JR'S AUTOMOTIVE BUILDING

31345 CR 437
SORRENTO, FL 32776

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SVN SAUNDERS RALSTON DANTZLER

Property Summary

OFFERING SUMMARY

Sale Price:	**$495,000**
Building Size:	2,180 SF
Lot Size:	0.24 Acres
Price / SF:	**$227.06**
Year Built:	1984
Zoning:	CP
Market:	Orlando
Submarket:	Sorrento/Lake County
Traffic Count:	8,600
APN:	1124026

PROPERTY HIGHLIGHTS

- Automotive Repair - 4 Bays
- Paint Booth
- Major Highway Intersections close by
- Corner Lot
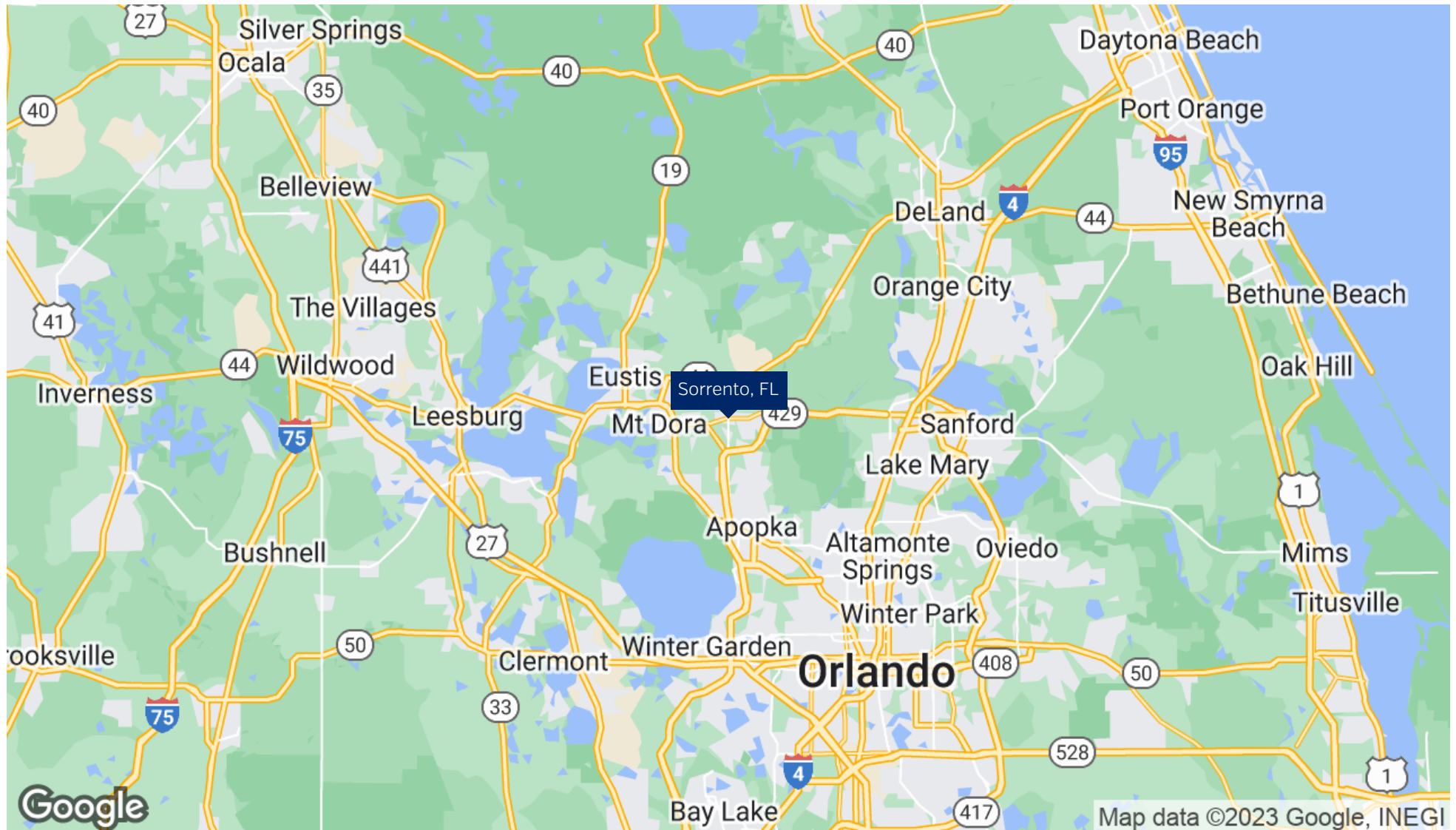
PROPERTY DESCRIPTION

For sale is a successful 4-bay auto shop and paint booth, along with its building. Located in a prime corner spot just south of Mt Dora and Apopka, the building is situated on CR 437 and boasts great highway frontage for advertising. Additionally, it is only a block away from CR 46 and a few miles from FL Highway 453. The building is zoned for commercial, office, medical, or retail use, offering a variety of options. Inside, there are 4 car bays, one lift, a drive-through opposing, an office for customer handling, and a break room for staff. The fenced property also includes extra storage areas.
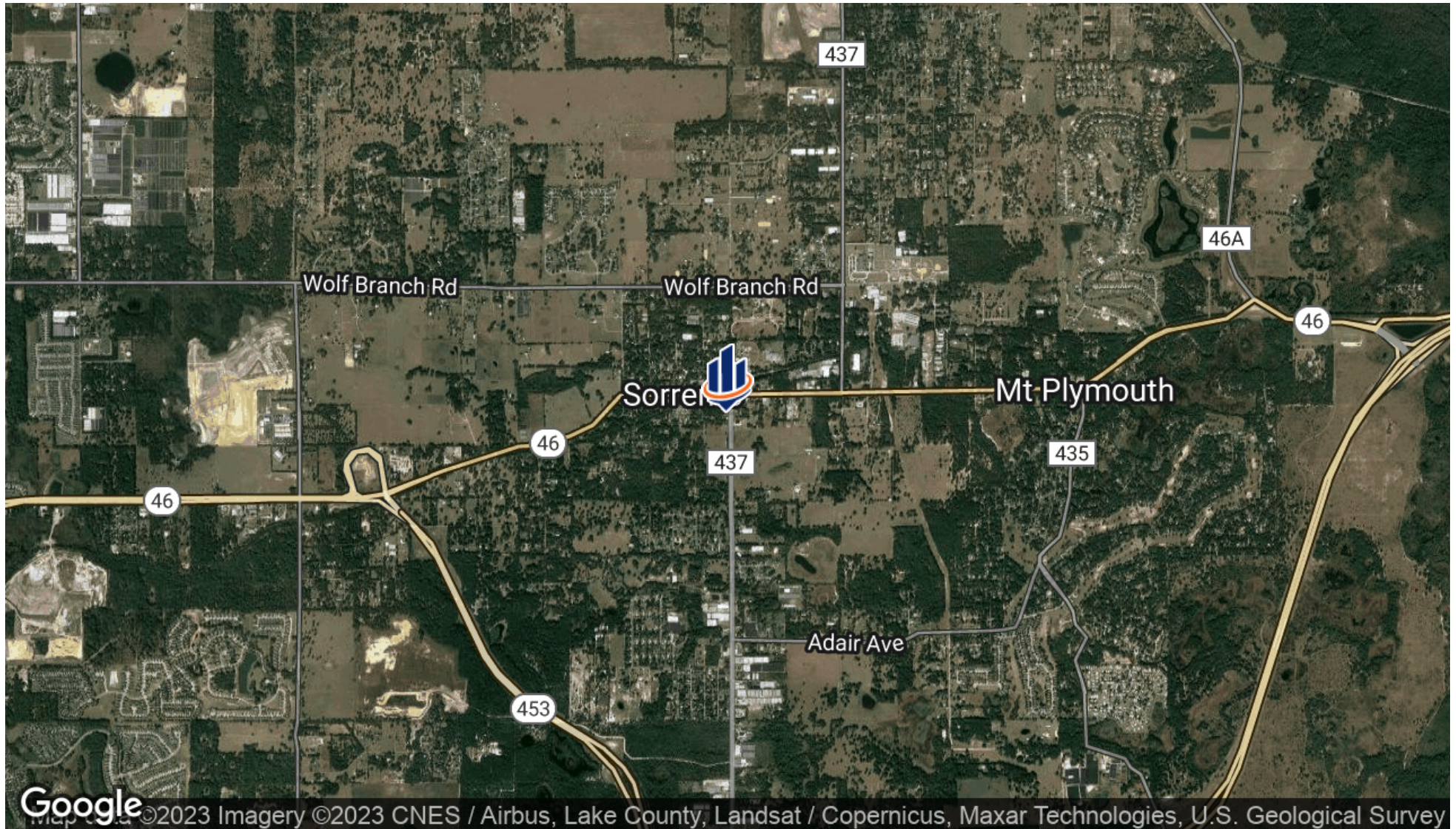
LOCATION DESCRIPTION

Cr 46 to south on CR 437-Plymouth Sorrento.
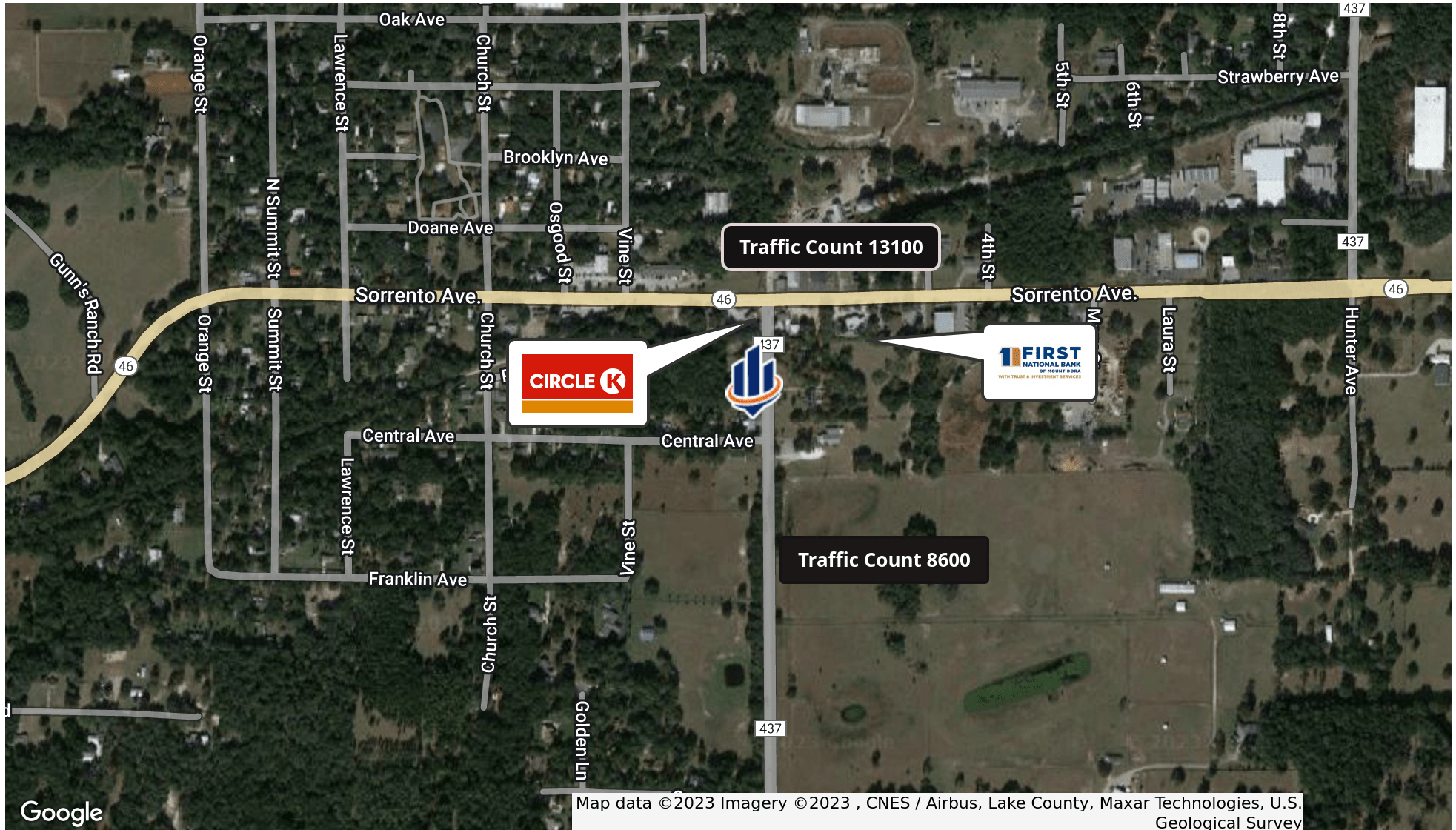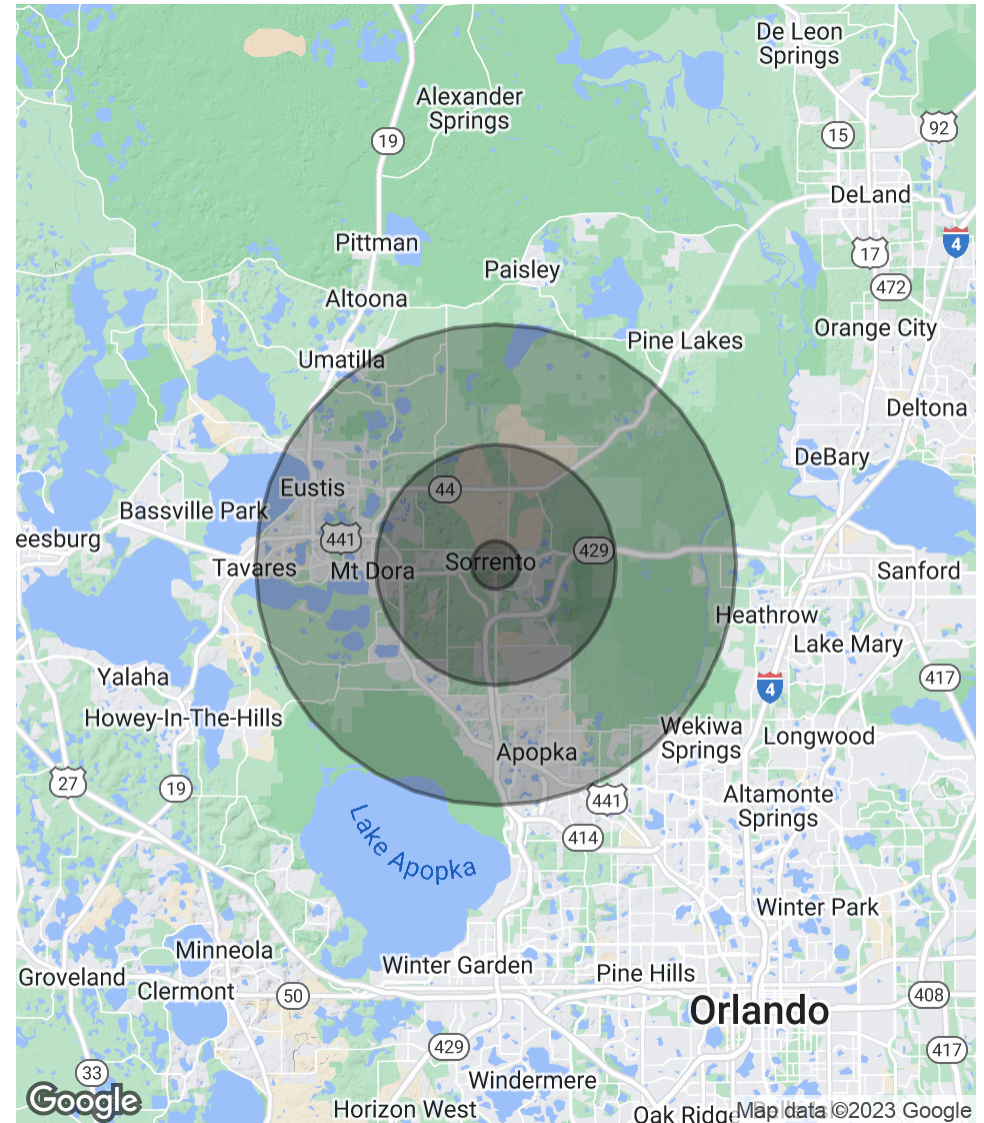Property on the right.

Regional Map

Location Map

Location Map

Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	659	18,515	174,293
Average Age	41.8	41.3	43.6
Average Age (Male)	42.3	37.9	42.3
Average Age (Female)	42.3	44.5	44.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	251	6,931	68,000
# of Persons per HH	2.6	2.7	2.6
Average HH Income	$86,194	$88,104	$96,531
Average House Value	$343,953	$289,428	$308,964

* Demographic data derived from 2020 ACS - US Census

LAKE COUNTY

FLORIDA

Founded	1887	Density	385.2 [2019]
County Seat	Tavares	Population	367,118 [2019]
Area	953 sq mi	Website	lakecountyfl.gov

Lake County is part of the Orlando-Kissimmee-Sanford, FL Metropolitan Statistical Area and its largest city is Clermont. It was created in 1887 from portions of Sumter and Orange counties and named for the many lakes contained within its borders. In the 1800s, the two main industries in the area were growing cotton and breeding cattle. In the latter part of the 19th century, people started to grow citrus trees. Throughout the 1940s and 50s, citrus production increased and grew into the area's leading industry. Today, Lake County is the 18th largest county in Florida, tripling in size in the past 15 years. It is centrally positioned with access to US Hwy 27, I-75, Florida Turnpike, and the new Florida 429 Beltway, an ideal location for industrial distribution, warehousing, and manufacturing. The Wellness Way area (7 miles south of Clermont), is also an area of significant economic growth
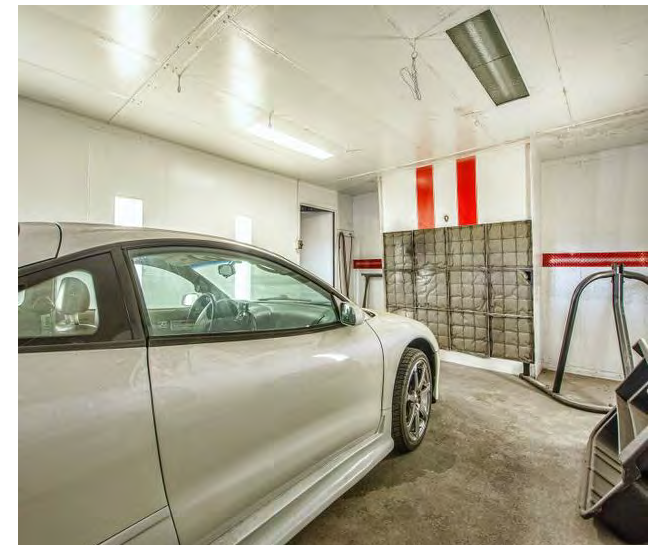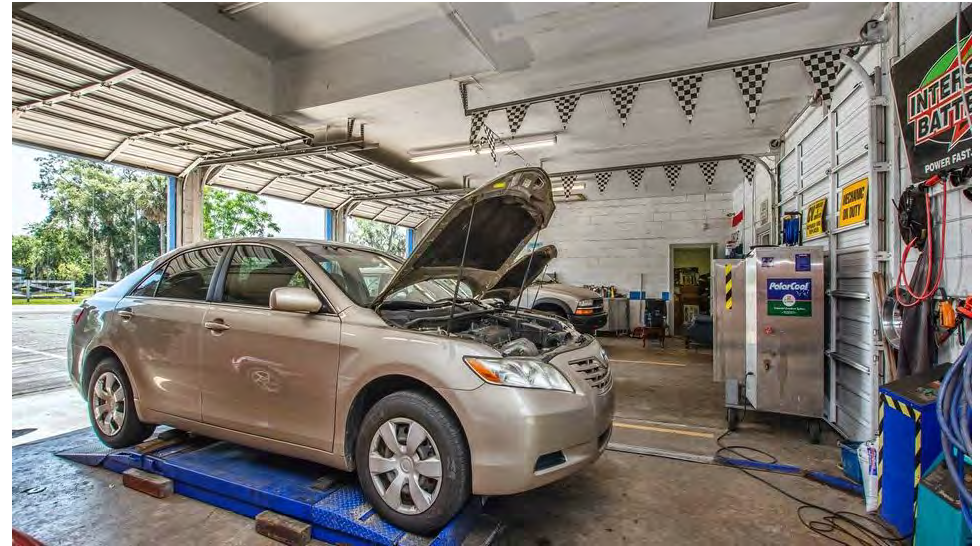
Additional Photos

Additional Photos

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Additional Photos

Advisor Biography

TRISH LEISNER, CCIM

Senior Advisor

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PROFESSIONAL BACKGROUND

Trish Leisner, CCIM is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Orlando, Florida.

Trish is a seasoned real estate professional with more than 30 years of experience in the industry. In 2021, she joined our brokerage to expand her commercial services offerings through our marketing strategies, advisor team, and the SVN® international network.

Trish is the founder and broker of RealTeam Realty, Inc. Opened in 2011, the firm is in downtown Clermont, just west of Orlando in Central Florida. Her brokerage team provides services in commercial, land, farms, and residential.

Trish works across four fast-growing central Florida counties: Lake, Orange, Sumter, and Polk. She is a valuable source of expertise for properties in this part of the state. She is originally from Maryland's Chesapeake Bay, moving to Florida 20 years ago. Her varied professional and business background includes:
• Small Area Planner - Anne Arundel County, MD 1998
• Owned two retail stores for 15 years.
• Owned, developed, and managed commercial properties in Maryland and Florida
• Worked in multiple Nuclear Power Stations in Quality Control (1980-1985)
• Farmer and rancher

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