

# Clermont CBD/Commercial Lot

922 West Minneola Avenue, Clermont, Florida 34711

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## PROPERTY SUMMARY



### Sale Price

\$1,250,000

### Offering Summary

Acreage:	0.6 Acres
State:	Florida
City:	Clermont
County:	Lake
Property Type:	Development Land
Zoning:	CBD (Clermont)

### Property Overview

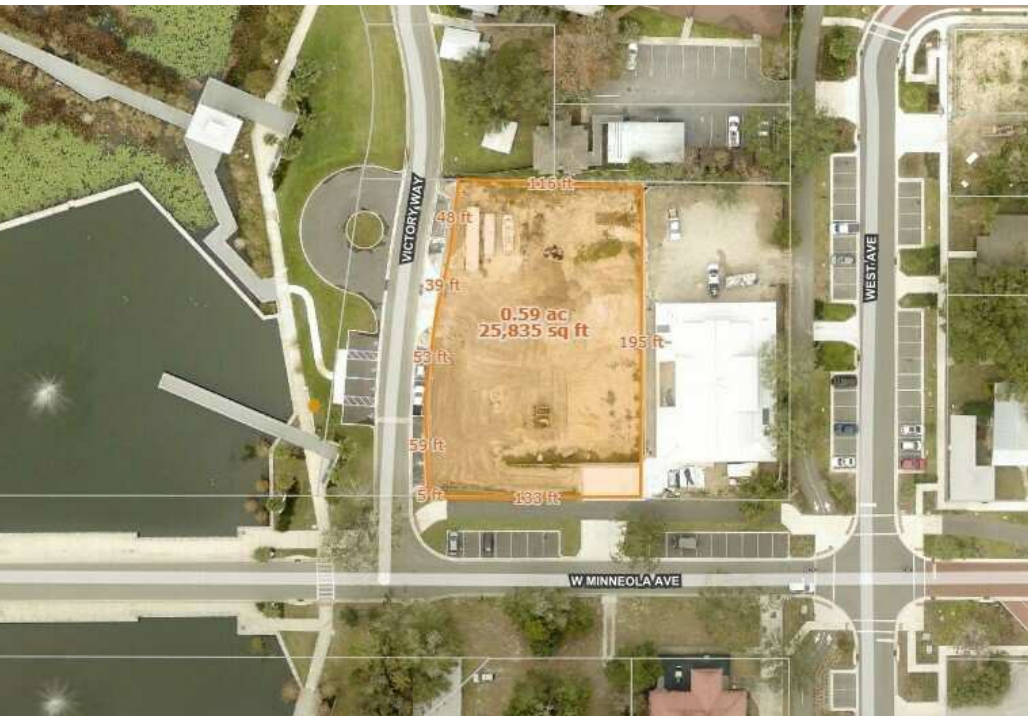
This .60-acre development lot is located in the heart of the Clermont CBD next to Clermont's Victory Point, and less than a block to Lake Minneola, the Coast-to-Coast fitness trail, and numerous restaurants, shops and bars. The property is zoned CBD (Clermont) which allows most retail/event/office including Retail Business, Personal Service Establishments, Professional Offices, Lodges and Clubs, Restaurants less than 3,000 SF. Utilities are at the site. CBD Conditional Uses: Brewery, Distillery, Retail business, Personal Service Establishments and Professional Offices occupying 3000 SF or more, Restaurants over 3,000 SF, Lounges, Theaters, Cinemas and Auditoriums. Utilities are at the site.

There are 47 parking spaces (street parking) on the East and South sides of the property, and a new city parking lot is half a block away. In addition to the existing restaurants, the Lake, trail and other shops are within a block, new restaurants, apartments, retail, and condos are in process making this a very desirable location.

Clermont, 30 miles west of Orlando, 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, Wi-Fi, wayfinding signs, water fountains and showers. An impressive selection of lodging, restaurants and shops are also accessible via the trail. Through the City of Clermont's award-winning Master Plan, many enhancements have been 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.



## PHOTOS





# Lake Minneola

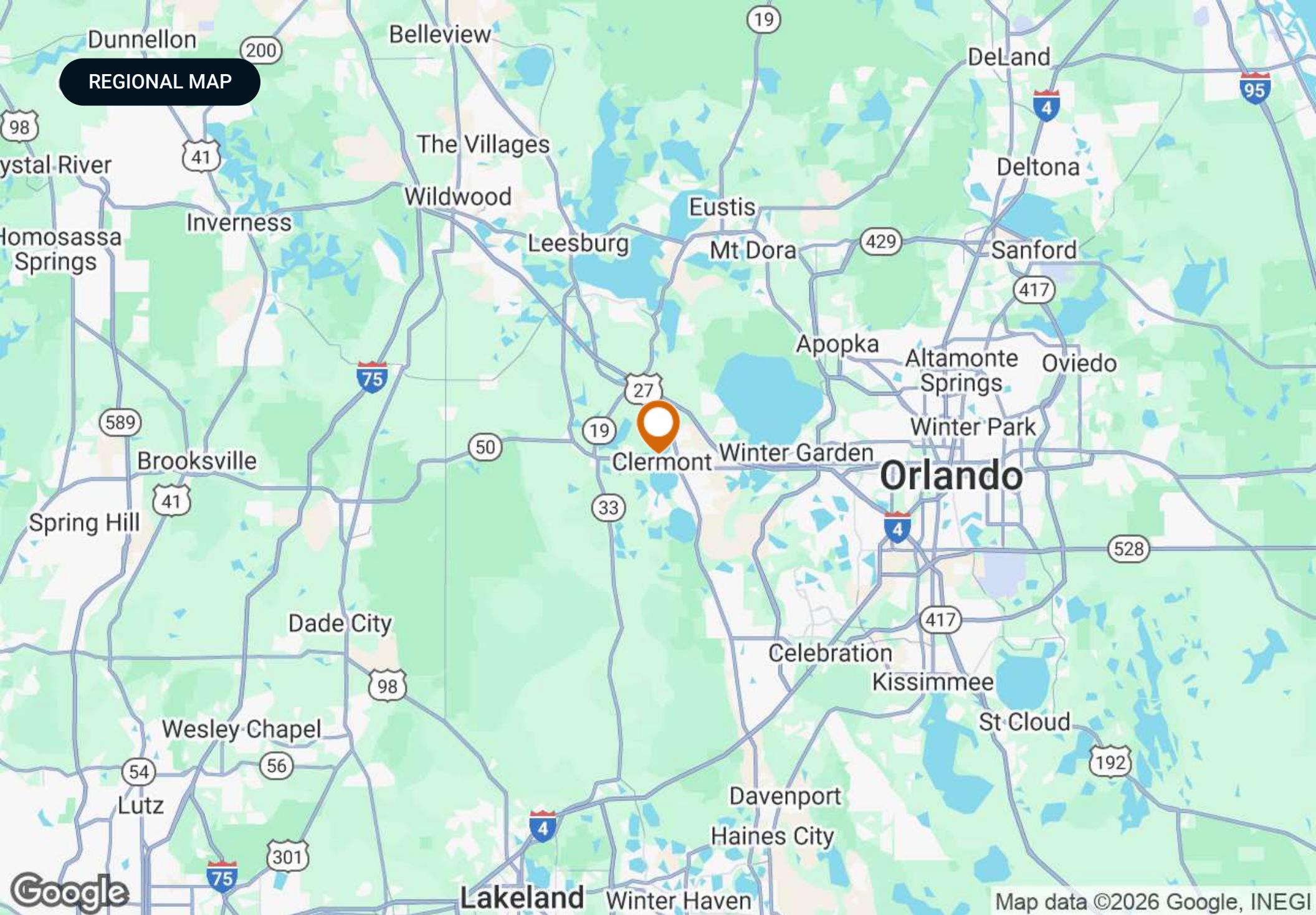
## RETAILER MAP

NEW Mixed Use Lakefront  
Condo, Apartment, and Retail/Restaurant

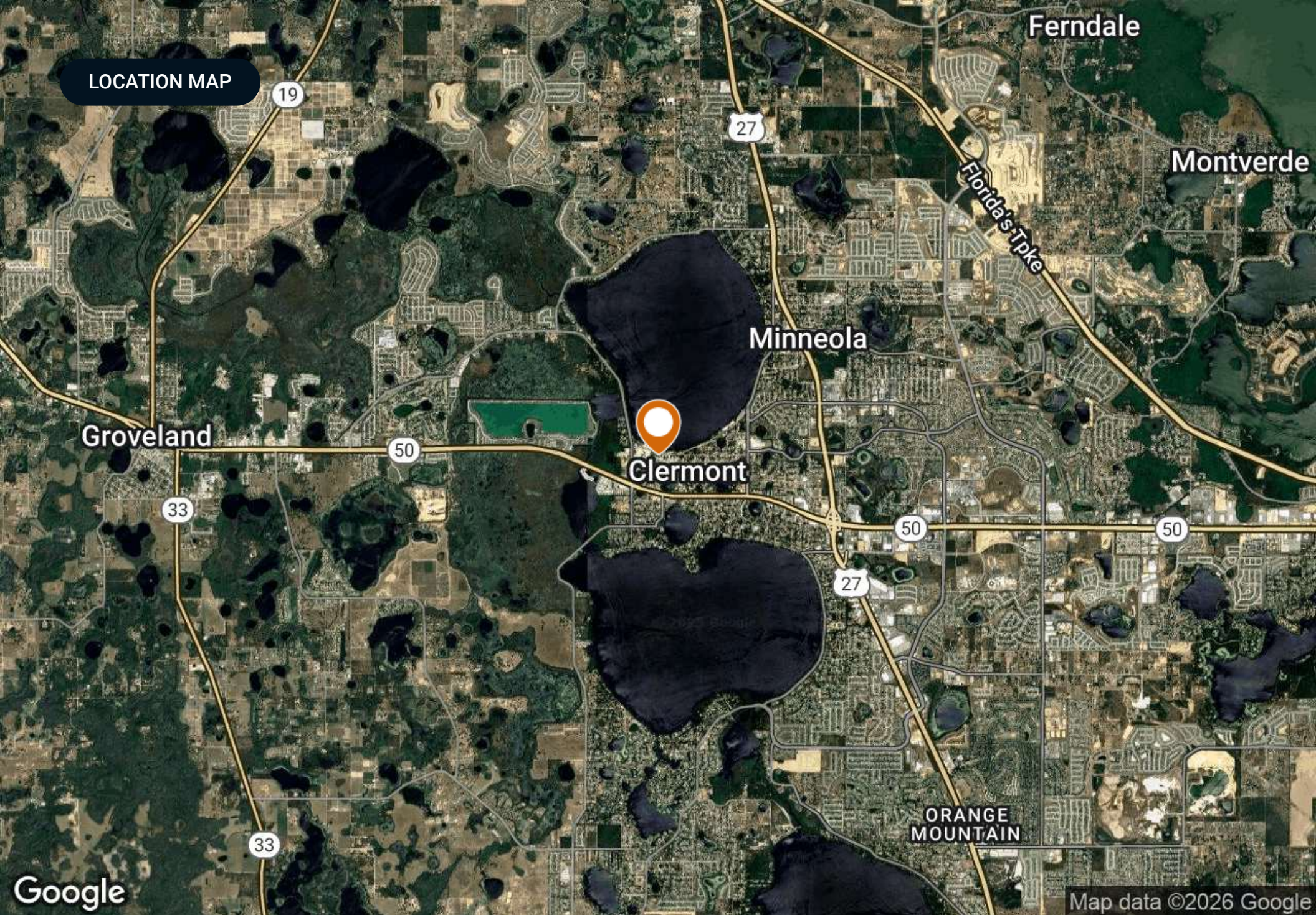


Map data ©2025 Imagery ©2025 Airbus,  
Maxar Technologies











## DEMOGRAPHICS MAP & REPORT

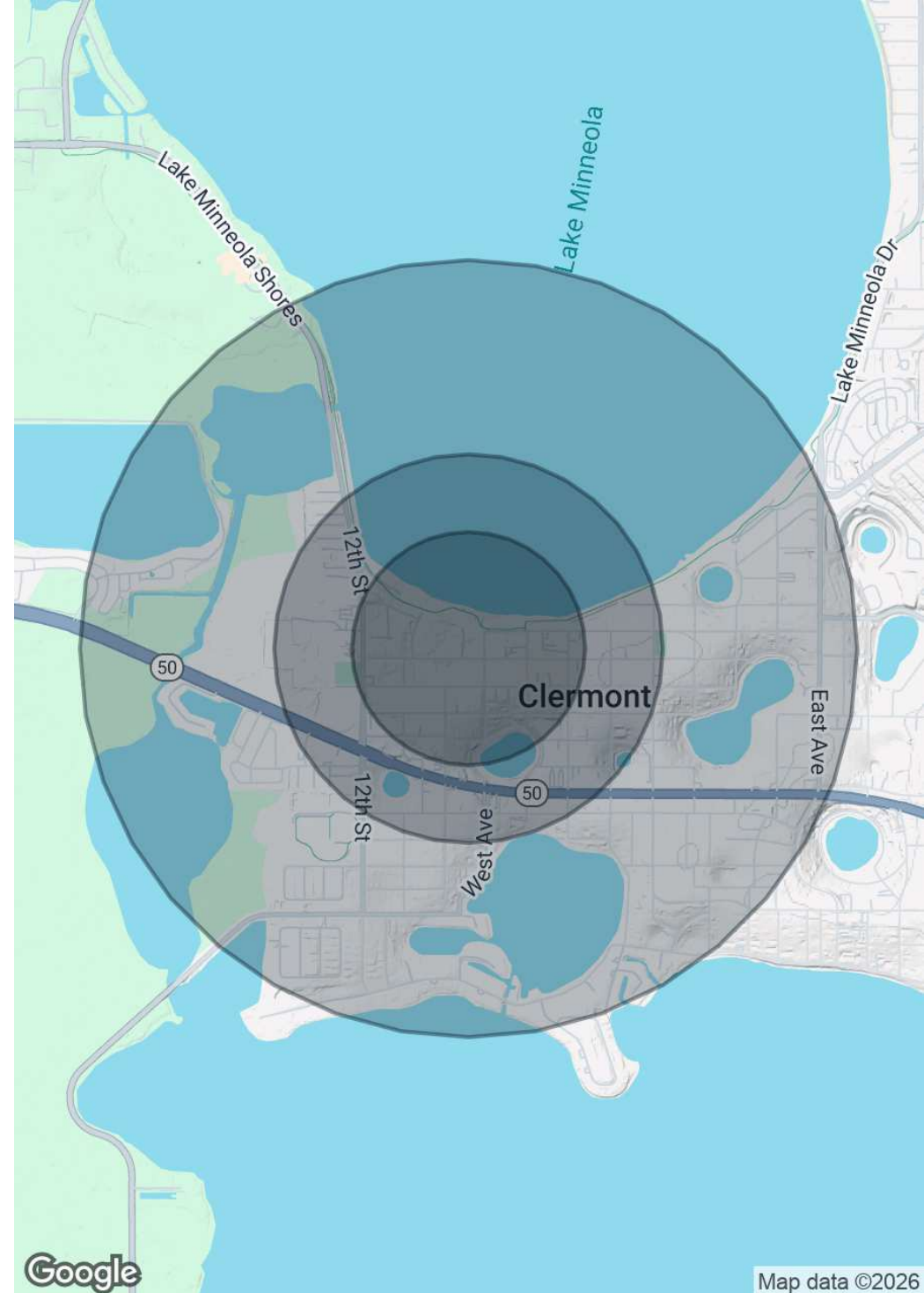
### Population

	0.3 Miles	0.5 Miles	1 Mile
Total Population	261	1,102	4,438
Average Age	41	41	43
Average Age (Male)	40	40	42
Average Age (Female)	41	42	44

### Households & Income

	0.3 Miles	0.5 Miles	1 Mile
Total Households	106	445	1,778
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$93,791	\$102,647	\$109,663
Average House Value	\$393,866	\$420,475	\$448,132

Demographics data derived from AlphaMap





CITY

## Clermont

### LAKE COUNTY

**Founded** 1916

**Population** 47,823 (2023)

**Area** 11.5 sq mi

**Website** [www.clermontfl.gov](http://www.clermontfl.gov)

**Major Employers**  
South Lake Hospital  
Vista Clinical and  
Diagnostics  
PUR Clinic  
South Lake Pain Institute  
University of Florida  
Cancer Center

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.





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