

# CLERMONT COMMERCIAL 0.20 ACRE LOT ALONG SR 50

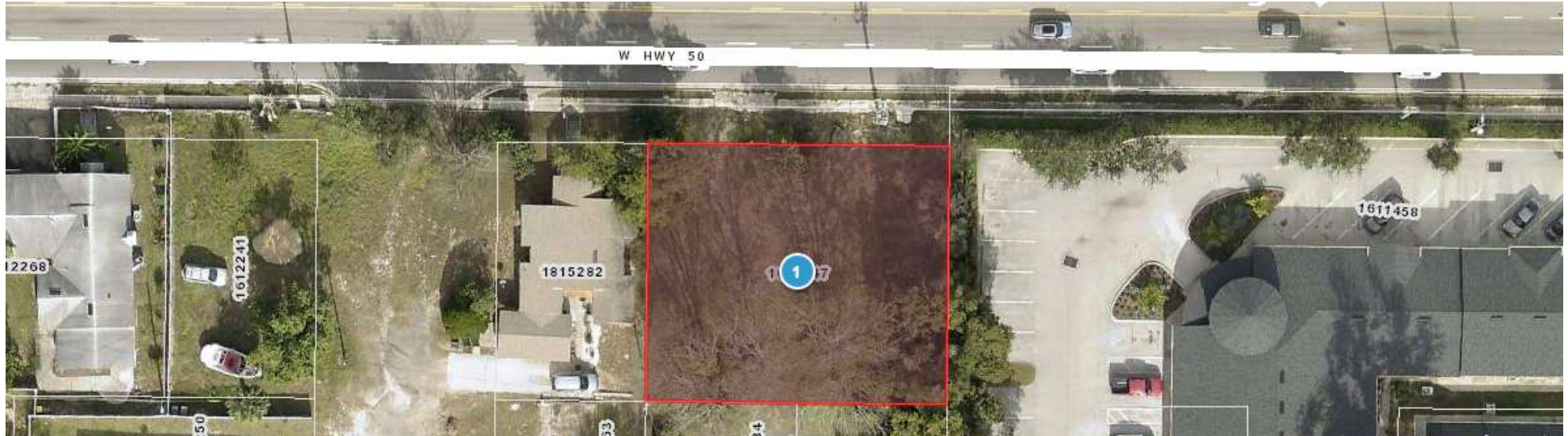
W SR50  
CLERMONT, FL 34711

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42,500 ±  
Cars/Day



# Property Overview



**Sale Price**

**\$149,000**

## PROPERTY OVERVIEW

Located along SR 50 in Clermont, 1 mile west of SR27, this .20 ± acre commercial lot is zoned C1 [Clermont], with all utilities on site including city water and sewer. Daily Traffic Count of 42,500 cars per day.

This site is engineered for a 1,650 SF Office or Retail building [all engineering included] and ready to build. Lot Dimensions are approximately 100.3 FT X 86 FT.

## OFFERING SUMMARY

Acreage:	0.2 Acres
Price / Acre:	\$745,000
City:	Clermont
County:	Lake
Property Type:	Land: Commercial
Traffic Count:	42,500 Cars/Day

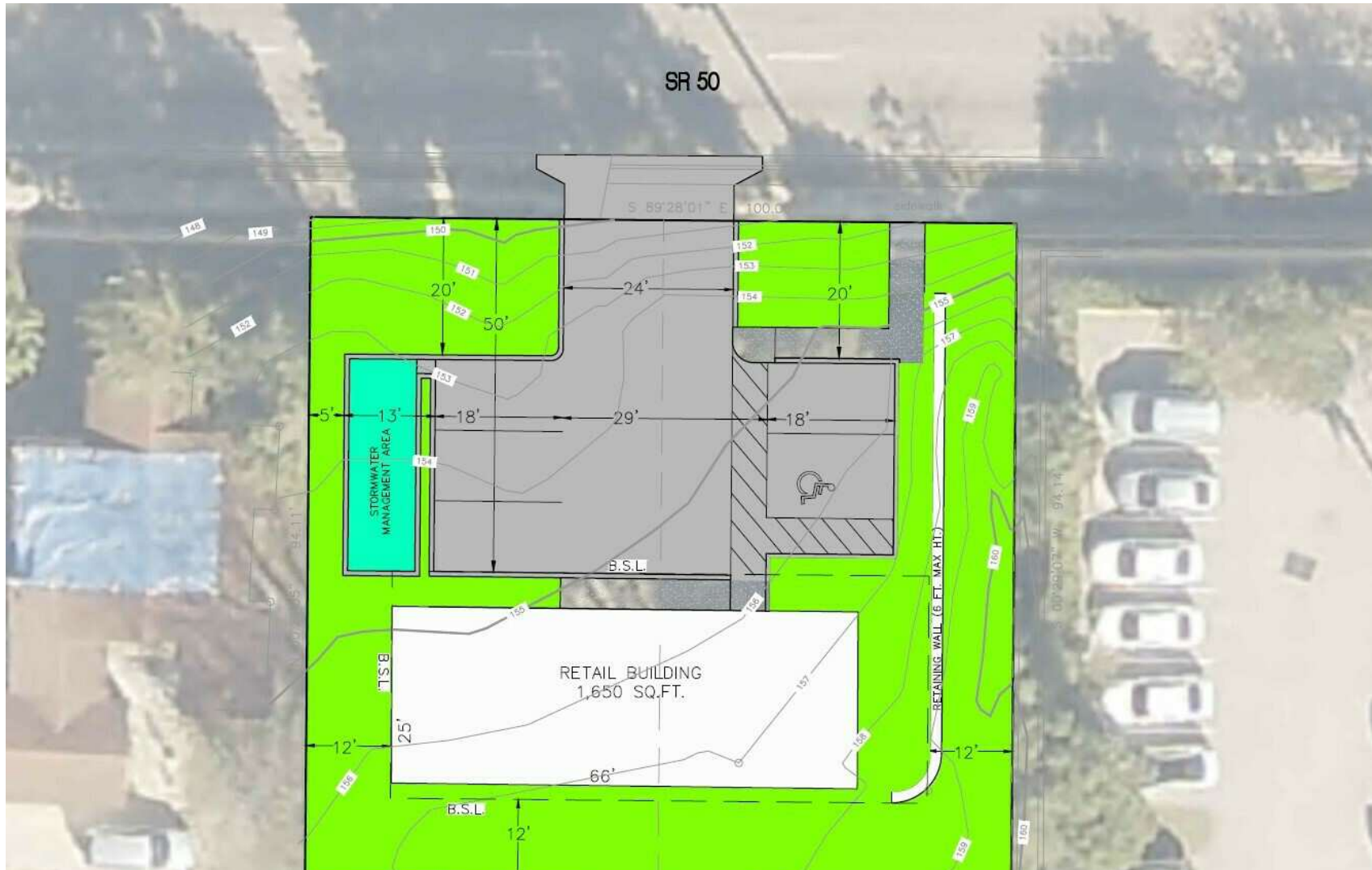
# Specifications & Features



## SPECIFICATIONS & FEATURES

Land Types:	Commercial
Uplands / Wetlands:	All uplands, no wetlands
Taxes & Tax Year:	\$1,023.05 [2023]
Zoning / FLU:	C1
Water Source & Utilities:	City of Clermont
Road Frontage:	100 ± FT along Hwy 50
Current Use:	Vacant Lot

# Approved Site Plan

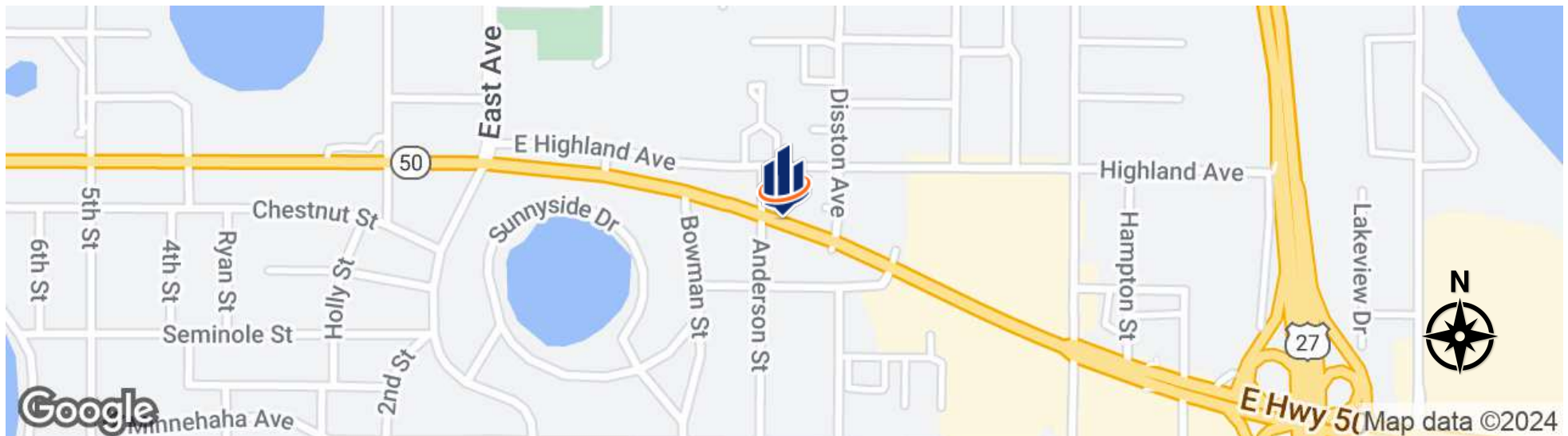
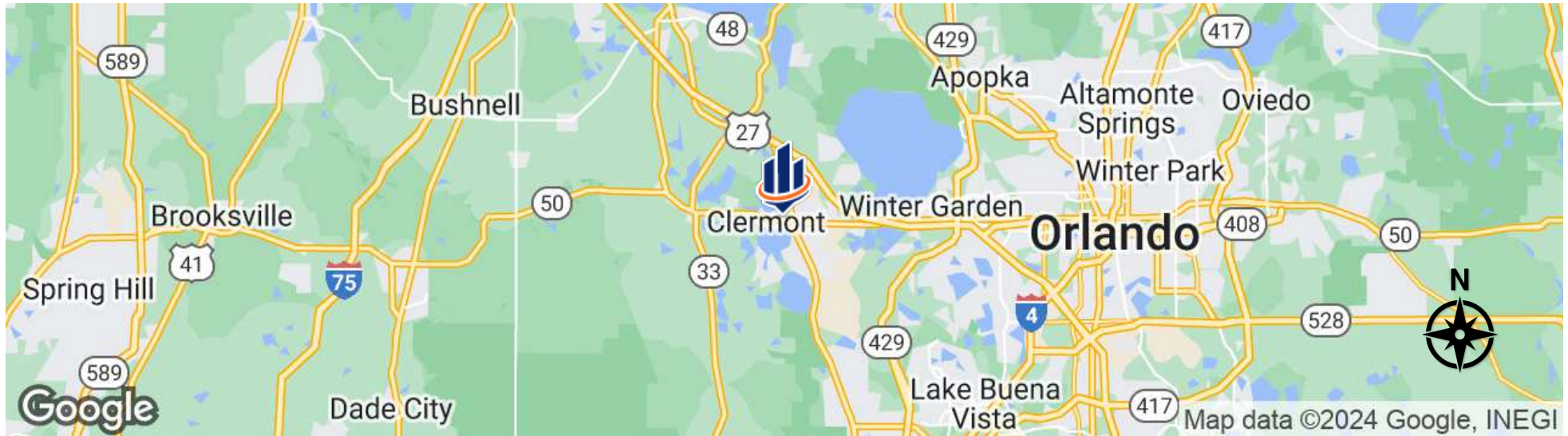


Engineered for a 1,650 SF Office or Retail building [all engineering included] & ready to build.

# Additional Photos



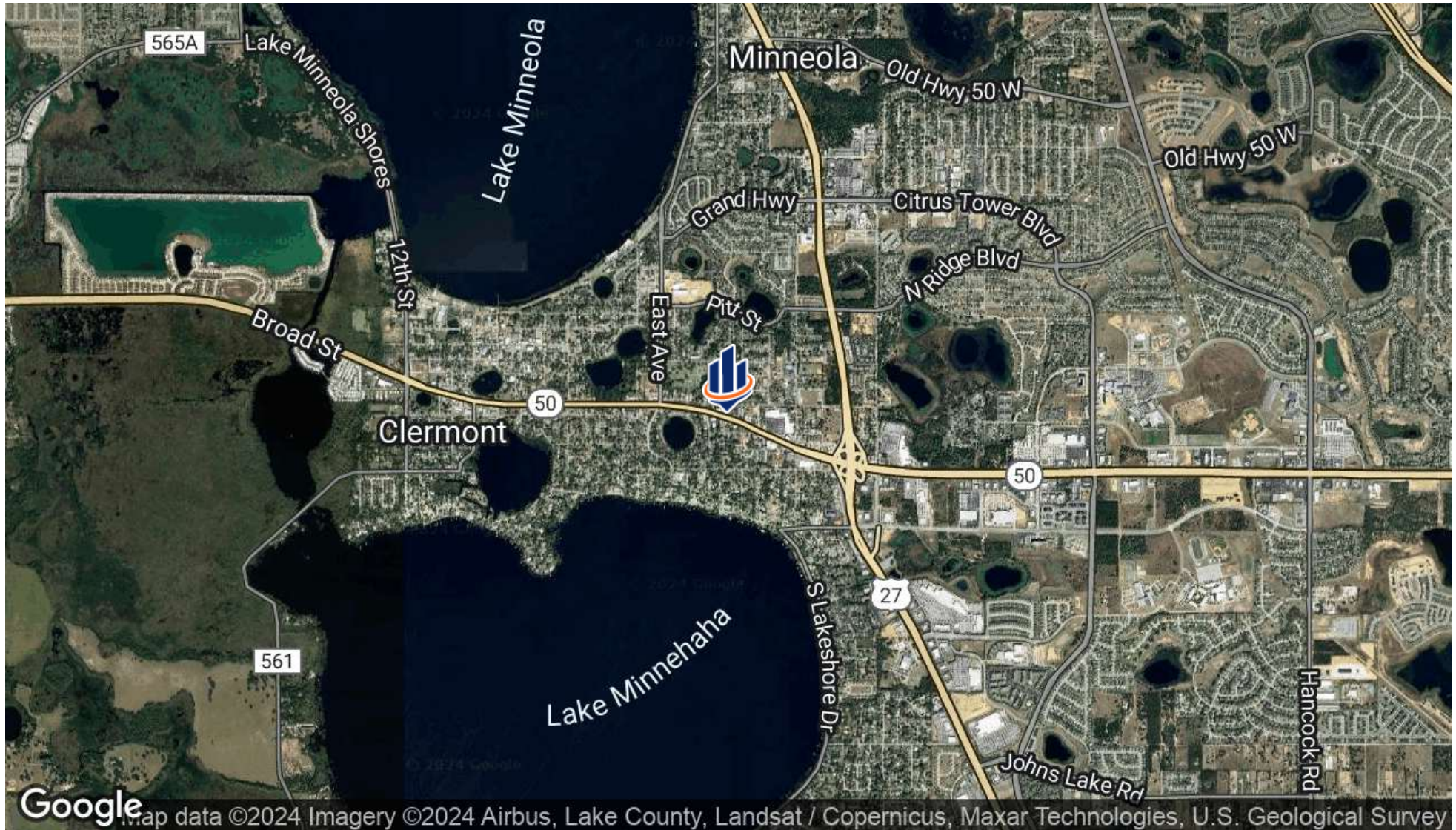
# Regional & Location Map



# Retailer Map



# Aerial Map





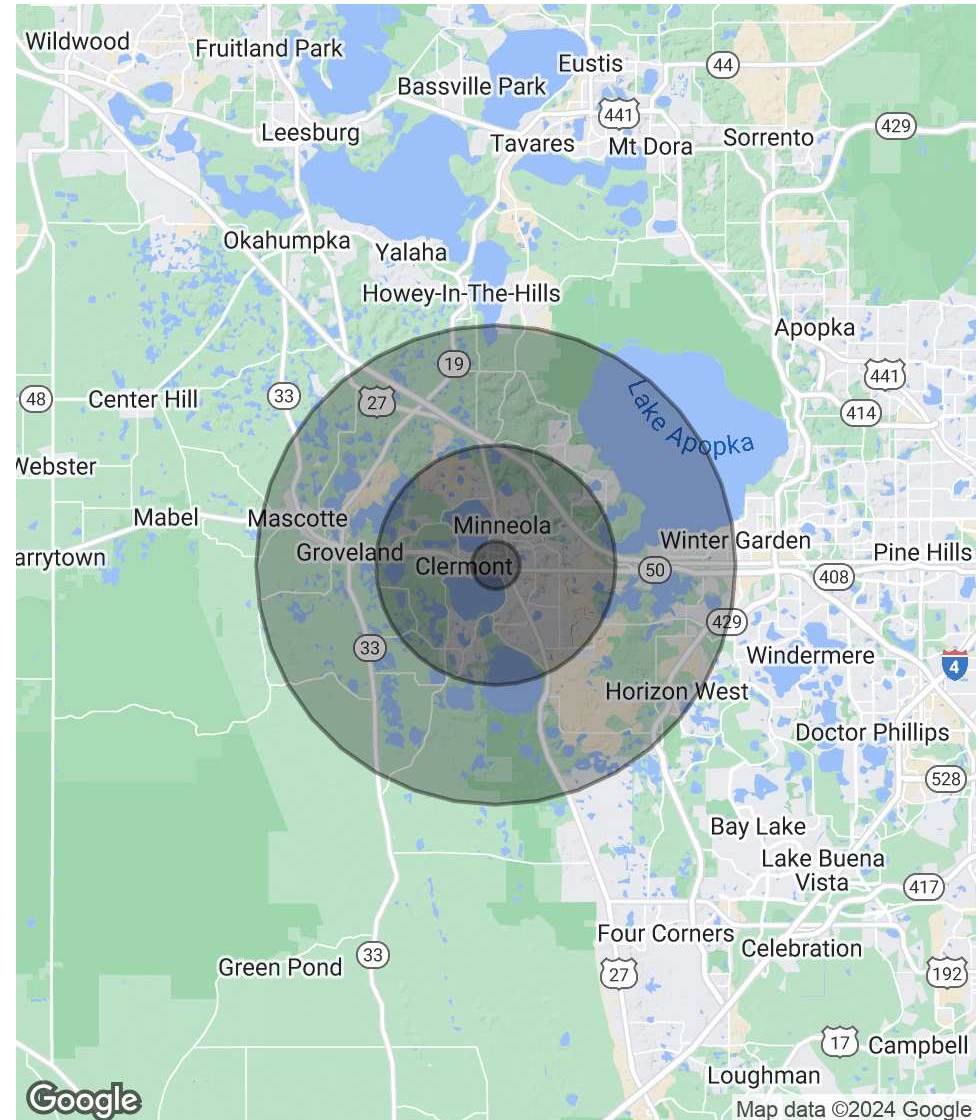
# Demographics Map & Report

<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	6,659	80,370	149,427
Average Age	39.3	42.8	42.0
Average Age (Male)	34.5	41.5	40.3
Average Age (Female)	39.3	43.0	42.9

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	2,353	29,942	56,045
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$57,452	\$78,609	\$83,700
Average House Value	\$151,611	\$259,058	\$275,516

\* Demographic data derived from 2020 ACS - US Census





**CLERMONT**  
**LAKE COUNTY**

Founded	1916
Population	47,823 (2023)
Area	11.5 sq mi
Website	<a href="http://www.clermontfl.gov">www.clermontfl.gov</a>
Major Employers	South Lake Hospital Vista Clinical and Diagnostics PUR Clinic South Lake Pain Institute University of Florida

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

Clermont's rolling hills and lakes are a strong draw to homebuyers, and Clermont still has that 'small town' feel they crave. Overall, lifestyle and amenities have been the primary reasons why homebuyers choose to purchase their homes in 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, Clermont is also a prime location for commercial real estate.

Branded as 'The Choice of Champions,' Clermont is becoming a mecca for health and fitness. The city has become a great home or training location for 20 recent Olympians. Keeping health in mind, Clermont also boasts a thriving healthcare industry with world-class orthopedics, cancer treatment, and robotic urologic services.



## 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.

Throughout his education, 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:

- Development Land Sales
- Property Disposition/Sales
- Land Use
- International Targeted Marketing
- Negotiation
- Property Valuation
- Seller Representation
- Leasing



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

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