



FOR SALE

2,384 ± SF Office/Retail Building Clermont

606 WEST AVE

Clermont, FL 34711

PRESENTED BY:

MARVIN PURYEAR

C: 352.267.5900

mpuryear@svn.com

Downtown Orlando
35 ± Minutes



Groveland
10 ± Minutes



Clermont City Hall

Cheeser's Palace Cafe

Yummi's Frozen Yogurt & Cafe

Clermont Cafe



Village Marketplace

Clermont Historic Village Museum

Subject



Salt Shake

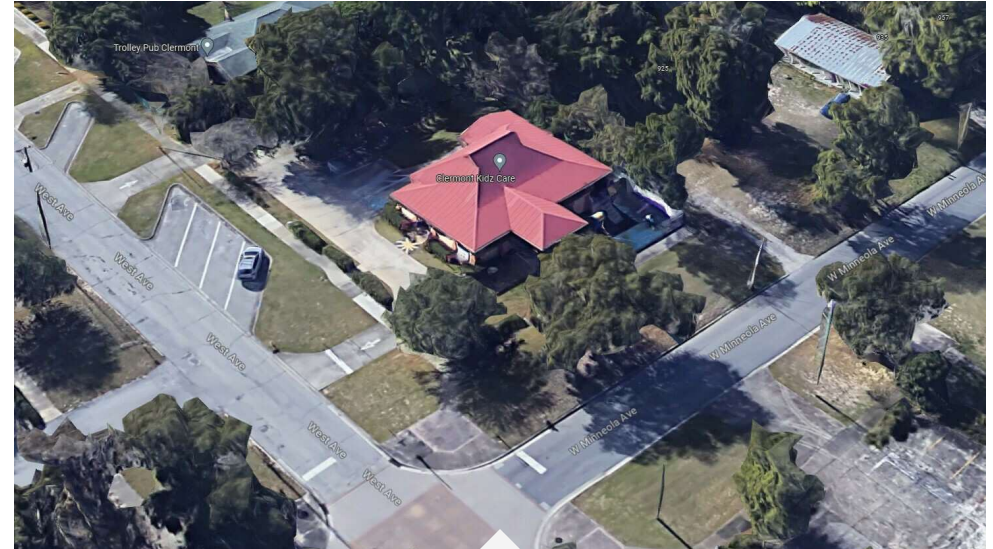
Rails for Trails

Lake Minneola

PROPERTY DETAILS & HIGHLIGHTS

This 2384 ± SF professional office/retail building situated on a .344-acre corner lot, zoned CBD is situated at the corner of West Ave. and W. Minneola in Clermont, Florida, in the heart of the “hot” renovated downtown Clermont Central Business District. There is onsite parking, street parking and this is located across the street from the new Market, and one block from the new Salt Shack restaurant and 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.

This property is a great opportunity to what is happening in Historic Downtown Clermont. Clermont has been nationally certified as a Runner-Friendly and Bicycle-Friendly Community. Located at the halfway point of the Florida Coast-to-Coast Trail, Clermont's South Lake Trail offers a variety of attractive amenities for trail users, including restrooms, shade, benches, information kiosks, way finding signs, water fountains and showers. An impressive selection of lodging, restaurants and shops are also reachable via the trail. Through the City of Clermont's award-winning Master Plan, many enhancements are being made to our trail system, including Legacy Loop Trail, Meet Us in the Middle Plaza and the Clermont Wi-Fi Trail. The Meet Us in the Middle Plaza will be a gathering place that will hallmark the midpoint of the Florida Coast-to-Coast Trail, connecting the east and west coasts of Florida in a celebratory fashion intentionally designed as a one-of-kind trailhead and park experience. Your uses are vast. The Village Market place, which is located across the street is also for sale. Take a look and call for more details.



- 2,384 ± SF Office/Retail Building Clermont built in 1920, renovated in 1996
- Zoned CBD (Clermont) which allows Retail Businesses, Professional Office, Restaurants and Personal Service Establishments
- Utilities on site (water, sewer, power, internet)
- Located in the heart of the downtown Clermont CBD, across the street from the new Marketplace, one block from numerous restaurants, Lake Minneola, and Clermont's Victory Pointe Park.
- Parking on site and street parking
- 150 x 100 Corner Lot

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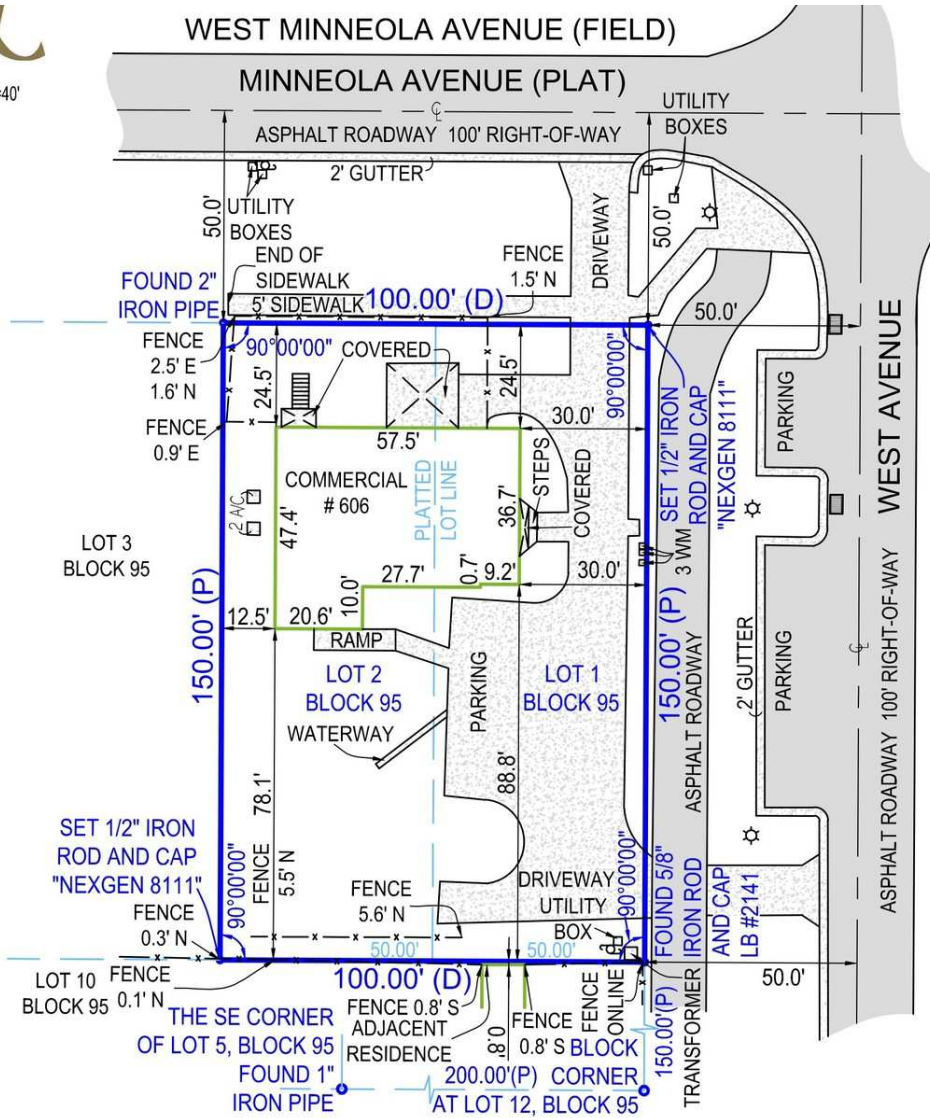
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SPECIFICATIONS & FEATURES



E:1"=40'



SPECIFICATIONS & FEATURES

CBD-Central Business District

Allowed Use: Retail Business, Personal service establishments, Professional Offices, Lodges and Clubs, Restaurants less than 3,000 sq. ft. and Medical Marijuana Dispensaries

ZONING:

Conditional Uses: Retail Businesses occupying 3000 sq. ft. or more, Hospitals, Clinics, Adult congregate living facilities, Nursing homes, Child care centers, Private Schools, Funeral Homes, Convenience Stores and Gas stations, Laundries, Automotive services, Restaurants over 3,000 sq. ft. Lounges, Bed and Breakfast, Lounges, Theaters, Cinemas, Auditoriums, and Churches

WATER:

City of Clermont

LOT DIMENSIONS:

150' on West Ave. and 100' on Minneola Ave. Corner Lot

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CITY INFORMATION



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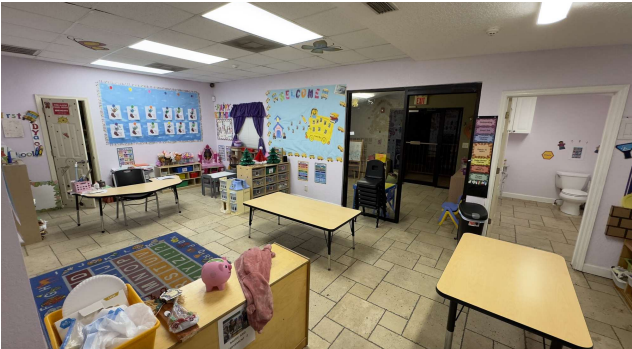
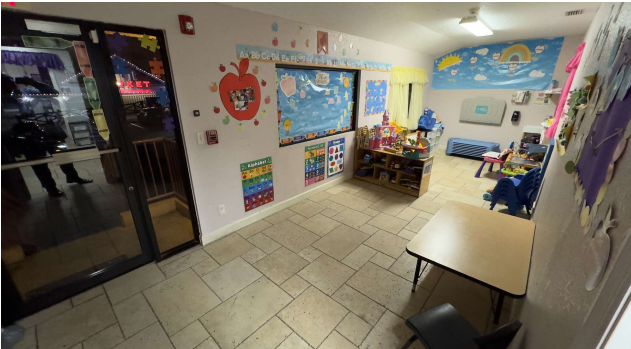
LOCATION DESCRIPTION

CBD zoning allows Retail Business, Professional Office, Restaurants less than 3,000 sq.ft., Personal Service establishments, Lodges and Clubs. This building is situated at the corner of West Ave. and W. Minneola in Clermont, Florida, in the heart of the “hot” renovated downtown Clermont Central Business District. There is onsite parking, street parking and this is located across the street from the new Market, and one block from the new Salt Shack restaurant and 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.

LOCATION DETAILS

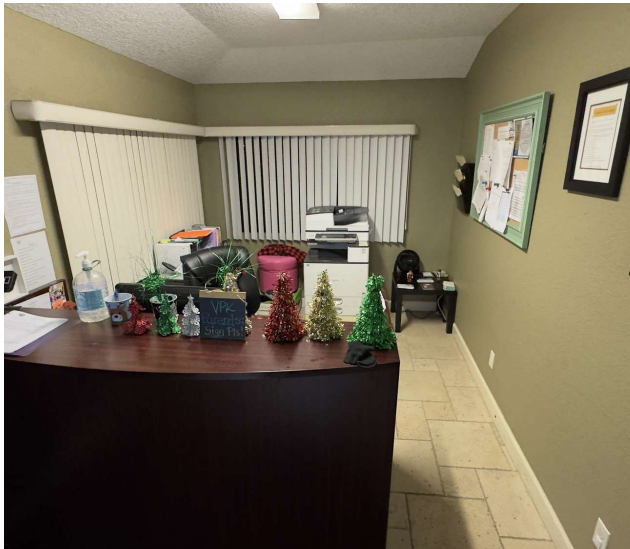
MARKET	Central Florida
SUB MARKET	Lake County
COUNTY	Lake
CROSS STREETS	Located at the corner of West Ave. and W. Minneola Ave.
STREET PARKING	Yes
SIGNAL INTERSECTION	No
ROAD TYPE	Paved

ADDITIONAL PHOTOS



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CLERMONT MARKET AREA MAP

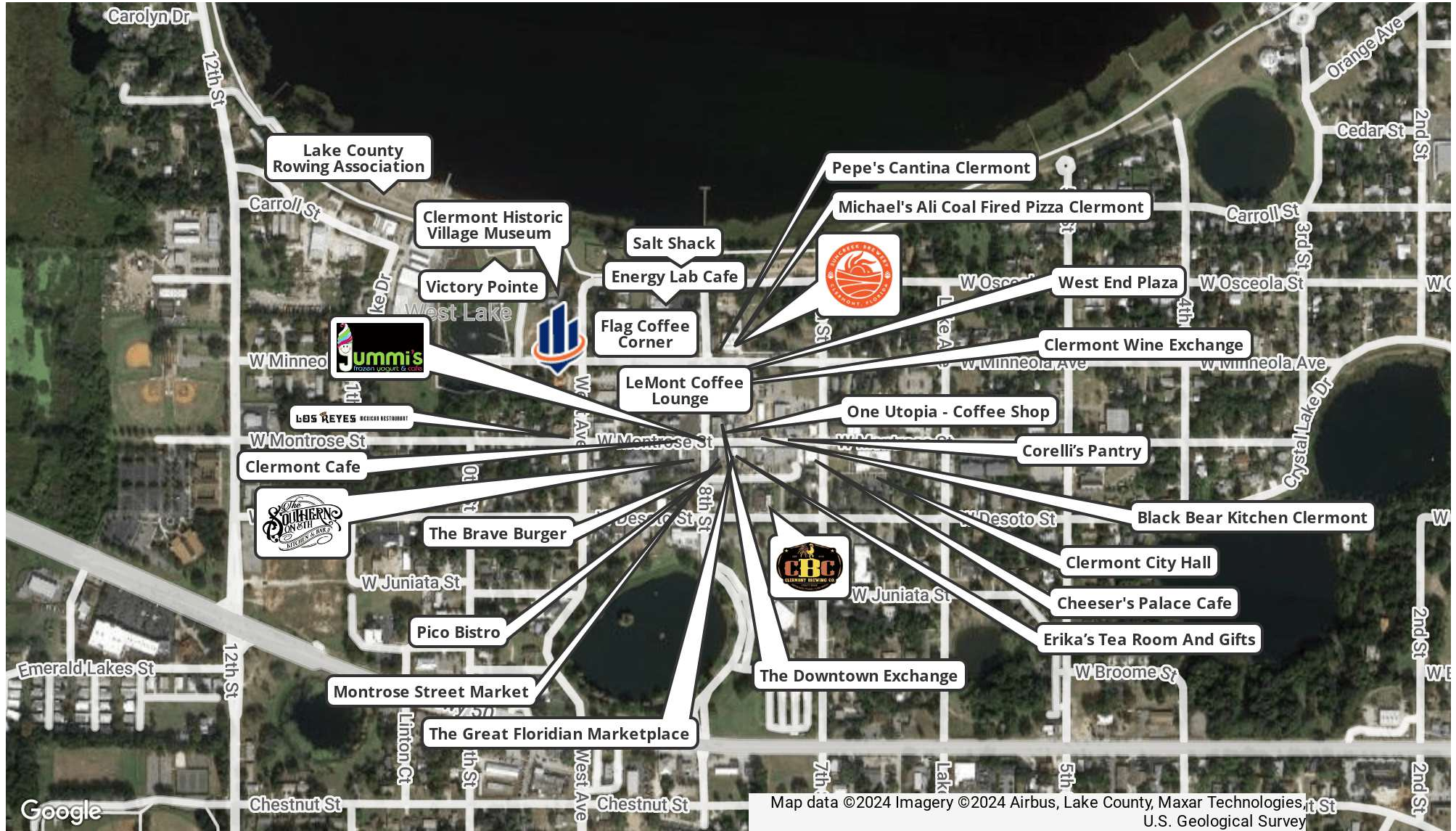


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SVN | SAUNDERS RALSTON DANTZLER 8

RETAILER MAP

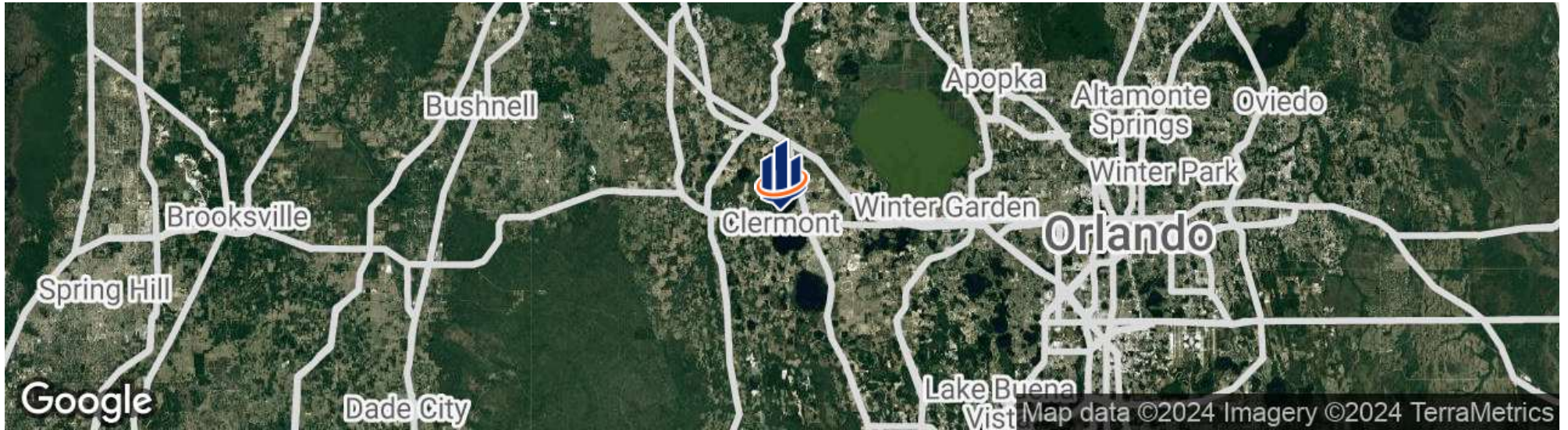


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REGIONAL & LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

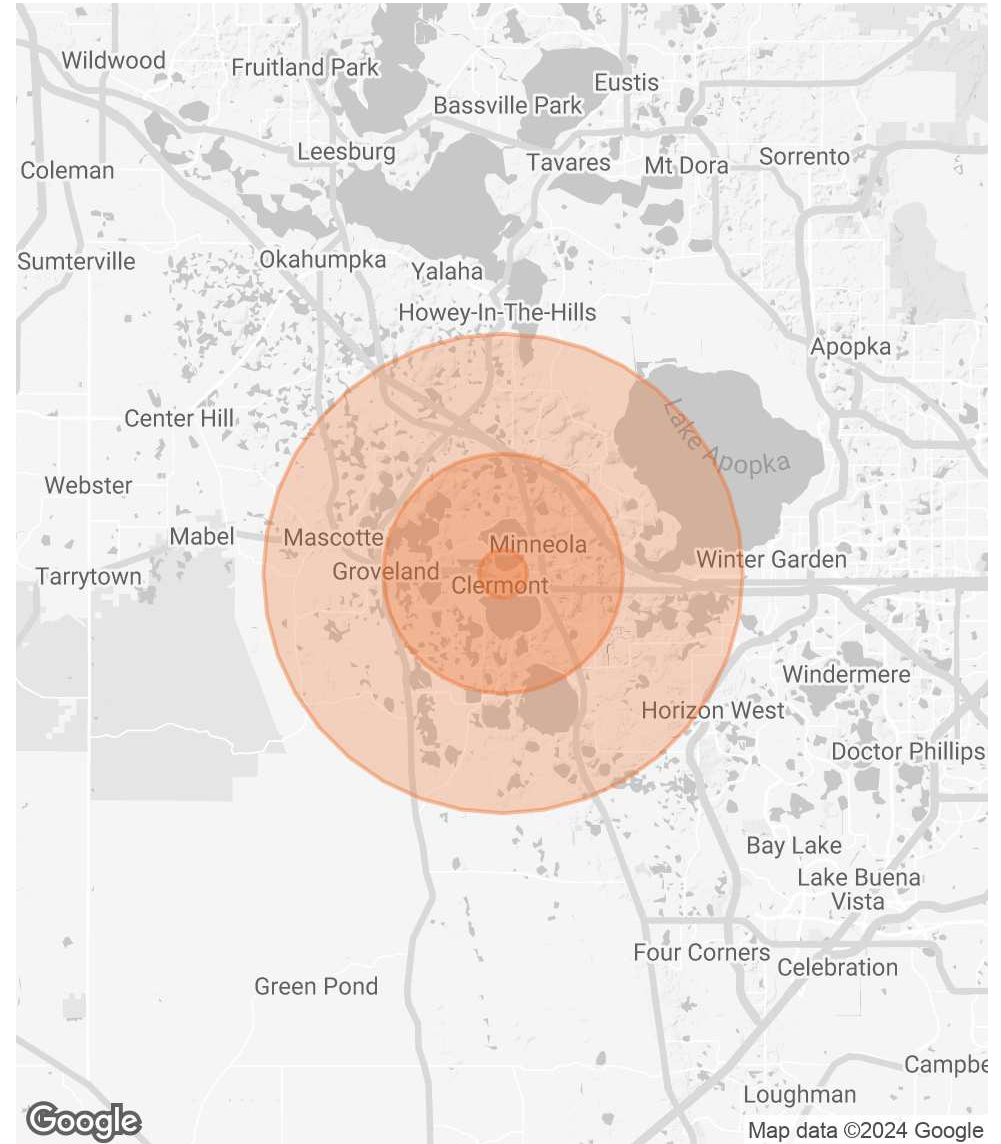
POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	3,367	76,724	130,565
AVERAGE AGE	42.9	42.5	42.8
AVERAGE AGE (MALE)	44.1	41.2	41.2
AVERAGE AGE (FEMALE)	40.6	42.8	43.5

HOUSEHOLDS & INCOME 1 MILE 5 MILES 10 MILES

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,281	28,331	49,479
# OF PERSONS PER HH	2.6	2.7	2.6
AVERAGE HH INCOME	\$67,686	\$77,408	\$81,603
AVERAGE HOUSE VALUE	\$233,346	\$256,164	\$272,116

* Demographic data derived from 2020 ACS - US Census



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ADVISOR BIOGRAPHY



MARVIN PURYEAR

Senior Advisor

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PROFESSIONAL BACKGROUND

Marvin Puryear is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Orlando, Florida.

Marvin's specialty is the sale of development land for large residential, commercial / retail, and industrial developments throughout Central Florida and the entire state. Marvin works regularly with most of the national and regional homebuilders, retail and industrial developers, representing land owners in the sale of their development property.

Marvin is a native of Central Florida who, starting in Clermont, has been in the real estate industry in since 1995. For 20 years, his real estate career included being a broker for 80 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 selling 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.

Marvin has been recognized by SVN for exemplary sales, including the Presidents Circle Award. He is also a three-time award winner in commercial real estate from the Central Florida Commercial Association of Realtors. Additionally, Marvin has won numerous sales and management awards and distinctions, including Lake County's Top Commercial Real Estate Agent award. He is a regular contributor to the Orlando Business Journal regarding market information and recent transactions.

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.

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For more information visit SVNsaunders.com

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