

FOR SALE

# 697 E ANDERSON RD

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697 E ANDERSON RD

Groveland, FL 34736

**PRESENTED BY:**

**TRISH LEISNER, CCIM**

Senior Advisor

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FL #BK3185853





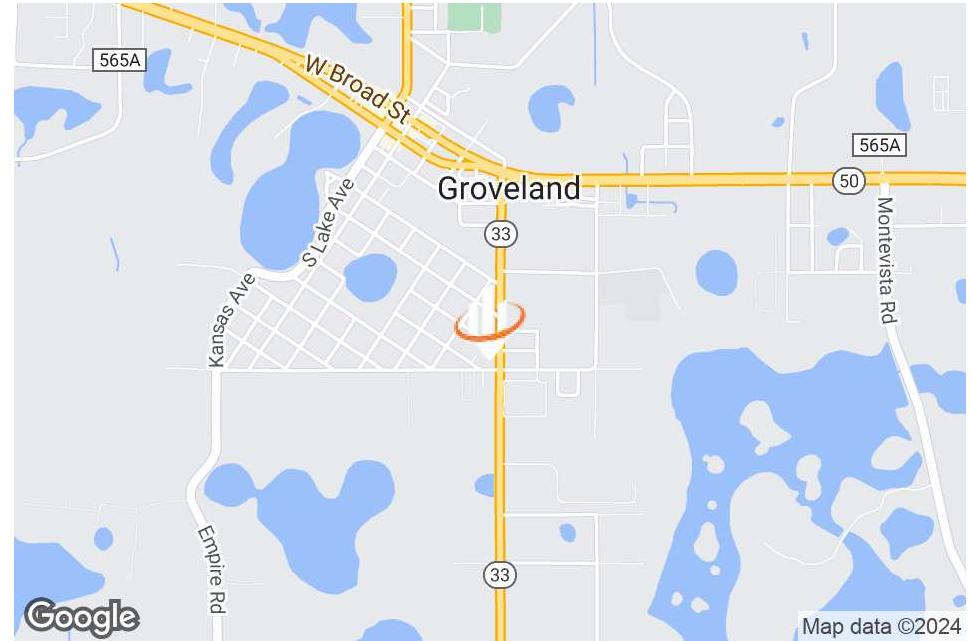
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SECTION 1

PROPERTY  
INFORMATION





## OFFERING SUMMARY

<b>SALE PRICE:</b>	<b>\$428,000</b>
<b>BUILDING SIZE:</b>	1,161 SF
<b>LOT SIZE:</b>	0.44 Acres
<b>PRICE / SF:</b>	\$368.65
<b>YEAR BUILT:</b>	1987
<b>RENOVATED:</b>	2021
<b>ZONING:</b>	Town Edge
<b>TRAFFIC COUNT:</b>	12,700
<b>APN:</b>	2813202
<b>VIDEO:</b>	<a href="#">View Here</a>

## PROPERTY OVERVIEW

Commercial Site fronts Hwy 33 South in Groveland, 0.5 miles south of Hwy 50. The property is almost half an acre [.44 acre] and features a 1,657 ± SF building including the garage at 496 sqft. This property was recently updated with fresh pavement, new paint, and attractive landscaping.

The corner on Highway 33 provides excellent visibility, with the opportunity for signage as permitted by the City of Groveland. The location offers easy access to the highway and secondary road access.

Groveland has grown tremendously in the past ten years, with an 88.4% increase in population. It's one of the fastest-growing cities in Florida, and it has very few commercial properties available at this time

## PROPERTY HIGHLIGHTS

- Population increase last ten years of 88.4%
- Directly in the significant path of growth that is spreading west from Orlando.
- Hwy 50 traffic count of 30,000 cars per day



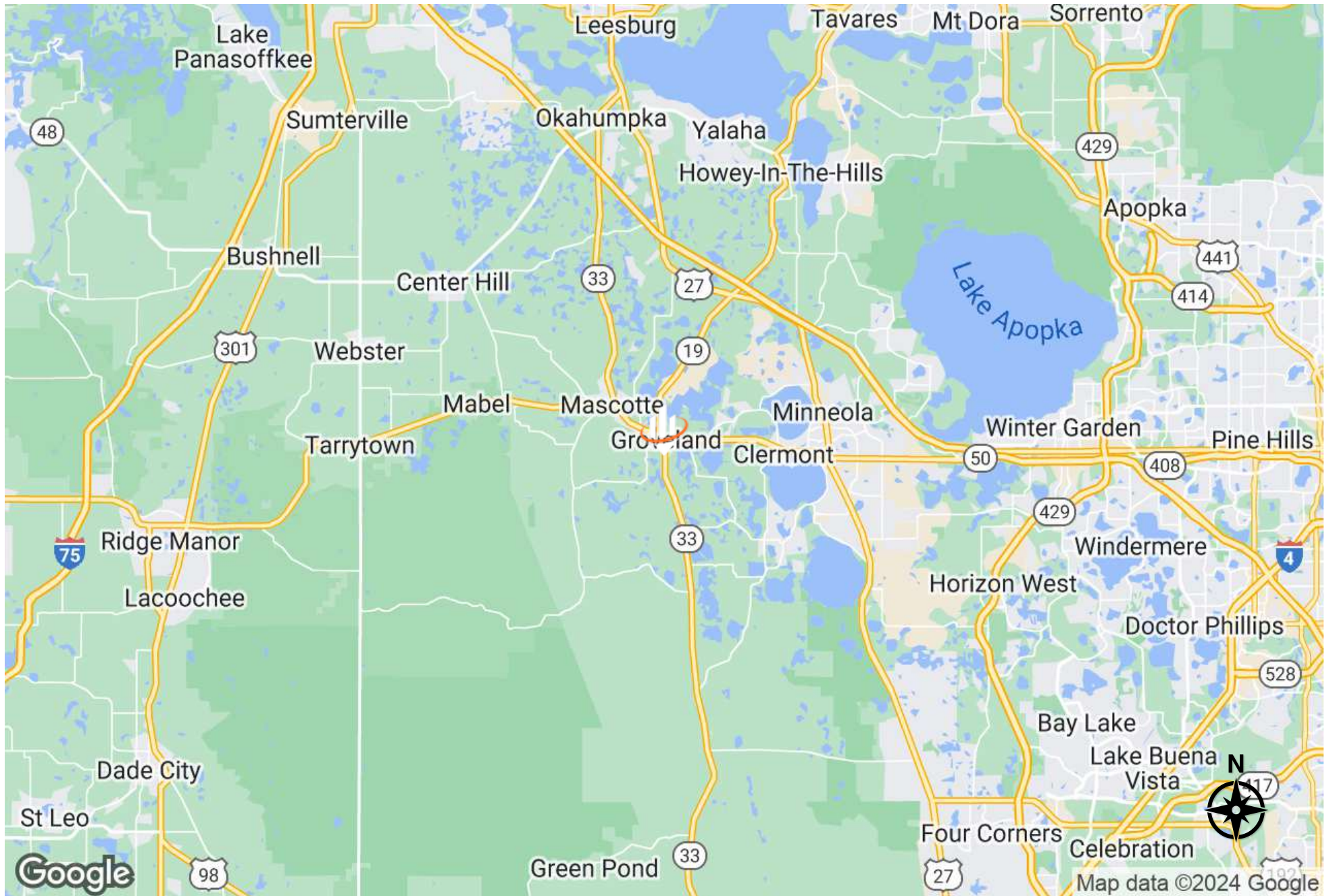
## BUILDING INFORMATION

<b>BUILDING SIZE</b>	1,161 SF
<b>OCCUPANCY %</b>	0.0%
<b>TENANCY</b>	Single
<b>CEILING HEIGHT</b>	8 ft
<b>NUMBER OF FLOORS</b>	1
<b>YEAR BUILT</b>	1987
<b>YEAR LAST RENOVATED</b>	2021
<b>FRAMING</b>	Heavy Wood Timber
<b>ROOF</b>	Shingle
<b>CONSTRUCTION</b>	Concrete board siding and wood siding
<b>FREE STANDING</b>	Yes
<b>NUMBER OF BUILDINGS</b>	1
<b>FOUNDATION</b>	Slab
<b>POWER</b>	SECO
<b>UTILITIES</b>	City water and sewer
<b>INTERIOR</b>	Store display and slat wall throughout
<b>CORNER LOCATION</b>	Yes - Hwy33 and Anderson Rd.

SECTION 2

LOCATION  
INFORMATION









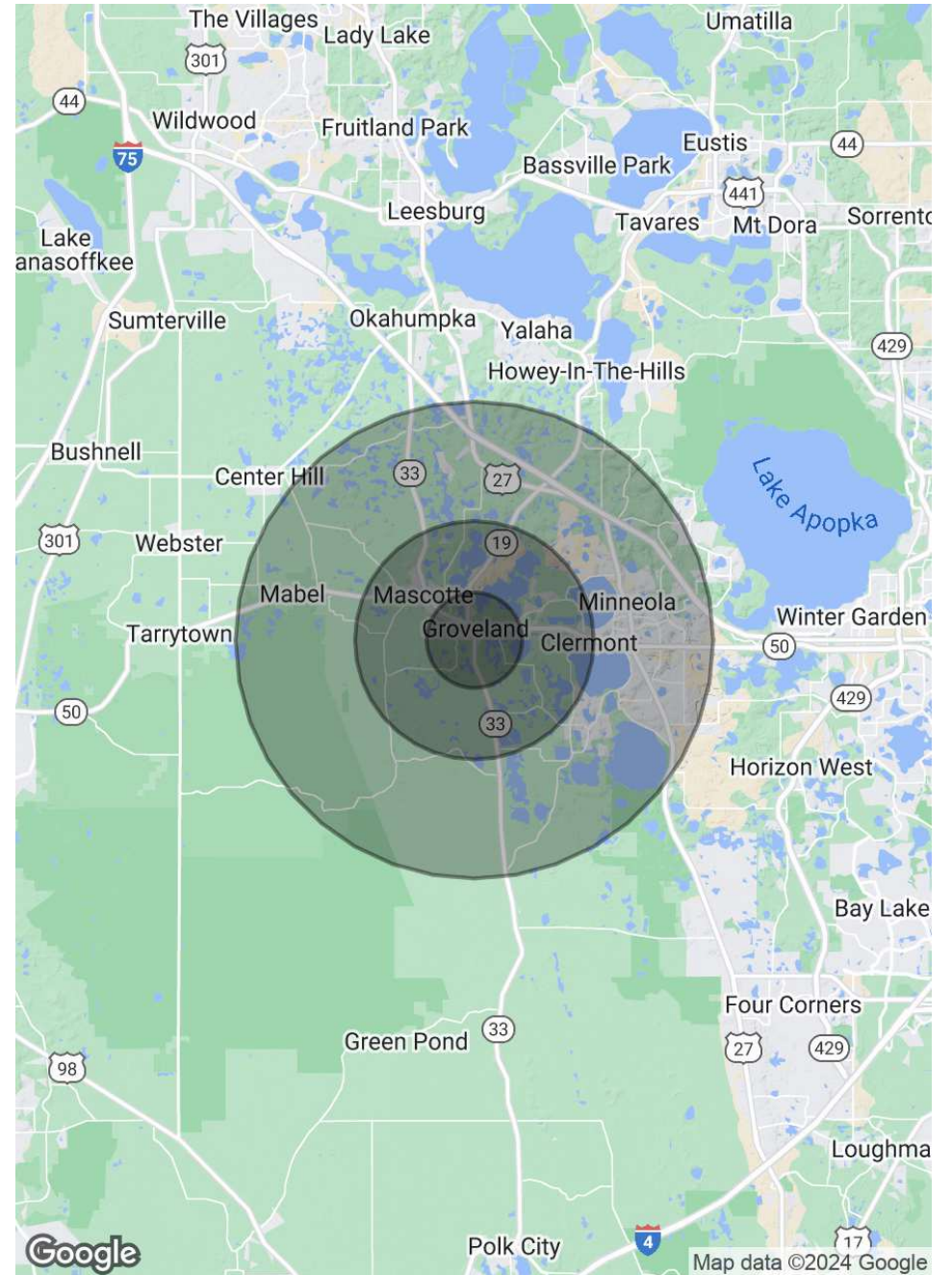
## POPULATION

	2 MILES	5 MILES	10 MILES
TOTAL POPULATION	1,664	16,923	83,098
AVERAGE AGE	37.7	37.8	39.7
AVERAGE AGE (MALE)	37.0	37.0	39.0
AVERAGE AGE (FEMALE)	38.6	38.7	40.1

## HOUSEHOLDS & INCOME

	2 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	559	4,439	29,687
# OF PERSONS PER HH	3.0	3.0	2.8
AVERAGE HH INCOME	\$60,585	\$59,437	\$67,169
AVERAGE HOUSE VALUE	\$199,600	\$233,000	\$272,321

\* Demographic data derived from 2020 ACS - US Census

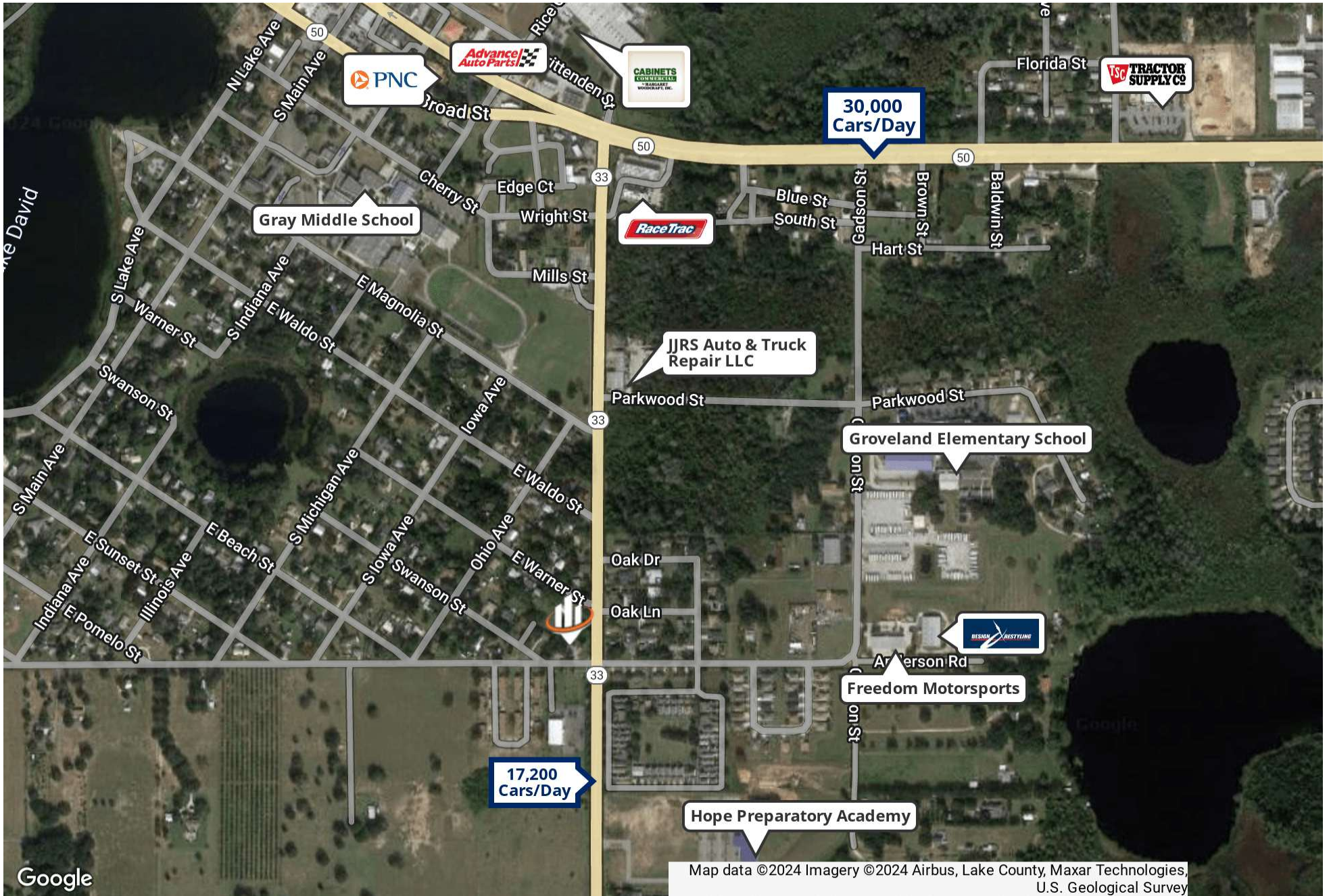


SECTION 3

MAPS AND  
PHOTOS







Google

Map data ©2024 Imagery ©2024 Airbus, Lake County, Maxar Technologies, U.S. Geological Survey



SECTION 4

# ADVISOR AND COMPANY INFO





## 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 Lakeland, 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, 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.

Trish 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

### DISCIPLINES

- Commercial CCIM and residential broker
- Land
- Farms
- Commercial
- Market analysis
- Pro-forma and property valuations on commercial real estate
- Court-ordered sales
- Estate properties
- Experienced with bankruptcies, trusts, and probate

#### SVN | Saunders Ralston Dantzler

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Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value Network<sup>SM</sup> and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues and communities.

Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.



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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.



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