

Clermont City Hall

Cheeser's  
Palace Cafe

ROASTED  
SPIRIT



Yummi's Frozen  
Yogurt & Cafe

Clermont Cafe



Los Reyes  
Mexican Grill

Boutique Hotel  
Under Construction

Clermont Historic  
Village Museum



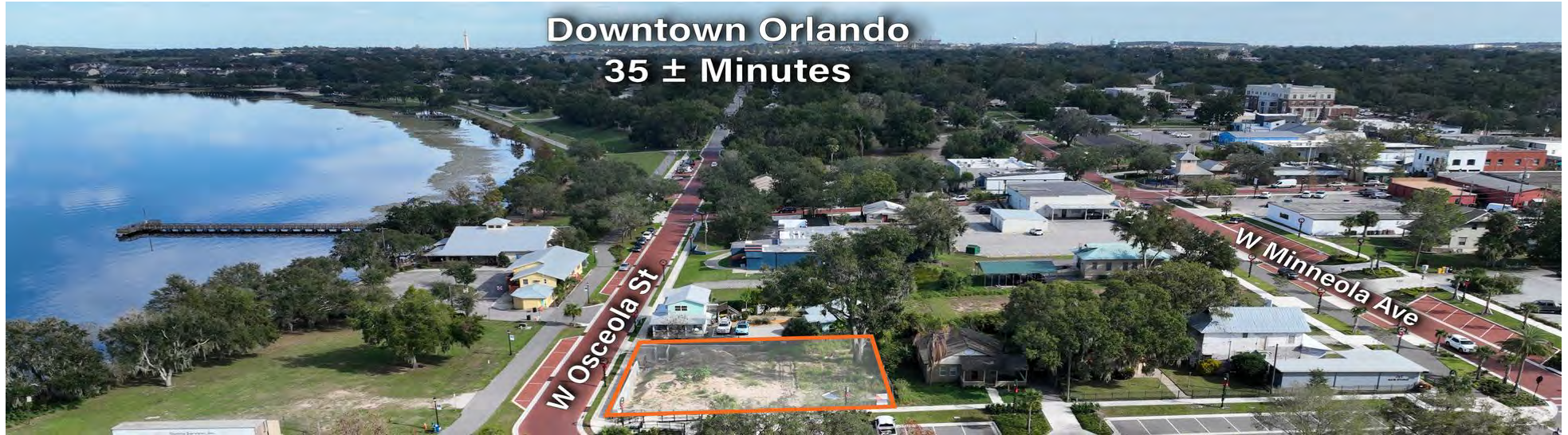
Rails to Trails

# DOWNTOWN CLERMONT COMMERCIAL SITE

503 WEST AVE  
CLERMONT, FL 34711

Lake Minneola

Marvin Puryear  
352.267.5900  
mpuryear@svn.com



**Sale Price**

**\$989,000**

## PROPERTY OVERVIEW

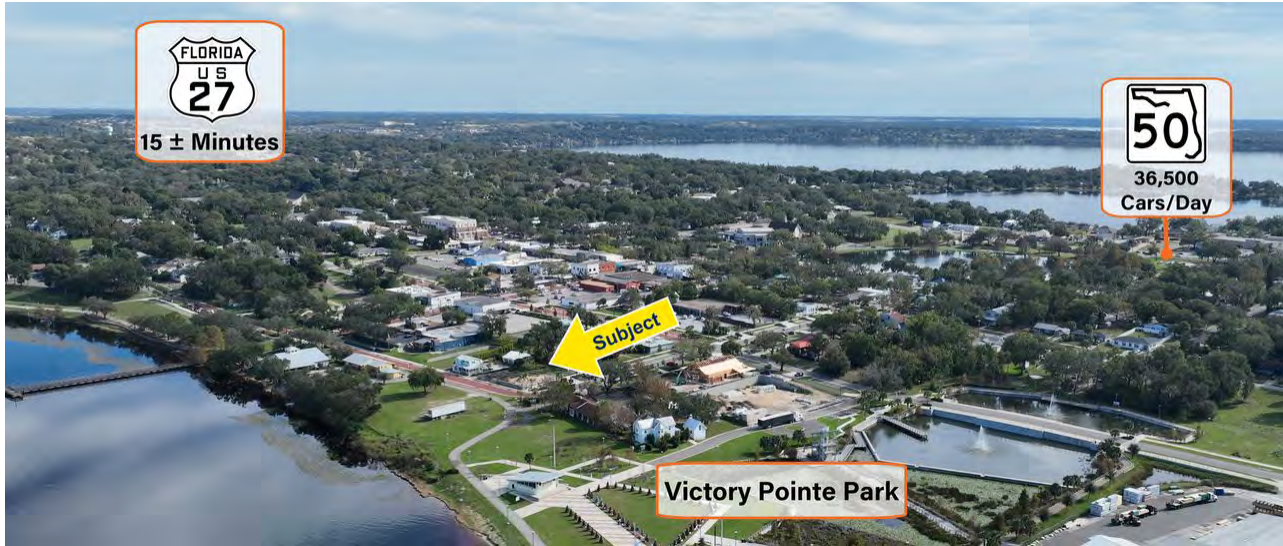
This property consists of two contiguous tracts of land totaling .25 ± acres, and is located at the southeast corner of West Ave. and West Osceola Street in Clermont, Florida. You are purchasing a pad-ready site that has been approved for a freestanding two-level 6000 SF retail/office building. Building plans/engineering are available and convey. This project is across the street from Waterfront Park, located on Lake Minneola which hosts festivals, international triathlons, water competitions and is on the Rails to Trails fitness trail [a 30-mile fitness trail system that goes from coast to coast]. The property is situated in the City of Clermont's award-winning Downtown-Waterfront Master Plan, which is part of over 30 projects, including streetscapes, trails, parks, and infrastructure improvements. While much of the focus is on the Downtown-Waterfront District, the Master Plan offers insight into how to keep our growing city connected and how to protect the very charms that have drawn hundreds of thousands of people to this internationally recognized City that is one of the nation's top places to live and also a training ground for the world's elite athletes.

## OFFERING SUMMARY

Acreage:	0.25 ± Acres
City:	Clermont
County:	Lake
Property Type:	Land: Commercial



# Location



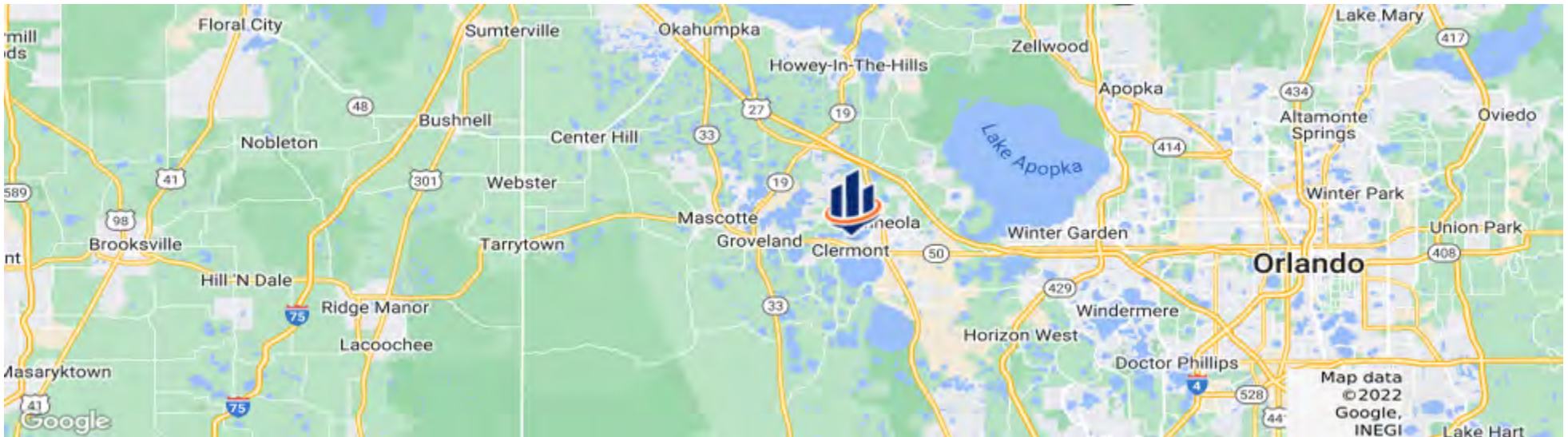
## LOCATION & DRIVING DIRECTIONS

Parcel: 1615143 & 1815371

GPS: 28.5571712, -81.7701786

Driving Directions: From the intersection of Hwy 27 & Hwy 50 in Clermont-Head West on Hwy 50 and then right on West Ave; The last 2 lots on West Ave; which turns into W Osceola St

Showing Instructions: Vacant Land-Go to Site- 503 & 517 West Ave., Clermont, FL 34711



# Neighborhood Area Map



# Market Area Map



# Demographics Map & Report

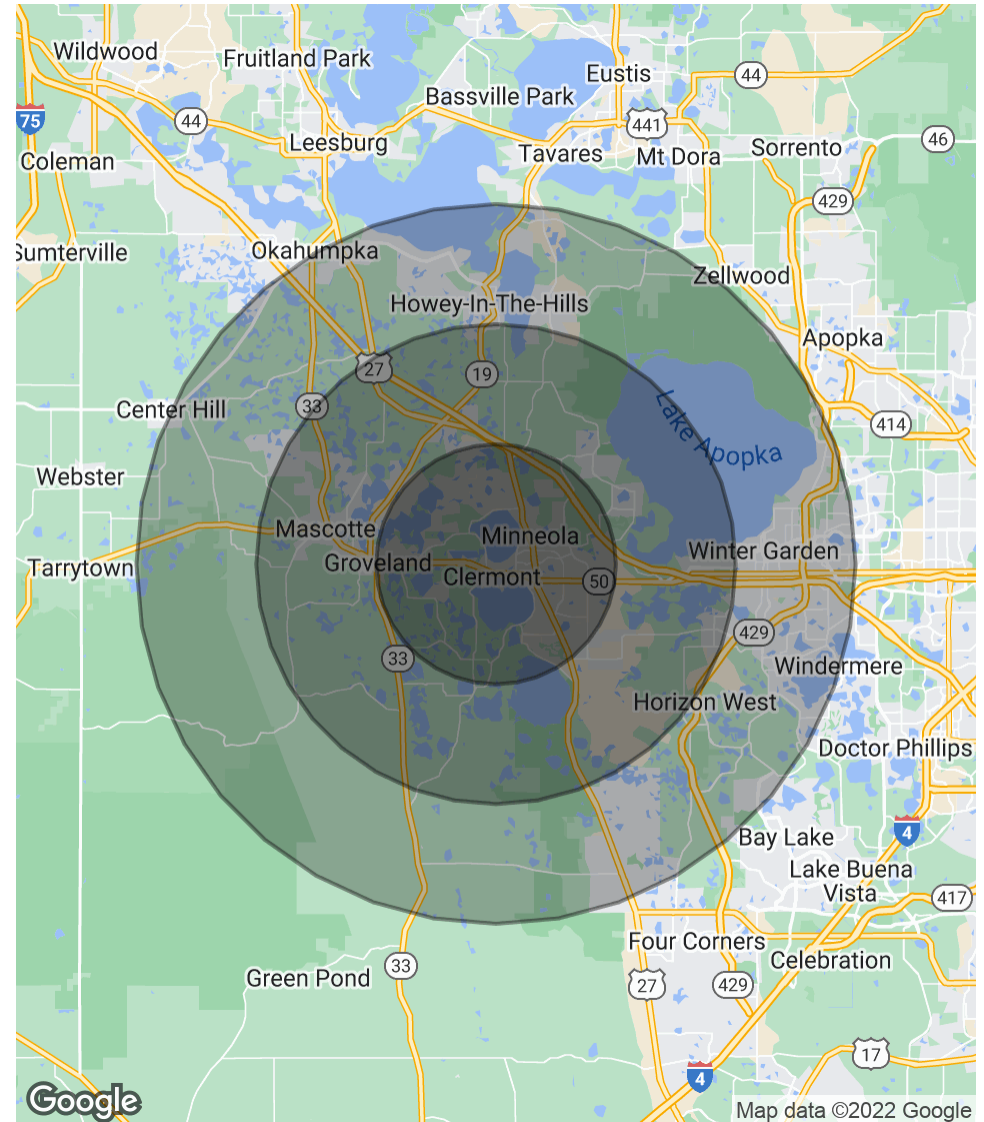
## POPULATION

	5 MILES	10 MILES	15 MILES
Total Population	76,697	131,023	297,609
Average Age	42.5	42.8	41.3
Average Age (Male)	41.2	41.2	39.7
Average Age (Female)	42.8	43.5	41.9

## HOUSEHOLDS & INCOME

	5 MILES	10 MILES	15 MILES
Total Households	28,297	49,659	112,427
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$77,510	\$81,571	\$83,956
Average House Value	\$256,355	\$271,963	\$283,205

\* Demographic data derived from 2020 ACS - US Census



# LOT DIMENSIONS & APPROVED SITE PLAN RENDERINGS OF BUILDING







## The City of Clermont's Downtown-Waterfront Master Plan



### Kehler Recreation Center

**Status:** Completed 2019

**Location:** 466 W. Minneola Ave.

This new and improved senior center includes a larger multipurpose room for our growing population. The facility has allowed the city to expand its senior program offerings.

### Streetscapes

**Status:** In progress

**Location:** Six square blocks (from West Ave. to 7th Street & from Montrose St. to Osceola St.)

Improvements include adding Legacy Loop Trail, brick paving roads, and enhancing parking, landscaping, lighting and event power. The project is being constructed in three phases for continued business operations and traffic flow downtown.

Phase 1: West Avenue & Osceola Street

Phase 2: Minneola Avenue & 8th Street

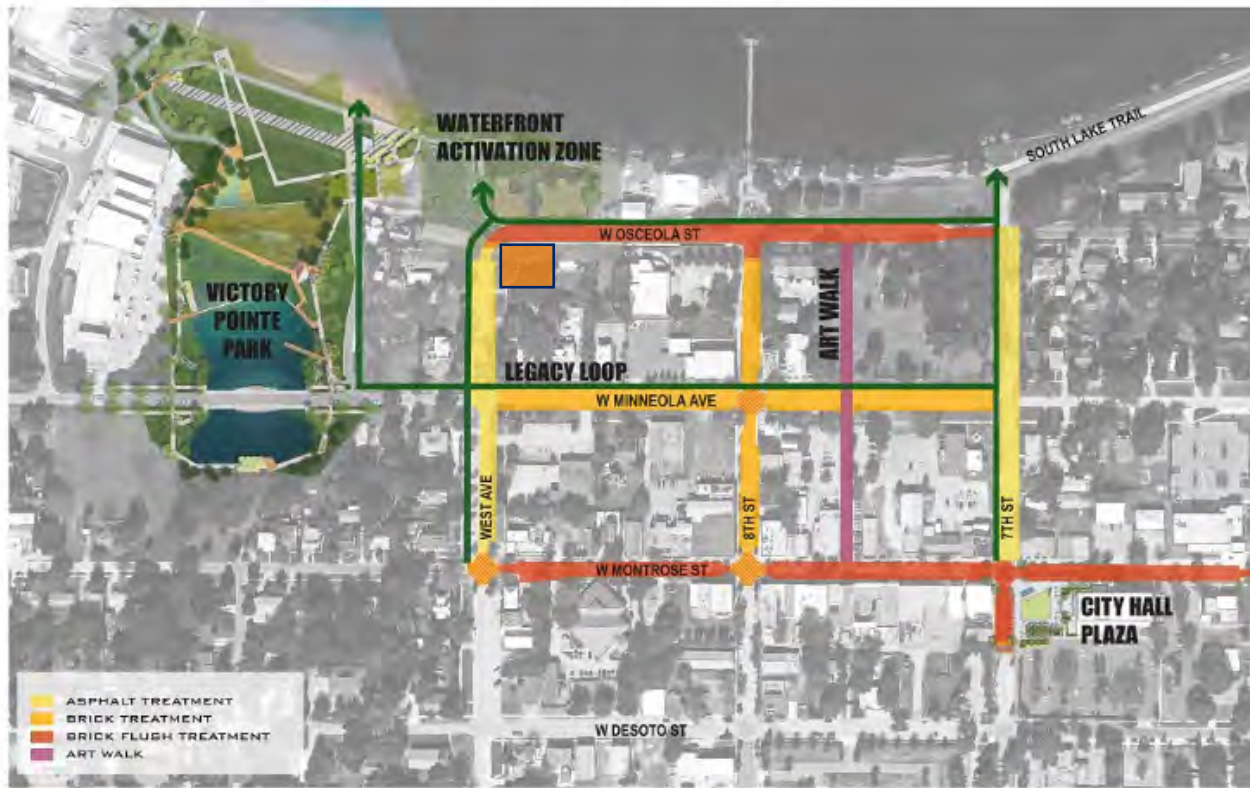
Phase 3: Montrose Street & 7th Street



Welcome Towers were built in 2019 at the city's eastern and western limits along Highway 50.

[www.ClermontFL.gov/MasterPlan](http://www.ClermontFL.gov/MasterPlan)

## DOWNTOWN WATERFRONT DISTRICT MAP



### History

In 2013, City Manager Darren Gray held a series of community visioning sessions to find out what residents wanted for the future of their city. Over 1,000 residents attended, and they told him that they wanted a vibrant downtown.

In response, the city created the Downtown-Waterfront Master Plan, which has won state and regional awards.

The projects connect and enhance the Downtown-Waterfront District of Lake County's largest city and one of the nation's top places to live and train. The \$22-million plan is being funded by Lake County's Infrastructure Sales Tax.



### Victory Pointe

**Status:** Completed 2018

**Location:** 938 Victory Way

This award-winning stormwater filtration system also serves as an urban passive park, event venue and business incentive.



### Clermont Boat Ramp

**Status:** Completed 2020

**Location:** 140 East Ave.

The city built a larger boat ramp in a new location based on valuable community feedback, doubling the launch pads, increasing parking, and adding mooring slips.



### The Art Walk

**Status:** Completed 2020 (south half)

**Location:** Montrose Street to Minneola Avenue (and eventually to Osceola Street)

This brick walkway was built in a private-public partnership to celebrate the arts and to draw pedestrians through the heart of our downtown. Along one portion of the path, spaces are available for pop-up tents for events.

# Downtown Streetscape





**CLERMONT**  
LAKE COUNTY

Clermont was founded in 1884 and incorporated in 1916. Clermont is part of the Orlando-Kissimmee-Sanford Metropolitan Statistical Area, located just west of Orlando and north of Walt Disney World. As the largest city in Lake County, Clermont continues to expand along with Central Florida’s growing population.

<b>Founded</b>	1916
<b>Population</b>	36,693 (2018)
<b>Area</b>	11.5 sq mi
<b>Website</b>	<a href="http://www.clermontfl.gov">www.clermontfl.gov</a>
<b>Major Employers</b>	South Lake Hospital Vista Clinical and Diagnostics PUR Clinic South Lake Pain Institute University of Florida Cancer Center

Clermont’s rolling hills and lakes are a strong draw to homebuyers, and Clermont still has the “small town” feel they crave. Lifestyle and amenities are the number one reason homebuyers choose the area where they buy their home. Commercial real estate follows rooftops. Clermont, with a surging population of over 40,000, traffic counts nearing 60,000 daily trips, and an average annual household income of more than \$68,000.

Branded as “The Choice of Champions,” Clermont is becoming a mecca for health and fitness. It is a home or training location for 20 recent Olympians. The city boasts a thriving healthcare industry with world-class orthopedics, cancer treatment, and robotic urologic services.



## MARVIN PURYEAR

Senior Advisor

mpuryear@svn.com

Cell: 352.267.5900

## PROFESSIONAL BACKGROUND

Marvin Puryear is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida. Marvin is a native of Central Florida and has been in the real estate industry in Clermont since 1995. For 20 years, his real estate career included being a broker for 60 agents in two international franchised brokerages in the Central Florida area: a top 50 ERA residential brokerage and a Coldwell Banker Commercial brokerage.

During this time, Marvin was consistently one of the top three brokers in volume and quickly became known as one of the top real estate leaders in the market, both as a company broker and as an expert in developments and large commercial transactions. This included the sale and leasing of office, retail, industrial, and development properties. He produced detailed market analysis and trends in residential and commercial real estate that were utilized by end users and the real estate industry.

Before his real estate career, Marvin spent 10 years in corporate management in Chicago, IL, managing the region for the world's largest photography company and with CompUSA.

Marvin is a three-time award winner in commercial real estate from the Central Florida Commercial Association of Realtors. He has won numerous sales and management awards and distinctions, including Lake County's Top Commercial Real Estate Agent award.

Marvin attended Lake Sumter Community College and Wake Forest University, where he majored in psychology. He is a member of National Association of Realtors (NAR), International Council of Shopping Centers (ICSC), and the Realtor Association of Lake and Sumter Counties. Marvin has also served in many industry leadership positions including president for the Greater Lake County Association of Realtors and director for the MFRMLS.

Marvin specializes in:

- Property Disposition/Sales
- Leasing
- International Marketing
- Negotiation
- Networking
- Land Use
- Property Valuation



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**HEADQUARTERS**

1723 Bartow Road  
Lakeland, Florida 33801  
863.648.1528

**ORLANDO**

605 E Robinson Street, Suite 410  
Orlando, Florida 32801  
407.516.4300

**NORTH FLORIDA**

356 NW Lake City Avenue  
Lake City, Florida 32055  
386.438.5896

**GEORGIA**

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

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