



FOR SALE

**8-Cap Retail/Event Center
Clermont, FL**

550 WEST AVE

Clermont, FL 34711

PRESENTED BY:

MARVIN PURYEAR

C: 352.267.5900
mpuryear@svn.com



MARKET

PROPERTY DETAILS

SALE PRICE	\$3,825,000
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LOCATION INFORMATION

BUILDING NAME	8-Cap Retail/Event Center Clermont, FL
STREET ADDRESS	550 West Ave
CITY, STATE, ZIP	Clermont, FL 34711
COUNTY	Lake
MARKET	Central Florida
SUB-MARKET	Lake County (South)
CROSS-STREETS	Located at the corner of West Ave. and W. Minneola Ave. Clermont, FL
SIDE OF THE STREET	West
SIGNAL INTERSECTION	No
ROAD TYPE	Paved
MARKET TYPE	Medium
NEAREST HIGHWAY	Highway 50 & Highway 27
NEAREST AIRPORT	Orlando International Airport

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PROPERTY INFORMATION

PROPERTY TYPE	Retail
PROPERTY SUBTYPE	Neighborhood Center
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
WATERFRONT	No
POWER	Yes

PARKING & TRANSPORTATION

STREET PARKING	Yes
PARKING PRICE PER MONTH	\$0.00 /month
PARKING TYPE	Surface
NUMBER OF PARKING SPACES	47

PROPERTY DESCRIPTION



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PROPERTY DESCRIPTION

New 8-Cap Spectacular 6912 ± SF Retail/Event Center Property in the heart of Historic Downtown Clermont, located less than one block from Lake Minneola, the new Salt Shack restaurant, numerous other restaurants/bistros/bars, and the “Rails to Trails” fitness trail. This .43 acre, with lot dimensions of 201x93, property is zoned CBD (Clermont), and is located next to the Clermont Historic Village, and Clermont’s Victory Pointe facility. Currently, there is a 3,456 ± SF enclosed building used as an ax-throwing event center, approximately 1,000 ± SF of covered outdoor seating, two airstream trailers offering food/beverage service, and a 400 ± SF outdoor bar with lake views. This is the “Premiere Location” and the “Showpiece” in the Clermont Historic District. The Tenant takes care of the whole facility and receives rent from the food trucks and the bar income. There are 47 parking spaces (street parking) on the East and South sides of the property, and a new city parking lot half a block away. In addition to the existing restaurants, the Lake, trail and other shops, within a block, new restaurants, apartments, retail, and condos are in process making this a very desirable location.

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 and 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.

COMPLETE HIGHLIGHTS



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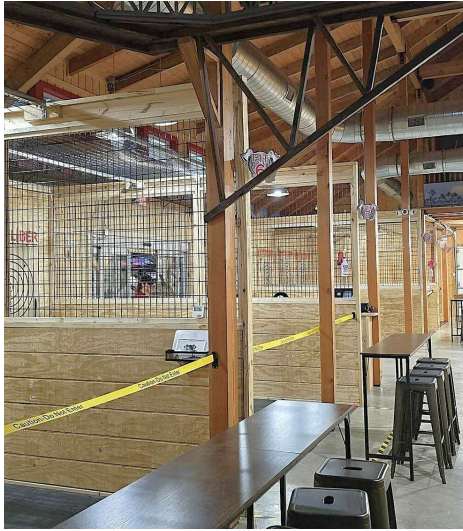
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PROPERTY HIGHLIGHTS

- 8-Cap Retail/Event Center Downtown Clermont
- 100% Occupied
- Four Tenants:
- 6912 ± SF Retail Event Center Property
- Two Airstream Food Trucks
- One Outdoor Bar
- Lot Dimensions: 201x93
- Built in 2023
- 47 Street Parking Spaces at Property + City Parking Lot 1/2 block away
- Less than one block from Lake Minneola, Waterfront Park, Victory Pointe, The Salt Shack Restaurant, the Coast to Coast Trail
- 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 3000 SF Medical Marijuana Dispensaries. Conditional Uses: Brewery, Distillery, Retail business, Personal Service Establishments and Professional Offices occupying 3000 SF or more, Restaurants over 3000 SF, Lounges, Theaters, Cinemas and Auditoriums.

ADDITIONAL PHOTOS



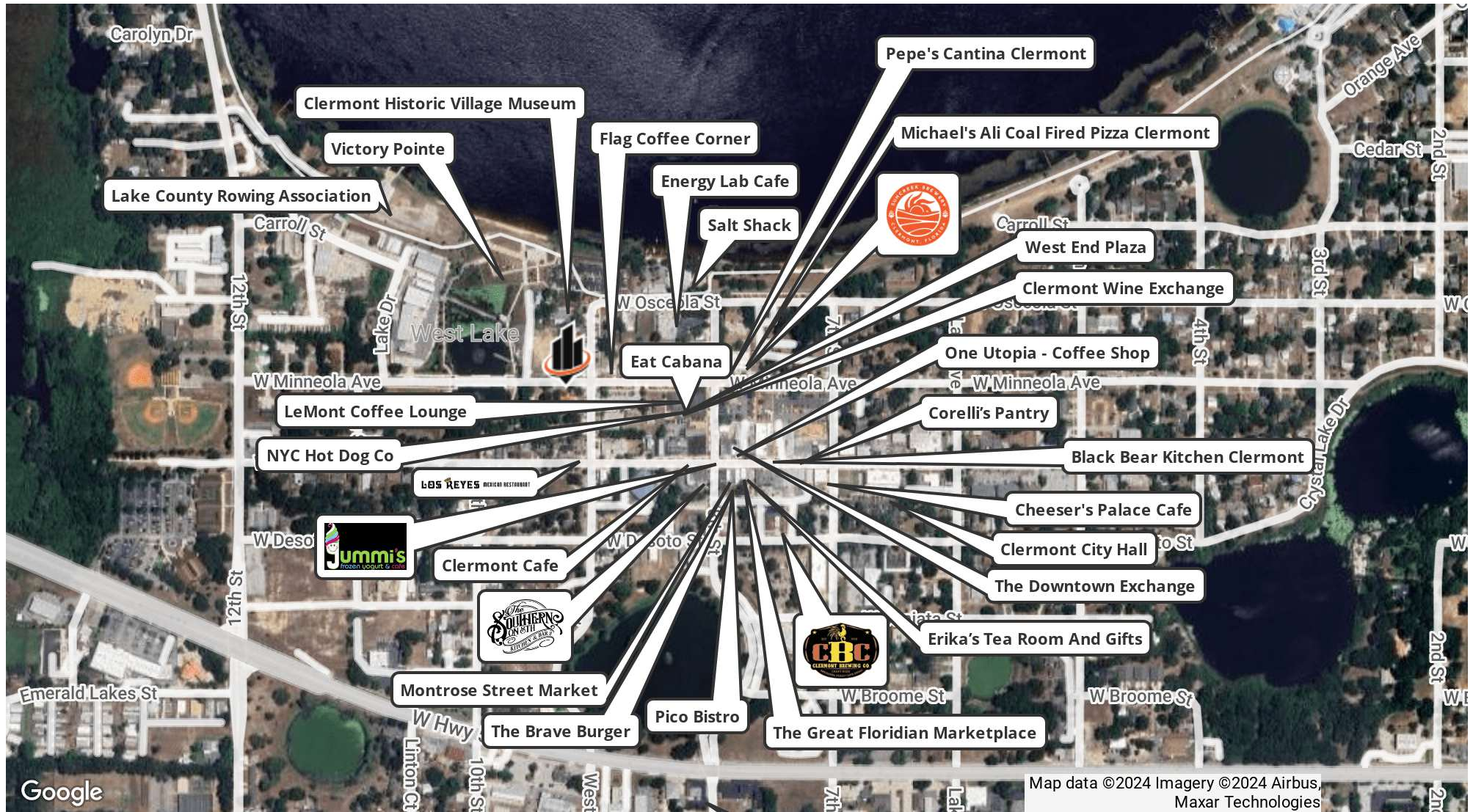
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ADDITIONAL PHOTOS



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RETAILER MAP



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MARKET AREA MAP

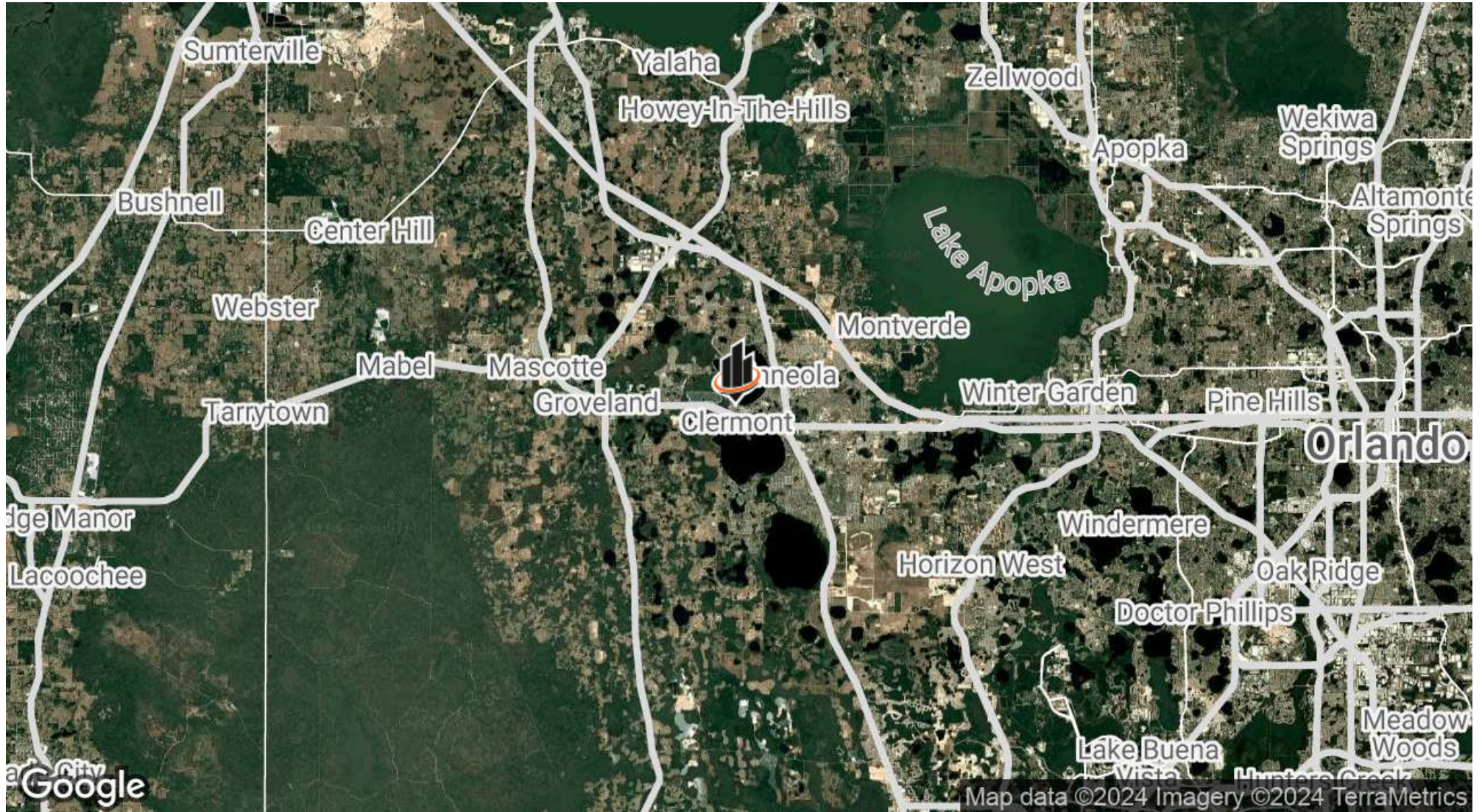


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AERIAL MAP



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DEMOGRAPHICS MAP & REPORT

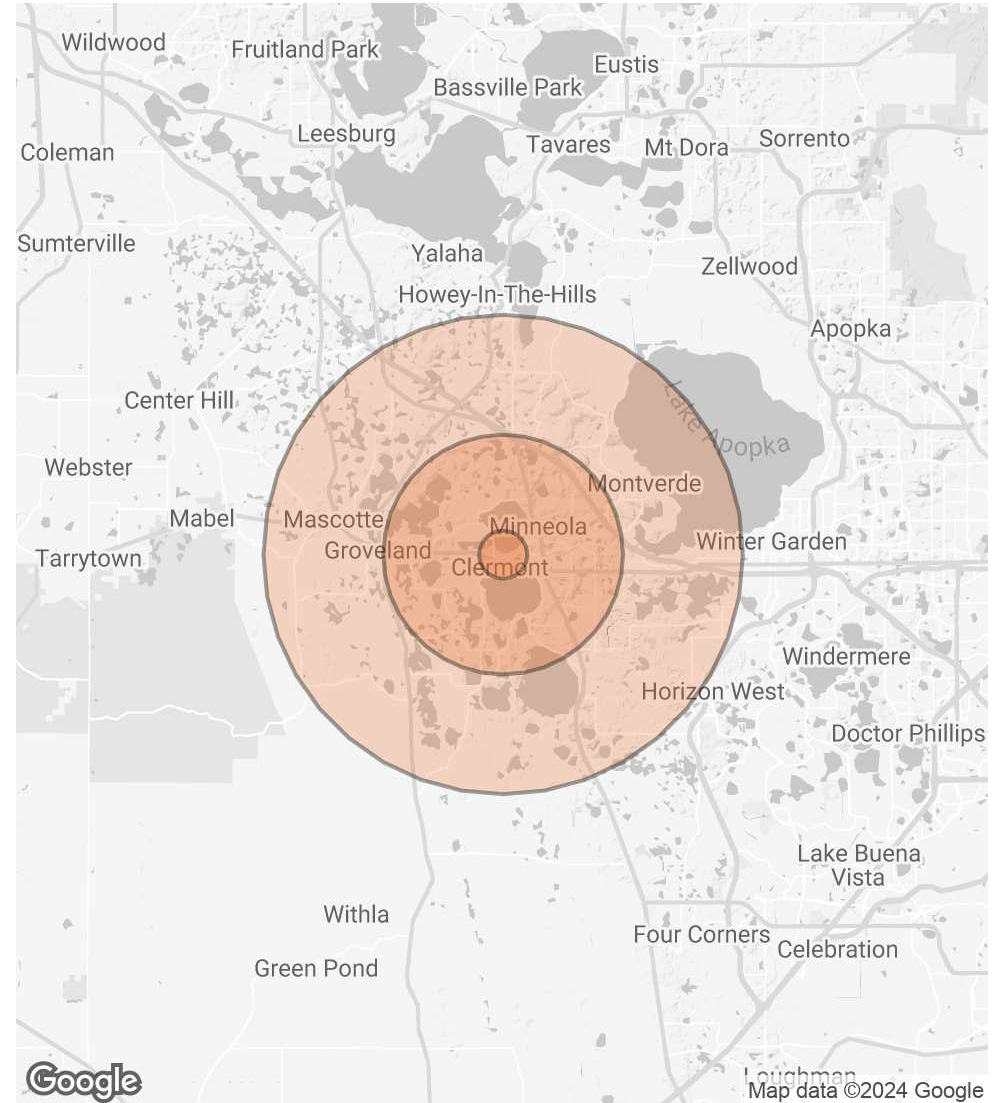
POPULATION

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

HOUSEHOLDS & INCOME

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

2020 American Community Survey (ACS)



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ADVISOR BIOGRAPHY



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.

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For more information visit SVNsaunders.com

HEADQUARTERS

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