Office Space (can be divisible)
- Surgical Center in Same Building
- Quest Labs and an Imaging Center in the adjoining building
- Located in the Heart of Clermont/Minneola
- 52 parking spaces

MARVIN PURYEAR

Senior Advisor

O: 352.835.0106 | C: 352.267.5900

mpuryear@svn.com



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	24 to 120 months
TOTAL SPACE:	2,000 - 3,924 SF	LEASE RATE:	\$25.00 SF/yr

AVAILABLE SPACES

SUITE TENANT SIZE [SF] LEASE TYPE LEASE RATE DESCRIPTION

SUITE	TENANT	SIZE [SF]	LEASE TYPE	LEASE RATE	DESCRIPTION
208	Available	2,000 - 3,924 SF	NNN	\$25.00 SF/yr	3,924 ± SF Class B+ Finished Medical Office that can be divided into two offices. The space features six [6] exam rooms, five [5] offices, two [2] reception office areas, two [2] reception waiting areas, a large procedure room, and three [3] bathrooms. 2-10 year lease, NNN, with TI available to qualifying tenants.

MARVIN PURYEAR

Senior Advisor

O: 352.835.0106 | C: 352.267.5900

mpuryear@svn.com



MARVIN PURYEAR
Senior Advisor
O: 352.835.0106 | C: 352.267.5900
mpuryear@svn.com



MARVIN PURYEAR
Senior Advisor
O: 352.835.0106 | C: 352.267.5900
mpuryear@svn.com

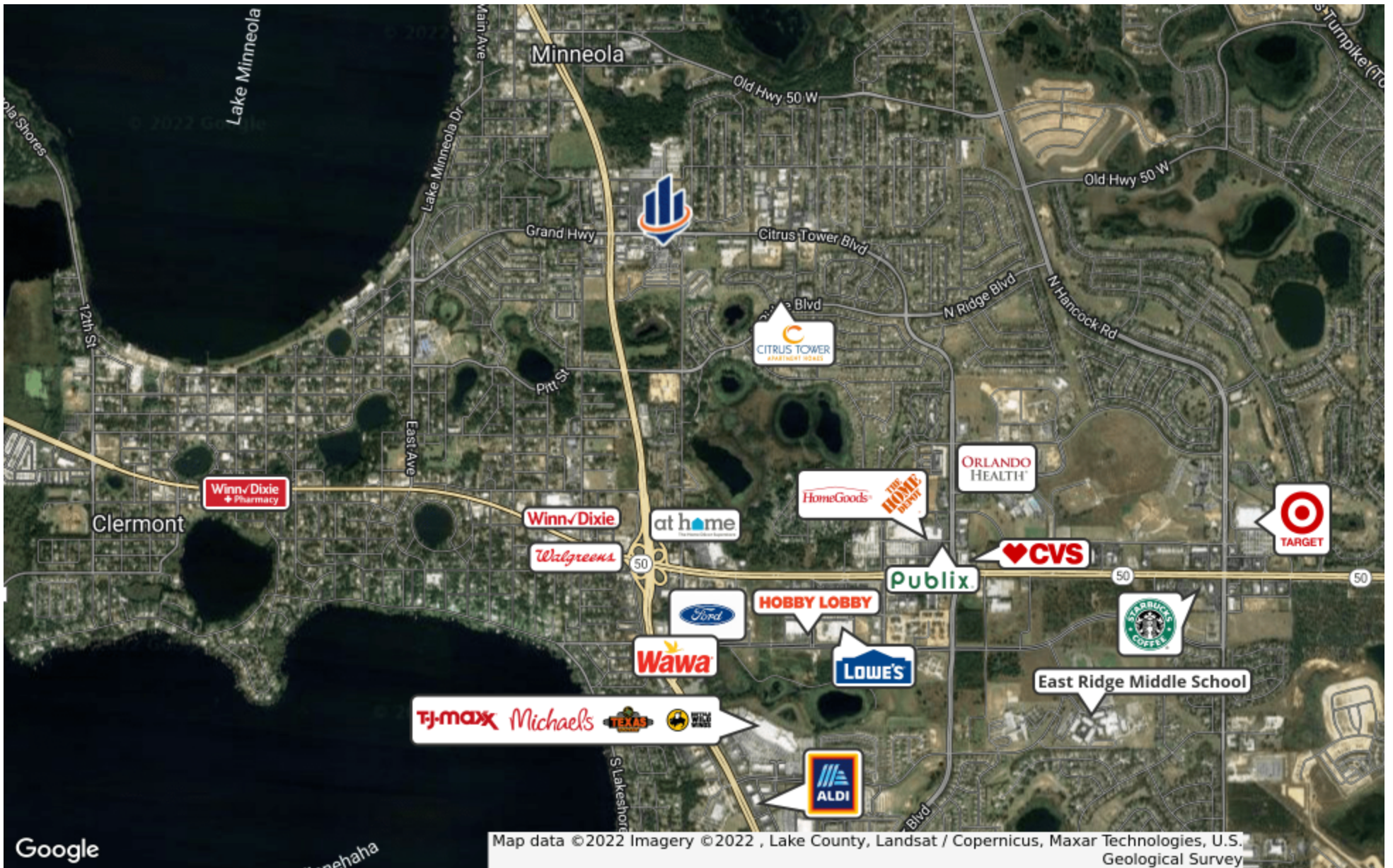


MARVIN PURYEAR
Senior Advisor
O: 352.835.0106 | C: 352.267.5900
mpuryear@svn.com



MARVIN PURYEAR
Senior Advisor
O: 352.835.0106 | C: 352.267.5900
mpuryear@svn.com

255 CITRUS TOWER BLVD 255 Citrus Tower Blvd Clermont, FL 34711



MARVIN PURYEAR
 Senior Advisor
 O: 352.835.0106 | C: 352.267.5900
 mpuryear@svn.com



MARVIN PURYEAR
 Senior Advisor
 O: 352.835.0106 | C: 352.267.5900
 mpuryear@svn.com

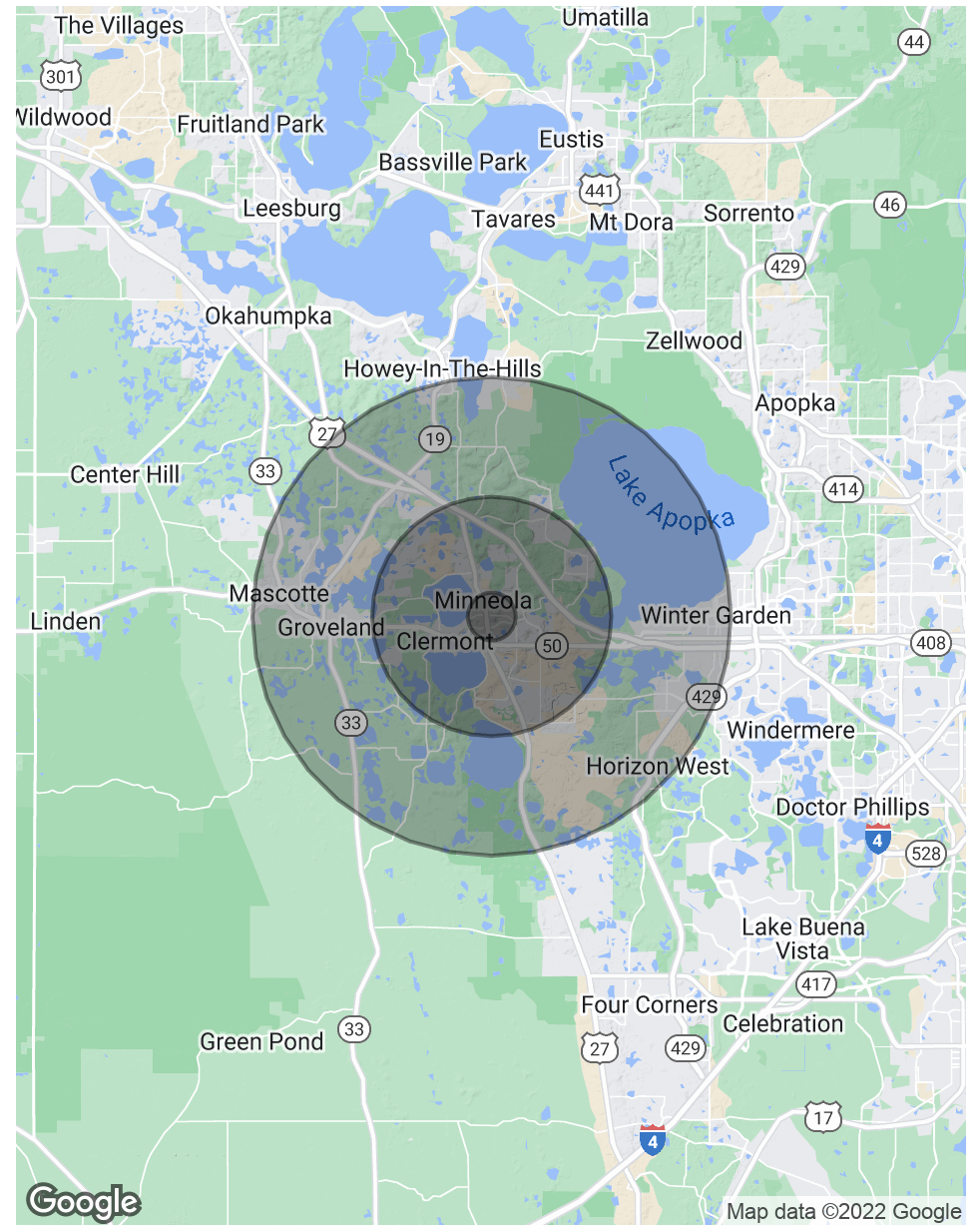
POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	3,525	56,172	122,391
AVERAGE AGE	38.3	38.4	38.9
AVERAGE AGE (MALE)	36.0	37.0	38.0
AVERAGE AGE (FEMALE)	39.4	39.1	39.4

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,276	19,788	42,650
# OF PERSONS PER HH	2.8	2.8	2.9
AVERAGE HH INCOME	\$66,614	\$71,983	\$77,136
AVERAGE HOUSE VALUE	\$294,071	\$305,876	\$321,911

* Demographic data derived from 2020 ACS - US Census



MARVIN PURYEAR

Senior Advisor

O: 352.835.0106 | C: 352.267.5900

mpuryear@svn.com



MARVIN PURYEAR

Senior Advisor

mpuryear@svn.com

Direct: 352.835.0106 | **Cell:** 352.267.5900

SVN | Saunders Ralston Dantzler

356 NW Lake City Avenue
Lake City, FL 32055

MARVIN PURYEAR

Senior Advisor

O: 352.835.0106 | C: 352.267.5900

mpuryear@svn.com



MARVIN PURYEAR

Senior Advisor

O: 352.835.0106 | C: 352.267.5900

mpuryear@svn.com

The SVN® brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition.

Today, SVN® International Corp., a full-service commercial real estate franchisor of the SVN® brand, is comprised of over 1,600 Advisors and staff in over 200 offices across the globe. Geographic coverage and amplified outreach to traditional, cross-market and emerging buyers and tenants is the only way to achieve maximum value for our clients.

Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value NetworkSM and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues and communities.

Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

MARVIN PURYEAR

Senior Advisor

O: 352.835.0106 | C: 352.267.5900

mpuryear@svn.com



1723 Bartow Rd
Lakeland, Florida 33801
863.648.1528

125 N Broad Street, Suite 210
Thomasville, Georgia 31792
229.299.8600

356 NW Lake City Ave
Lake City, Florida 32055
386.438.5896

www.SVNSaunders.com

All SVN® Offices Independently Owned & Operated | 2022 All Right Reserved

©2021 SVN | Saunders Ralston Dantzler Real Estate. All SVN® Offices Independently Owned and Operated SVN | Saunders Ralston Dantzler Real Estate is a full-service land and commercial real estate brokerage with over \$3 billion in transactions representing buyers, sellers, investors, institutions, and landowners since 1996. We are recognized nationally as an authority on all types of land, including agriculture, ranch, recreation, residential development, and international properties. Our commercial real estate services include marketing, property management, leasing and tenant representation, valuation, business brokerage, and advisory and counseling services for office, retail, industrial, and multi-family properties. Our firm also features an auction company, forestry division, international partnerships, hunting lease management, and extensive expertise in conservation easements. Located at the center of Florida's I-4 corridor, we provide proven leadership and collaborative expertise backed by the strength of the SVN® global platform. To learn more, visit SVNSaunders.com.

