





OLYMPUS



 Visit [FCPG.com/Olympus](https://www.fcp.com/olympus) For More Information 



MIXED-USE DEVELOPMENT OPPORTUNITY

7200-8582 North Bradshaw Road, Clermont, FL 34714

Contact: Dan Wilson
Sales & Capital Advisory

E: DWilson@FCPG.com
P: 407.872.0177 ext. 133

Contact: Trey Gravenstein
Vice President of Brokerage Services

E: Trey@FCPG.com
P: 407.872.0177 ext. 119

Contact: Michael Castrilli
Senior Sales & Leasing Associate

E: Michael@FCPG.com
P: 407.872.0177 ext. 130

FOR SALE: Inquire for Pricing

- ± 280 Multifamily Units
- ± 150K SF Commercial

OLYMPUS

EPIC EVERY DAY.™

Seeking experienced partners for the development of Olympus Town Center, the commercial and community hub connecting residential areas, commercial venues, and sports facilities

Town Center envisioned as the heart of the project, attracting local, regional, and national visitors with its commercial, recreational, and entertainment offerings

Located within the Wellness Way development corridor, Olympus spans 243 acres south of Clermont, adjacent to Lake Louisa State Park, and west of Hamlin in Horizon West

Integration of health, wellness, sports, and entertainment facilities aims to enrich the lives of residents and visitors, positioning Olympus as a focal point for South Lake County's growth and sports tourism

Town Center Entitlements include:



± 280
RESIDENTIAL
UNITS



TWO HOTELS:
160-KEY
BRANDED &
170-KEY RESORT



± 100,000 SF
RETAIL



± 20,000 SF
RESTAURANTS



± 25,000 SF
OFFICE

615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2024 First Capital Property Group, Inc., Licensed Real Estate Brokers & Managers.

OLYMPUS

THE DEVELOPMENT

First Capital is pleased to present the opportunity to be a part of the Olympus Master Development. Olympus is a 243 acre development south of Clermont, across from Lake Louisa State Park, within the Wellness Way development corridor, and just west of Hamlin in Horizon West.

Leading-edge health and wellness facilities, sports training and competition venues, resort, hospitality and entertainment zones, and residential neighborhoods encircle the Town Center with retail, office, welcome centers and mixed-uses.

Envisioned as an integration of health, wellness, sports and entertainment facilities and programs that enrich the lives of residents and visitors alike, Olympus is the anchor point of South Lake County's growth and sports focused tourism.

Entitlements:

- ± 1 million SF of sports & entertainment venues
- ± 1,000 residential units
- ± 1,300 hotel rooms
- ± 1 million SF of retail, restaurant & office space
- ± 130,000 SF of conference space



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OLYMPUS: SITE MAP



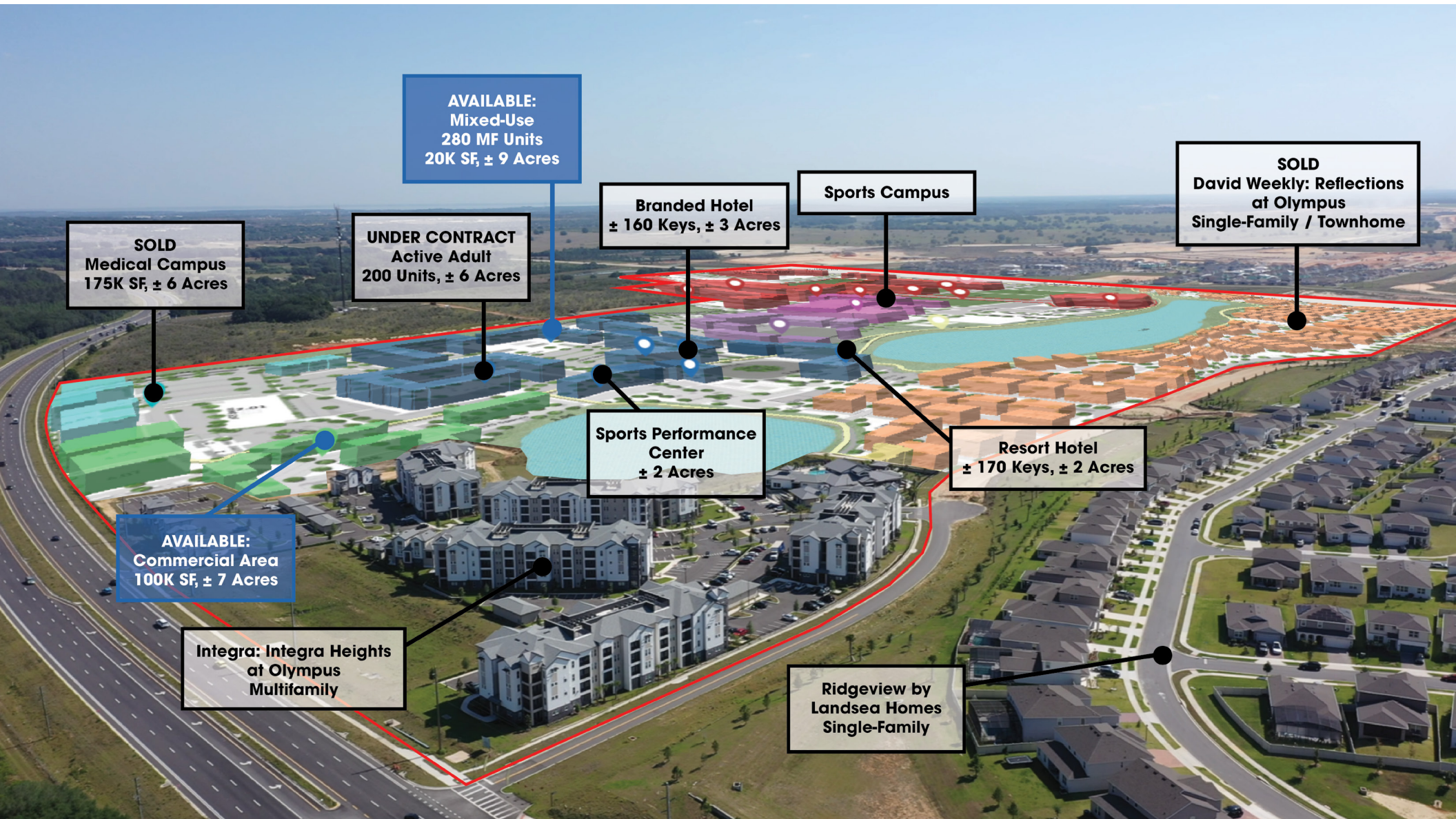
For an Interactive
Site Map Visit
OLYMPUSOrlando.com



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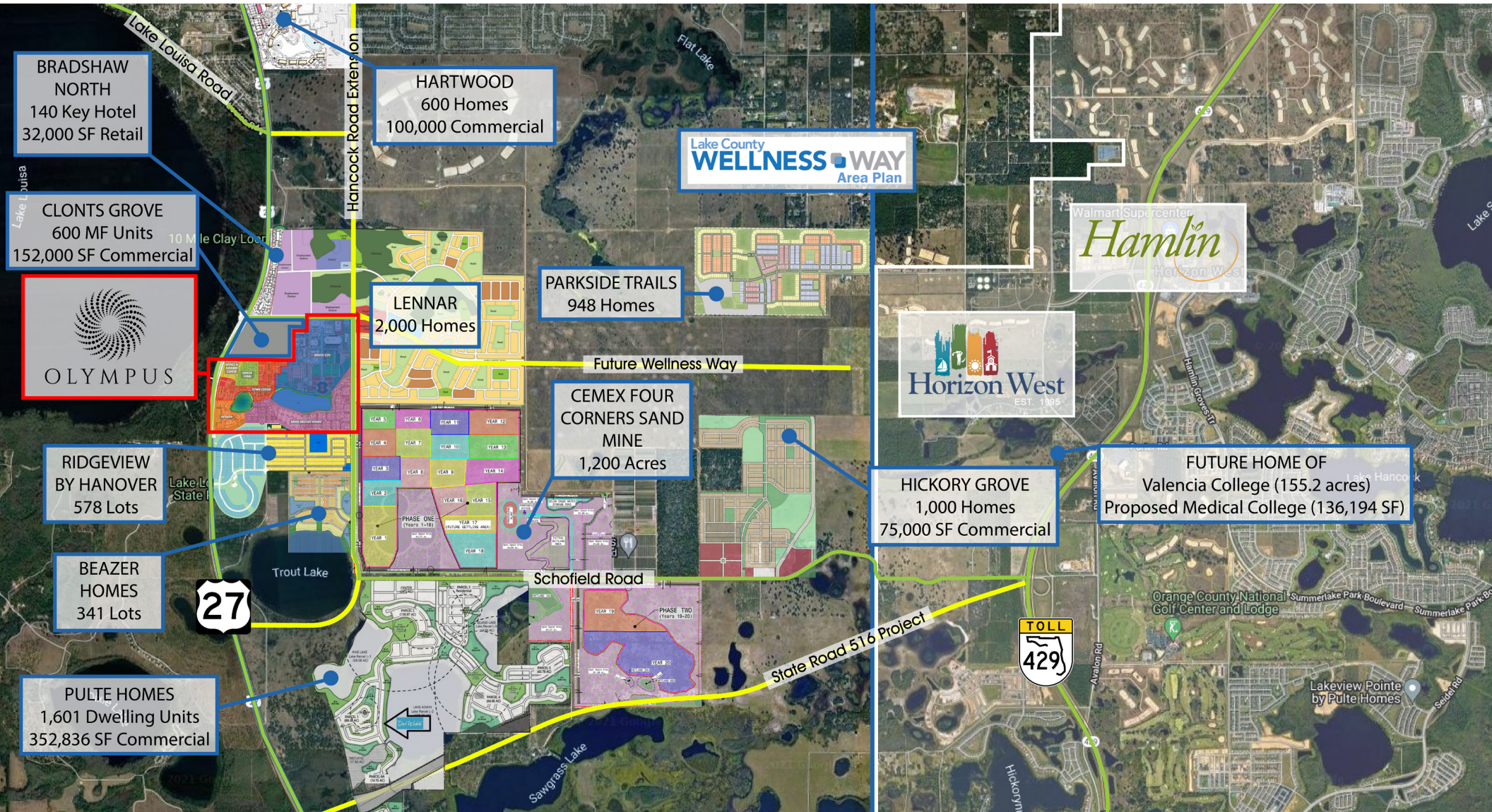
OLYMPUS: TOWN CENTER SITE MAP



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SURROUNDING DEVELOPMENTS



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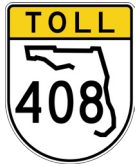
LOCATION



8 minutes
(5 miles)



9 minutes
(6.4 miles)



17 minutes
(10.5 miles)



25 minutes
(24 miles)



30 minutes
(26.9 miles)

Surrounding Businesses

2023	5 Mins	10 Mins	15 Mins
Retail Businesses	35	272	662
Food & Drink Businesses	10	96	220

Average Annual Daily Trips

2022	US HWY 27	26,500

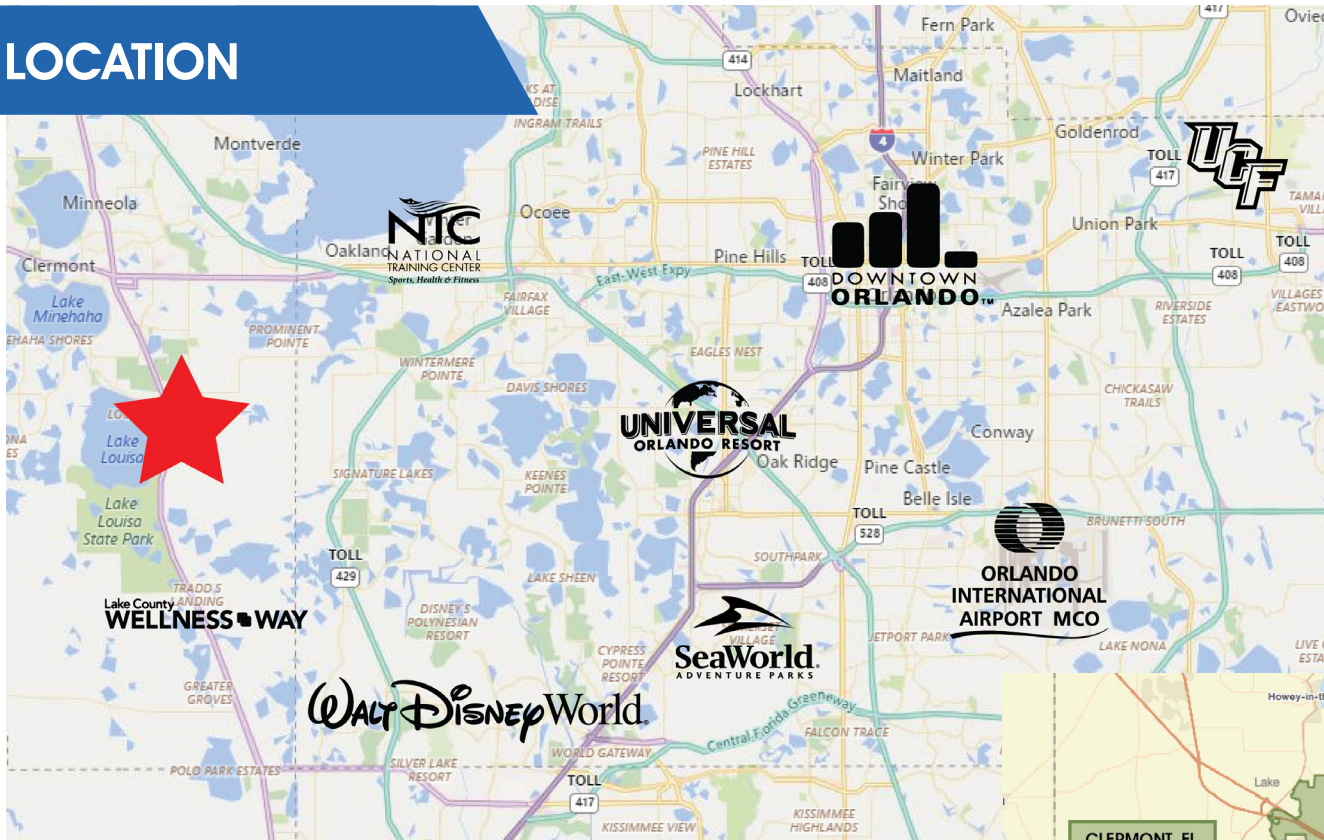
		Total Population	Total Families	Total Households	Average Income
5 mins	2023	3,773	1,328	1,688	\$103,701
	2028	3,802	1,344	1,720	\$116,958
10 mins	2023	46,548	13,201	17,264	\$106,673
	2028	49,705	14,118	18,528	\$121,232
15 mins	2023	116,230	32,323	43,590	\$101,349
	2028	126,962	35,305	47,719	\$115,276




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LOCATION




28% INCREASE
 Population Growth by 2030


MEDIAN AGE
 42.9
 (5 min drive time)


EMPLOYMENT POPULATION
 ± 10,299
 (10 min drive time)

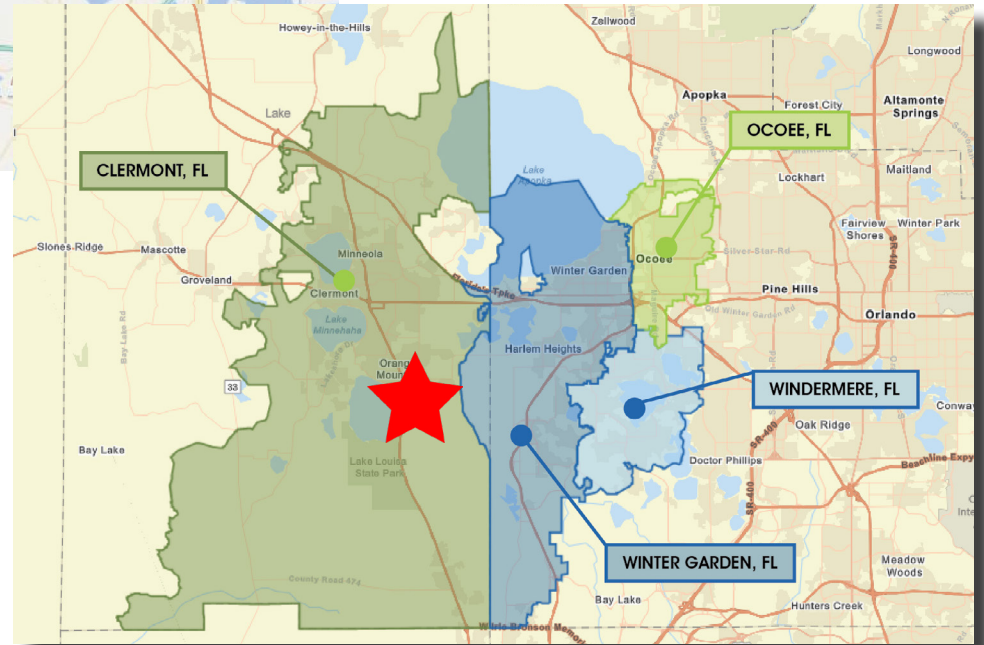



LEARN MORE ABOUT THE SURROUNDING MARKET IN OUR "WHY WEST ORLANDO" PACKET

www.FCPG.com/Why-West-Orlando

First Capital Property Group, Inc. (FCPG) is a licensed commercial real estate company serving all of Central Florida from the Gulf Coast to the Space Coast. Since 1993, FCPG has specialized in acquisition, disposition, leasing, property management & consultation for commercial owners & investors.

FCPG is a First Capital Property Group, Inc. affiliate firm.



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CLERMONT MARKET HIGHLIGHTS

Clermont is the **largest city in Lake County** at a population of over 44,800 within the 19 square miles of city limits. Located just 20 minutes west of Orlando near major transportation networks, the **picturesque hills and pristine lakes** draw a diverse demographic.

From those who want to be close to Orlando for work, enjoy being close to the **theme parks**, desire an abundance of **outdoor activity** options, want world-class **healthcare** options or top-notch **training opportunities**, Clermont has something for everyone.

Over 23 parks, 3.5 miles of paved trails, 4 piers, a boardwalk, splash pad and boat ramps are some of the **recreation programs, sports and activities** available in the Clermont area.

GROWTH

The area's **low cost of living** coupled with the area's focus on **innovation**, including but not limited to the 18 miles of optical fiber and cutting edge healthcare service options, continues to drive an influx of people moving to the region.

CHOICE OF CHAMPIONS

Clermont is home to the National Training Center which draws athletes from around the world. In the 2020 Tokyo Summer Olympics, at least **eighteen athletes trained in Clermont** and represented ten different countries across various track and field events. These Olympians earned 8 medals.

If Lake County were an independent country, it would have finished in the top three in the final medal count at the 2016 Summer Olympics in Rio de Janeiro. Clermont is also home to the Special Olympics Florida Headquarters, and Sommer Sports, the oldest American owned multi-sport event company. A **10-mile clay loop** also attracts Olympians and residents alike with its scenic views and rolling hills.



Lake Louisa State Park | Florida State Parks



± \$20,000,000
INVESTMENT INTO
DOWNTOWN
MASTER-PLAN



± 100 EVENTS
DOWNTOWN
ANNUALLY



"TOP 25 PLACES
TO RETIRE"
BY MONEY MAGAZINE
& FORBES (2016)



"MOST BUSINESS
FRIENDLY CITY IN
CENTRAL FL"
BY WALLET HUB



"BEST CITY TO LIVE
IN CENTRAL FL"
ORLANDO BUSINESS JOURNAL
READERS CHOICE, 2017



TOP 15 BEST LAKE
TOWNS IN THE U.S.
TRAVEL & LEISURE,
2021

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