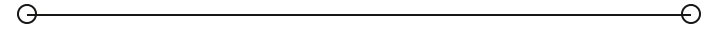


**FOR SALE OR LEASE**

**Downtown Clermont 6,912 SF  
Retail/Event Center**

**550 WEST AVE**

Clermont, FL 34711



**PRESENTED BY:**

**MARVIN PURYEAR**

C: 352.267.5900

[mpuryear@svn.com](mailto:mpuryear@svn.com)



## PROPERTY SUMMARY



## PROPERTY OVERVIEW

6,912 ± SF New Spectacular Retail/Event Center Property (The Marketplace) in the heart of Historic Downtown Clermont, and is less than one block off Lake Minneola, the new Salt Shack restaurant, numerous other restaurants/bistros/bars, and the “Rails to Trails” fitness trail. This .43acre, with lot dimensions of 201x93, property is zoned CBD (Clermont), is located next to the Clermont Historic Village, and Clermont’s Victory Pointe facility. Currently, there is a family and dog friendly 3,456 ± SF enclosed building used as an upscale bistro market/grocer with an on-site butcher, deli counter, seafood, and local fresh produce; also, approximately 1,000 ± SF of covered seating, two airstream trailers offering food/beverage service, and a 400 ± SF outdoor bar. This is the “Premiere Location” and the “Showpiece” in the Clermont Historic District, and can be utilized for office, retail, events, brewery (CUP), distillery (CUP) and other uses.

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.

The zoning allowed permitted uses: Retail Business, Personal Service Establishments, Professional Offices, Lodges and Clubs, Restaurants less than 3,000 ± SF Medical Marijuana Dispensaries. Conditional Uses: Brewery, Distillery, Retail business, Personal Service Establishments and Professional Offices occupying 3,000 ± SF or more, Restaurants over 3,000 ± SF, Lounges, Theaters, Cinemas and Auditoriums.

### MARVIN PURYEAR

C: 352.267.5900

mpuryear@svn.com

## PROPERTY DETAILS

SALE PRICE	<b>\$3,900,000</b>
------------	--------------------

LEASE RATE	<b>\$20,000.00 - 25,000.00 PER MONTH</b>
------------	--

## LOCATION INFORMATION

BUILDING NAME	Downtown Clermont 6,912 SF Retail/Event Center
STREET ADDRESS	550 West Ave
CITY, STATE, ZIP	Clermont, FL 34711
COUNTY	Lake
MARKET	Central Florida
SUB-MARKET	Lake County
CROSS-STREETS	Located at the corner of West Ave. and W. Minneola Ave.
SIGNAL INTERSECTION	No
ROAD TYPE	Paved
MARKET TYPE	Medium
NEAREST HIGHWAY	Highway 50 & Highway 27
NEAREST AIRPORT	Orlando International Airport

### MARVIN PURYEAR

C: 352.267.5900

mpuryear@svn.com

## PROPERTY INFORMATION

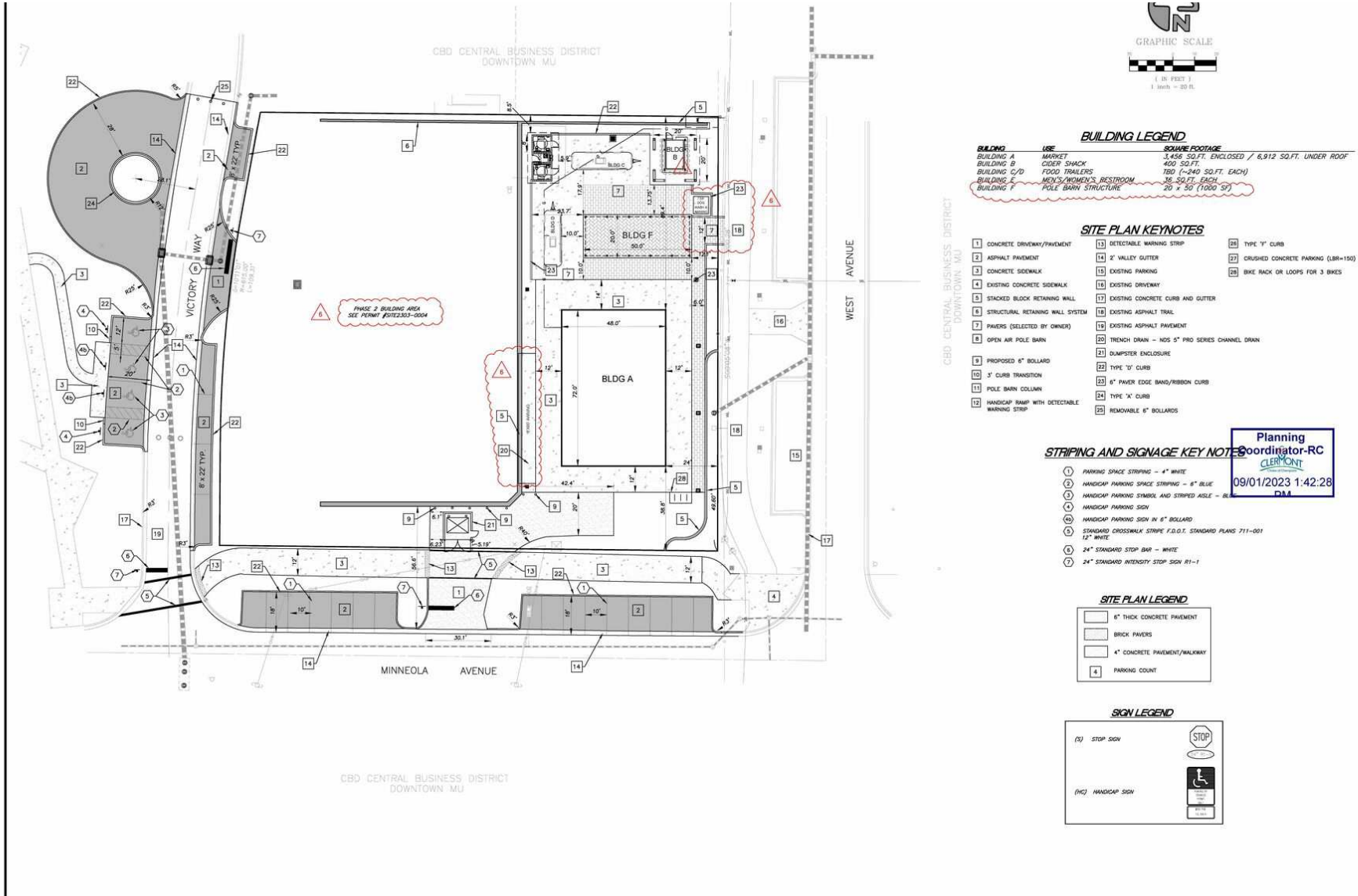
PROPERTY TYPE	Retail
PROPERTY SUBTYPE	Street Retail
ZONING	CBD-Clermont Business District
LOT SIZE	0.43 Acres
APN #	24-22-25-0100-094-00300
LOT FRONTAGE	201 ft
LOT DEPTH	93 ft
CORNER PROPERTY	Yes
POWER	Yes

## PARKING & TRANSPORTATION

STREET PARKING	Yes
----------------	-----



LEASE SPACES



REV.	DATE	DESCRIPTION
1	07-07-2021	REVISED PER CITY COMMENTS
2	09-16-2021	REVISED PER CITY COMMENTS
3	03-18-2022	ADA PARKING CHANGE
4	03-22-2023	DUMPSTER ENCLOSURE RELOCATED
5	2-14-2023	ADDED 'POLE BARN' (ENCLOSURE) TO SITE PLAN
6	8-2-2023	REMOVED TEMPORARY PARKING, ADDED ANIRING AT FOOD BARN

**THE MARKET AT VICTORY VILLAGE**

**SITE PLAN**

**HET**  
HIGHLAND ENGINEERING, INC.  
412 ORANGE TOWER BLVD  
CLERMONT, FLORIDA 34711  
ORLA 407-752-7817  
FL 407-752-7869  
CA No. 27812

JOB No.: 098-002  
DESIGNED BY: J.B. & J.L.  
DRAWN BY: J.B.J.K.  
APPROVED BY: J.B.  
DATE: 8-1-2023  
SHEET: C200

NOT FOR CONSTRUCTION  
UNLESS SIGNED AND SEALED

MARVIN PURYEAR  
C: 352.267.5900  
mpuryear@svn.com

## LEASE SPACES

### LEASE INFORMATION

<b>LEASE TYPE:</b>	NNN	<b>LEASE TERM:</b>	60 months
<b>TOTAL SPACE:</b>	3,456 - 6,912 SF	<b>LEASE RATE:</b>	\$20,000.00 - \$25,000.00 per month

### AVAILABLE SPACES

#### SUITE      TENANT SIZE (SF)      LEASE TYPE      LEASE RATE      DESCRIPTION

550 West Ave., Clermont Fl.	Available	6,912 SF	NNN	\$25,000 per month	The lease rate of \$25,000.00 per month is for all of the 6912sf Spectacular Retail/Event Center Property (The Marketplace) in the heart of Historic Downtown Clermont. Which a 3456sf enclosed building used as an upscale bistro market/grocer; also, approximately 1000sf of covered seating, two airstream trailers offering food/beverage service, and a 400sf outdoor bar. This is the "Premiere Location" and the "Showpiece" in the Clermont Historic District, and can be utilized for office, retail, event, and other uses. The zoning allowed permitted uses: Retail Business, Personal Service Establishments, Professional Offices, Lodges and Clubs, Restaurants less than 3000sf Medical Marijuana Dispensaries. Conditional Uses: Brewery, Distillery, Retail business, Personal Service Establishments and Professional Offices occupying 3000sf or more, Restaurants over 3000sf, Lounges, Theaters, Cinemas and Auditorium
550 West Ave., Clermont, Fl	Available	3,456 SF	NNN	\$20,000 per month	The lease rate of \$20,000.00 per month is for the 3456 sq.ft. building only which was being used as an upscale bistro market/grocer. The zoning allowed permitted uses: Retail Business, Personal Service Establishments, Professional Offices, Lodges and Clubs, Restaurants less than 3000sf Medical Marijuana Dispensaries. Conditional Uses: Brewery, Distillery, Retail business, Personal Service Establishments and Professional Offices occupying 3000sf or more, Restaurants over 3000sf, Lounges, Theaters, Cinemas and Auditoriums.

#### MARVIN PURYEAR

C: 352.267.5900

mpuryear@svn.com



# ADDITIONAL PHOTOS



**MARVIN PURYEAR**

C: 352.267.5900

mpuryear@svn.com



## ADDITIONAL PHOTOS



**MARVIN PURYEAR**

C: 352.267.5900

mpuryear@svn.com



## COMPLETE HIGHLIGHTS



### MARVIN PURYEAR

C: 352.267.5900

mpuryear@svn.com

## PROPERTY HIGHLIGHTS

- Option to lease all the space (6912sf +/-) for \$25,000/month NNN
- Option to lease inside building (3456sf +/-) for \$20,000/month NNN
- 6912 ± SF Retail/Event Center Downtown Clermont
- Lot Dimensions: 201x93
- Built in 2023
- Parking on site and street parking
- Less than one block from Waterfront Park and Victory Pointe
- Zoned CBD-Clermont Business District-This zoning allows for the following uses: Retail Business, Personal Service Establishments, Professional Offices, Lodges and Clubs, Restaurants less than 3000sf Medical Marijuana Dispensaries. Conditional Uses: Brewery, Distillery, Retail business, Personal Service Establishments and Professional Offices occupying 3000sf or more, Restaurants over 3000sf, Lounges, Theaters, Cinemas and Auditoriums.







# MARKET AREA MAP



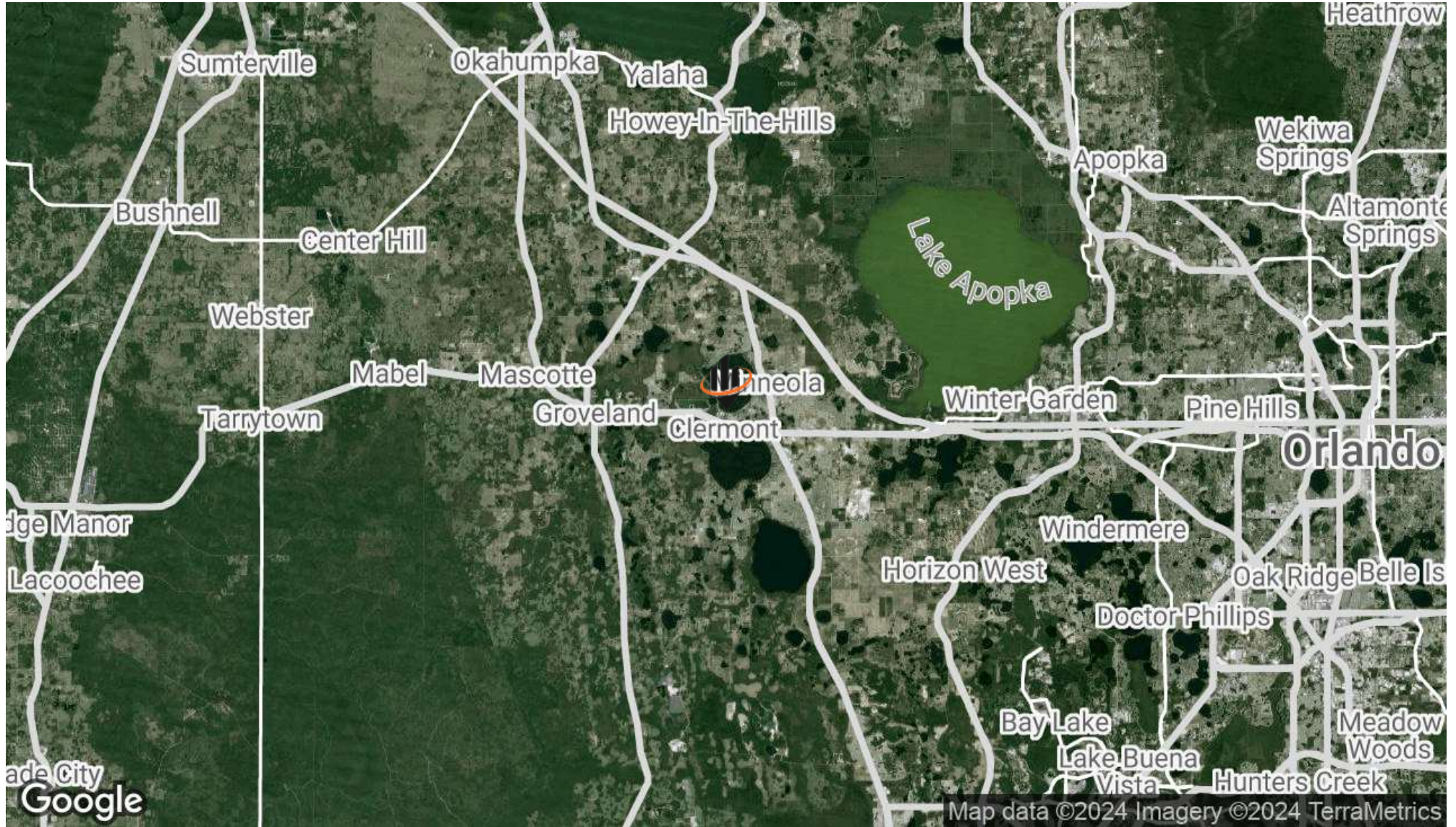
**MARVIN PURYEAR**

C: 352.267.5900

mpuryear@svn.com



# AERIAL MAP



**MARVIN PURYEAR**

C: 352.267.5900

mpuryear@svn.com



# DEMOGRAPHICS MAP & REPORT

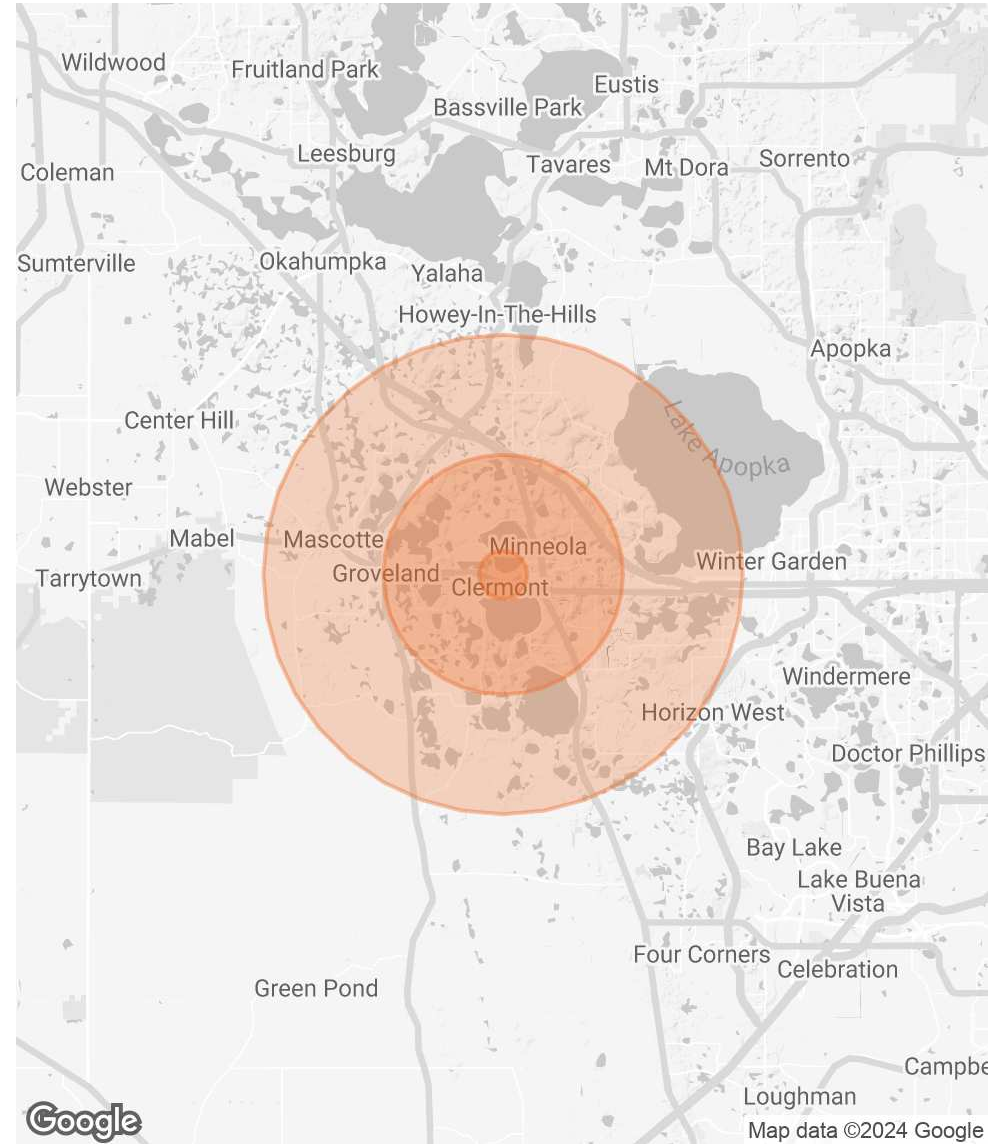
## POPULATION

	1 MILE	5 MILES	10 MILES
<b>TOTAL POPULATION</b>	3,403	76,620	130,539
<b>AVERAGE AGE</b>	42.8	42.5	42.8
<b>AVERAGE AGE (MALE)</b>	44.1	41.2	41.2
<b>AVERAGE AGE (FEMALE)</b>	40.6	42.8	43.5

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
<b>TOTAL HOUSEHOLDS</b>	1,289	28,273	49,485
<b># OF PERSONS PER HH</b>	2.6	2.7	2.6
<b>AVERAGE HH INCOME</b>	\$67,722	\$77,452	\$81,567
<b>AVERAGE HOUSE VALUE</b>	\$233,178	\$256,239	\$272,000

\* Demographic data derived from 2020 ACS - US Census



**MARVIN PURYEAR**

C: 352.267.5900

mpuryear@svn.com





## ADVISOR BIOGRAPHY



### MARVIN PURYEAR

Senior Advisor

mpuryear@svn.com

Direct: **877.518.5263 x354** | Cell: **352.267.5900**

### 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.

#### MARVIN PURYEAR

C: 352.267.5900

mpuryear@svn.com



For more information visit [SVNsaunders.com](http://SVNsaunders.com)

### 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  
352.364.0070

### GEORGIA

218 W Jackson Street, Suite 203  
Thomasville, Georgia 31792  
229.299.8600

©2023 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 \$4 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 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, forestry division, international partnerships, hunting lease management, and extensive expertise in conservation easements. Located in Florida and Georgia, we provide proven leadership and collaborative expertise backed by the strength of the SVN® global platform.

