

SUNRISE PLAZA MEDICAL OFFICE BUILDING

16550 SUNRISE PLAZA
FOUR CORNERS, FL 34714

Trish Leisner, CCIM
O: 877.518.5263 x438 | C: 352.267.6216
trish.leisner@svn.com

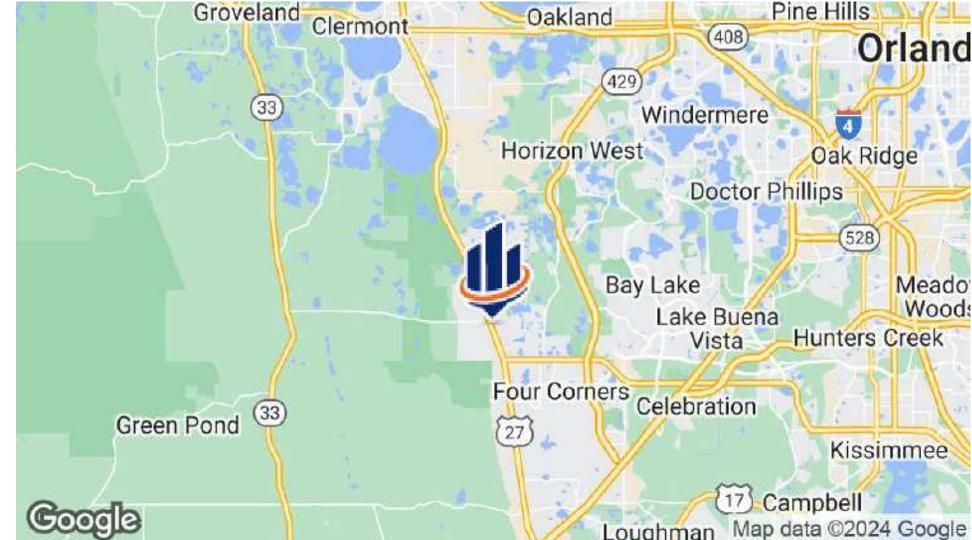


**Walmart Supercenter
5 ± Minutes**



Sunrise Lakes Boulevard

Property Summary



OFFERING SUMMARY

Sale Price:	\$799,000
Building Size:	2,416 ± SF
Lot Size:	0.05 Acres
Price / SF:	\$330.71
Year Built:	2021
Zoning:	PUD
Market/Submarket:	Clermont/Four Corners
Traffic Count:	43,500 Cars/Day
APN:	26-24-26-1800-00H-00000 AK 3929600
Property Taxes:	\$8,343.03 [2023]

PROPERTY OVERVIEW

Sunrise Medical Plaza - Medical Professional Grey Shell on Lot 3. This building can be split into two separate suites if needed. Located on the Clermont side of 4 Corners just off of Hwy 27 in a fairly new PUD. The building is ready to finish out for professional use. The adjacent 'Lot 4' is also listed for sale, at \$395,000. Lot 4 will support a similar building and the owner would prefer to sell both together.

PROPERTY HIGHLIGHTS

- 2,416 ± SF Grey Shell
- Built 2021
- Buildout available for 1 or 2 tenants
- Easy access to Hwy 27, I-92, and I-4
- Medical Professional

Property Description



LOCATION DESCRIPTION

Located in Lake County within the Four Corners and Clermont area. Just north of I-92 and south of CR 474 on the east side of Hwy 27.

SITE DESCRIPTION

Medical Professional Grey Shell -Sunrise Medical Plaza. Located on the Clermont side of 4 Corners just off of Hwy 27 in a fairly new PUD. Plenty of parking and easy access off of Hwy 27. Hard Intersection at Glenbrook Blvd or enter off of Hwy 27 at Sunrise Lakes Blvd.

EXTERIOR DESCRIPTION

Block, Stucco, Stone Trim and Standing Seam Metal Roof

INTERIOR DESCRIPTION

Grey Shell

PARKING DESCRIPTION

78 Parking spaces
Shared
Ratio .05

CONSTRUCTION DESCRIPTION

Block/Metal Roof



43,500 ±
Cars/Day

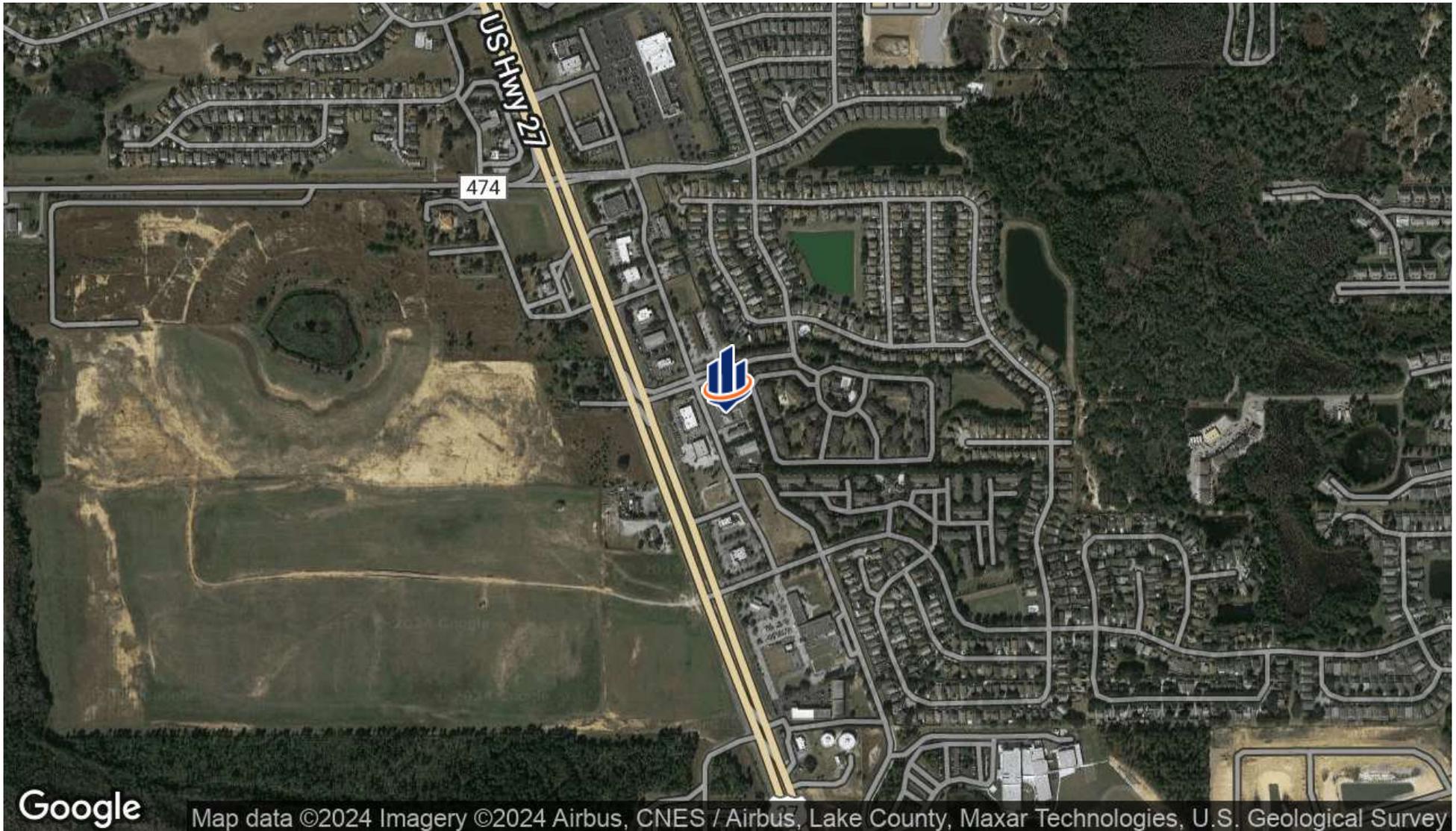
SUBJECT



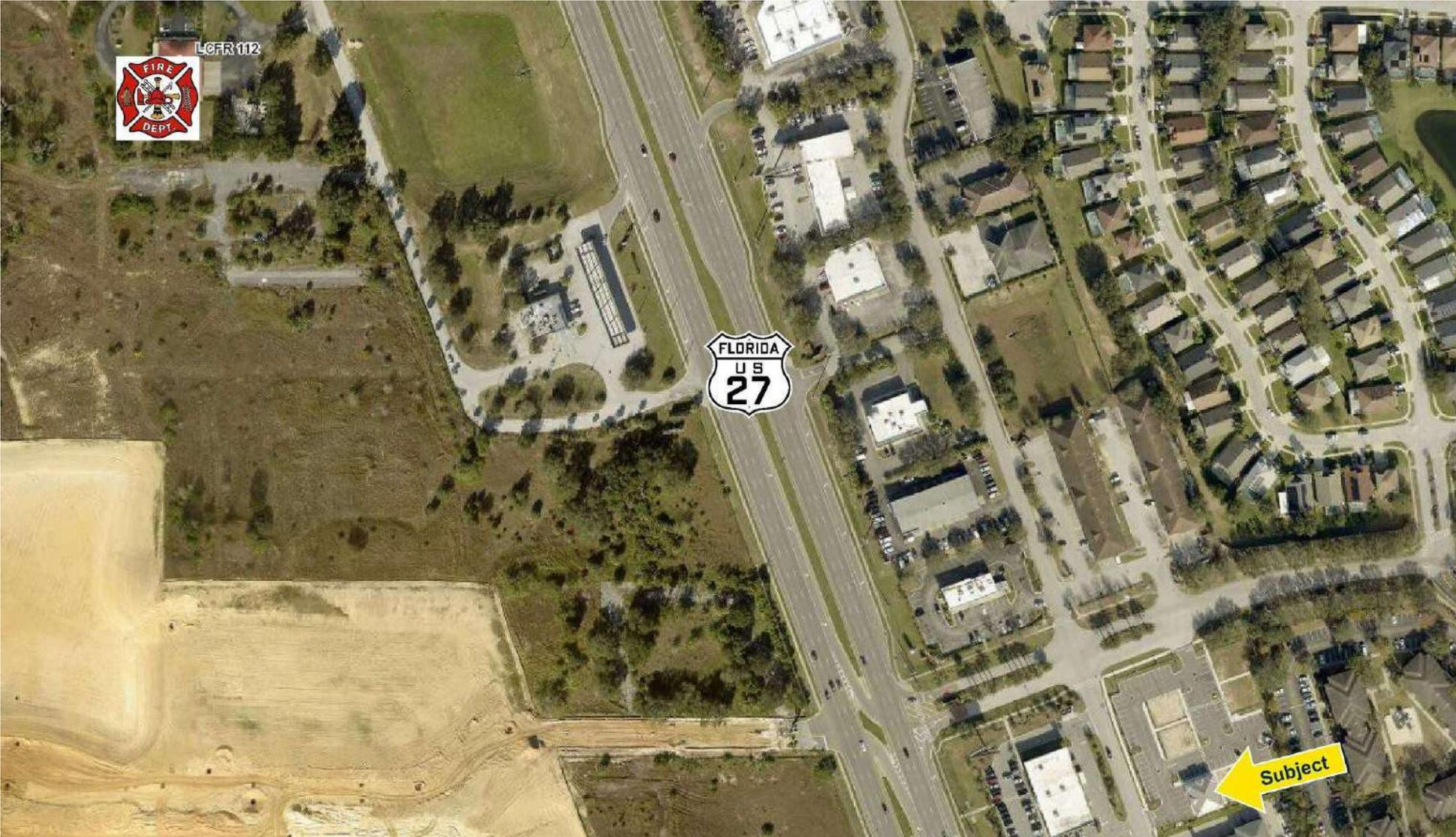
Regional & Location Map



Location Map



Fire Station Map



Fire Hydrants Map



Medical Market Map



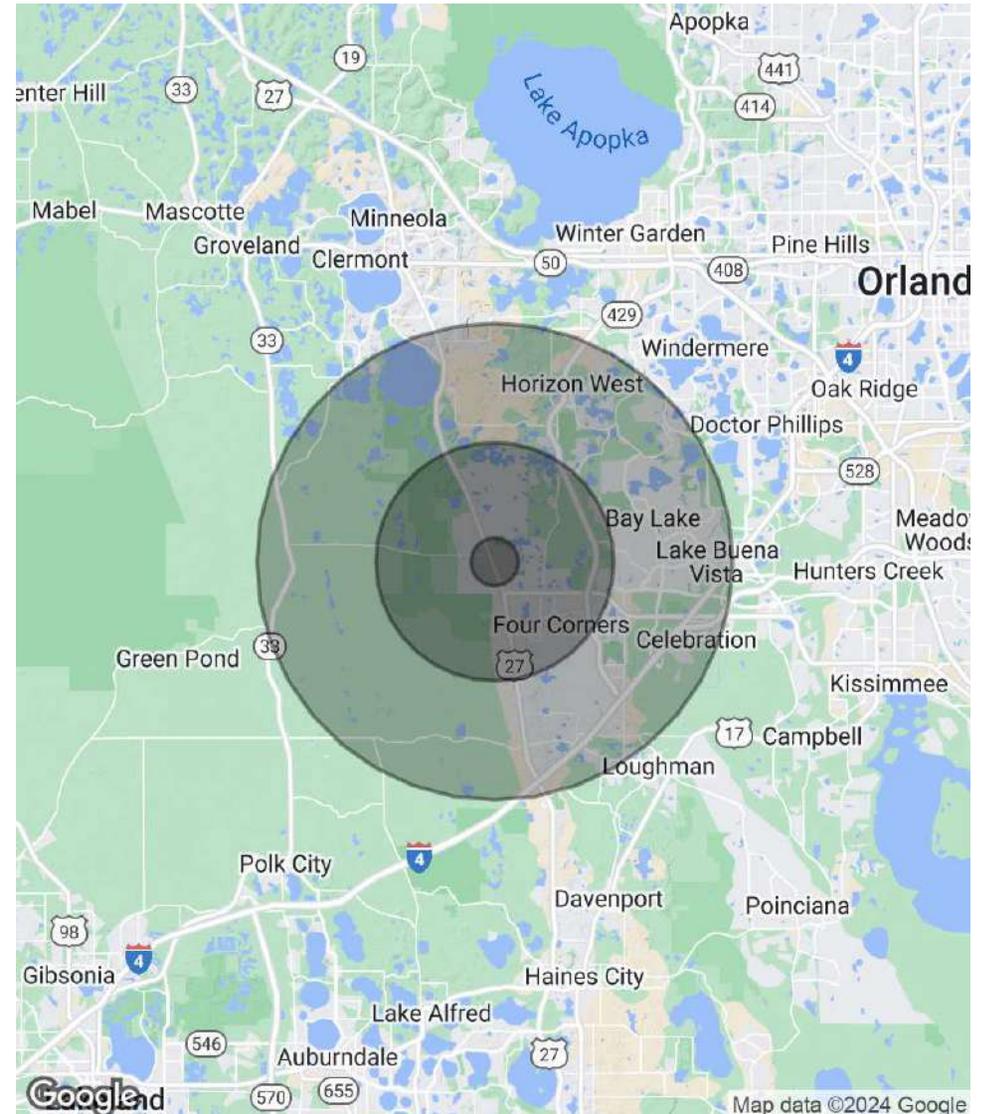
Retailer Map



Demographics Map & Report

	1 MILE	5 MILES	10 MILES
POPULATION			
Total Population	7,805	42,256	143,530
Average Age	33.3	39.1	36.7
Average Age (Male)	25.5	37.2	36.4
Average Age (Female)	38.3	39.7	36.9
HOUSEHOLDS & INCOME			
Total Households	2,459	22,773	74,983
# of Persons per HH	3.2	1.9	1.9
Average HH Income	\$48,313	\$43,832	\$59,441
Average House Value	\$174,927	\$187,541	\$275,958

* Demographic data derived from 2020 ACS - US Census



Additional Photos



Additional Photos



Additional Photos





LAKE COUNTY FLORIDA

Founded	1887	Density	385.2 [2019]
County Seat	Tavares	Population	410,139 [2022]
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. The county was created in 1887 from portions of Sumter and Orange counties and was named for the many lakes contained within its borders. During the 1800s, growing cotton and breeding cattle were the two main industries driving the economy. In the latter part of the 19th century, citrus tree cultivation gained momentum and eventually became the region's leading industry during the 1940s and 50s.

Lake County is the 18th largest county in Florida today, as the area has tripled in size over the past 15 years. With its Central Florida positioning, Lake County boasts great access to US Hwy 27, I-75, the Florida Turnpike, and the

*Walt Disney World
Resort ± 20 Minutes*





TRISH LEISNER, CCIM

Senior Advisor

trish.leisner@svn.com

Direct: 877.518.5263 x438 | Cell: 352.267.6216

FL #BK3185853

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

Like many in our brokerage, Trish loves to be outdoors. She grew up water skiing, snow skiing, and owning horses - jumpers and dressage. She competed in endurance horse racing for several years. For 25 years, Trish was an avid offshore fisherman, traveling up and down the Coast from MD to the Bahamas, fishing in many Big Game Tournaments.



One of America's BEST BROKERAGES



One of America's Best Brokerages



APEX Top National Producer
Dean Saunders, ALC, CCIM



Most Influential Business Leaders
Dean Saunders, ALC, CCIM



Largest Commercial Real Estate Brokers in Tampa Bay



Ranked 210 on Inc. 5000 Regional List

Disclaimer



The material contained in this Offering Memorandum 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 Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum 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 Memorandum 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 Memorandum, 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 Memorandum 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 Memorandum 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.



For more information visit www.SVNsaunders.com

HEADQUARTERS

1723 Bartow Rd
Lakeland, FL 33801
863.648.1528

ORLANDO

605 E Robinson Street, Suite 410
Orlando, Florida 32801
386.438.5896

NORTH FLORIDA

356 NW Lake City Avenue
Lake City, Florida 32055
352.364.0070

GEORGIA

203 E Monroe Street
Thomasville, Georgia 31792
229.299.8600

©2024 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 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, and residential development. Our commercial real estate services include property management, leasing and tenant representation, valuation, business brokerage, and advisory and counseling services for office, retail, industrial, and multifamily properties. Our firm also features an auction company, a forestry division, international partnerships, and extensive expertise in conservation easements. Located in Florida, Georgia, and Alabama, we provide proven leadership and collaborative expertise backed by the strength of the SVN® global platform.

