

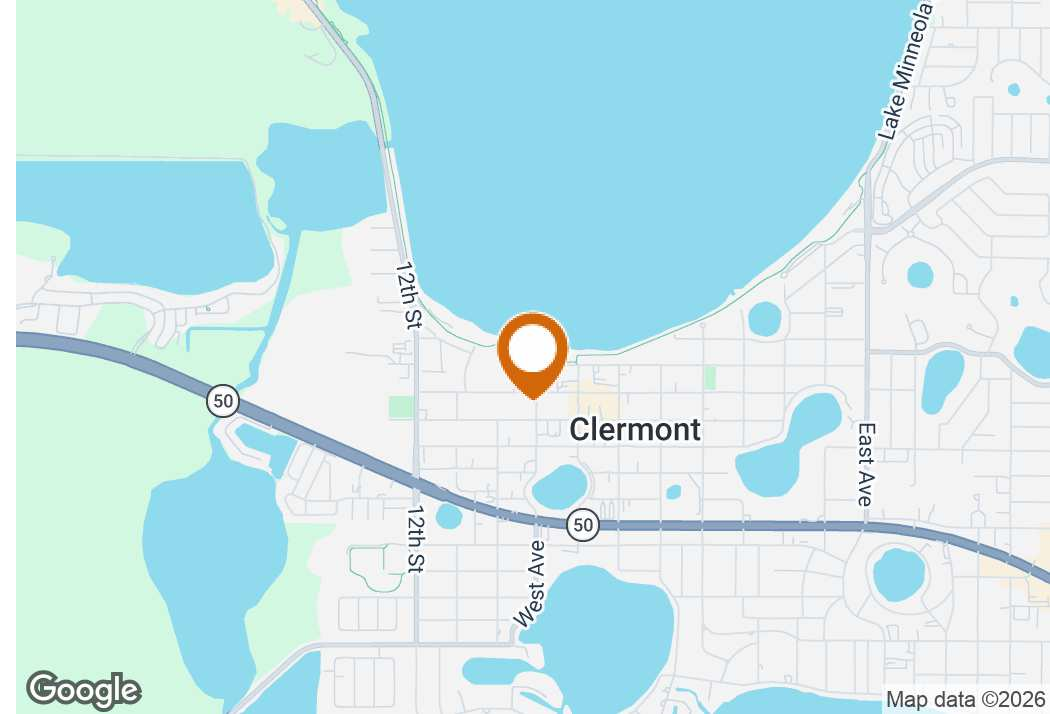
# 1,424 SF Office/Retail Building Downtown Clermont

644 West Avenue, Clermont, Florida 34711

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Marvin Puryear  
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marvin@saundersrealestate.com

## PROPERTY SUMMARY



## Offering Summary

Sale Price:	\$1,250,000
Building Size:	1,424 SF
Lot Size:	0.24 Acres
Number of Units:	1
Price / SF:	\$877.81
Year Built:	1925
Zoning:	CBD-Central Business District (Clermont)
Market:	Central Florida
Submarket:	Lake County
PIN:	24-22-25-0100-095-01000

## Property Overview

644 West Avenue offers a premier commercial opportunity at the heart of Downtown Clermont's most active and rapidly transforming corridor. West Avenue is one of the primary focus streets of the City's \$22-million Downtown-Waterfront Master Plan – a multi-phase revitalization initiative already delivering buried utilities, new streetscape, enhanced lighting, and fresh landscaping directly on this block. The property sits steps from the South Lake Trail, a Rails-to-Trails conversion and the backbone of Clermont's identity as a nationally designated Trail Town. The South Lake Trail connects with the West Orange Trail to create 36 miles of continuous paved multi-use trail – and positions Clermont at the midpoint of Florida's 250-mile Coast-to-Coast Trail, linking the Gulf to the Atlantic. This corridor is projected to generate more than \$120 million in annual economic impact statewide, and West Avenue properties capture that daily foot and wheel traffic directly. Downtown Clermont's waterfront is anchored by Lake Minneola – the crown jewel of an 11-lake, 10,000-acre connected Chain of Lakes.

A new fishing pier and daytime docking facility is under development to give waterborne visitors direct access into the downtown business district. Boaters, anglers, cyclists, triathletes, and families arrive from across the region and spend money here. A new 12.3-acre mixed-use development is underway adjacent to Victory Pointe Park, bringing 392 residential units and 55,000 SF of entertainment and commercial space to the immediate area. Clermont is designated a "Bicycle Friendly Community," "Runner Friendly Community," and "Trail Town" – and has drawn world-class endurance events for over 34 years. 644 West Avenue sits at the intersection of all of it: the trail, the waterfront, the investment, and the growth. This market continues to attract new capital, new residents, and new commercial activity at an accelerating pace – and this address places an owner or operator precisely at its center. This property is currently leased until May 31, 2027.

Downtown Orlando  
35 ± Minutes



Groveland  
10 ± Minutes



PROPERTY DESCRIPTION



## Location Description

Located in Clermont, Florida, 30 miles west of Orlando and one of the fastest growing areas of Central Florida. It sits on West Avenue, in the heart of the “hot” renovated downtown Clermont Central Business District. There is onsite parking, street parking and is located one block from the Salt Shack restaurant and Waterfront Park located on Lake Minneola which hosts festivals, international triathlons, water competitions and is on the Rails to Trails fitness trail (a 30-mile fitness trail system that goes from coast to coast). The property is situated in the City of Clermont’s award-winning Downtown-Waterfront Master Plan, which is part of over 30 projects, including streetscapes, trails, parks, and infrastructure improvements.

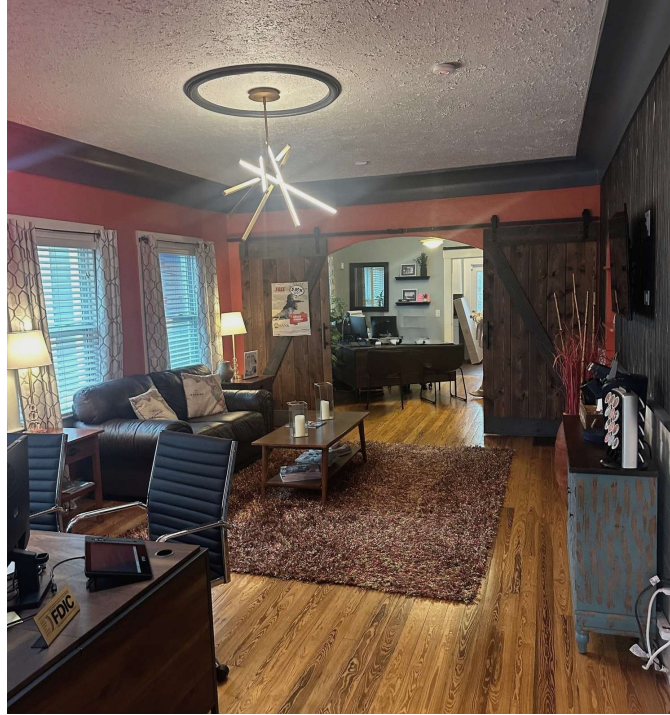
## Site Description

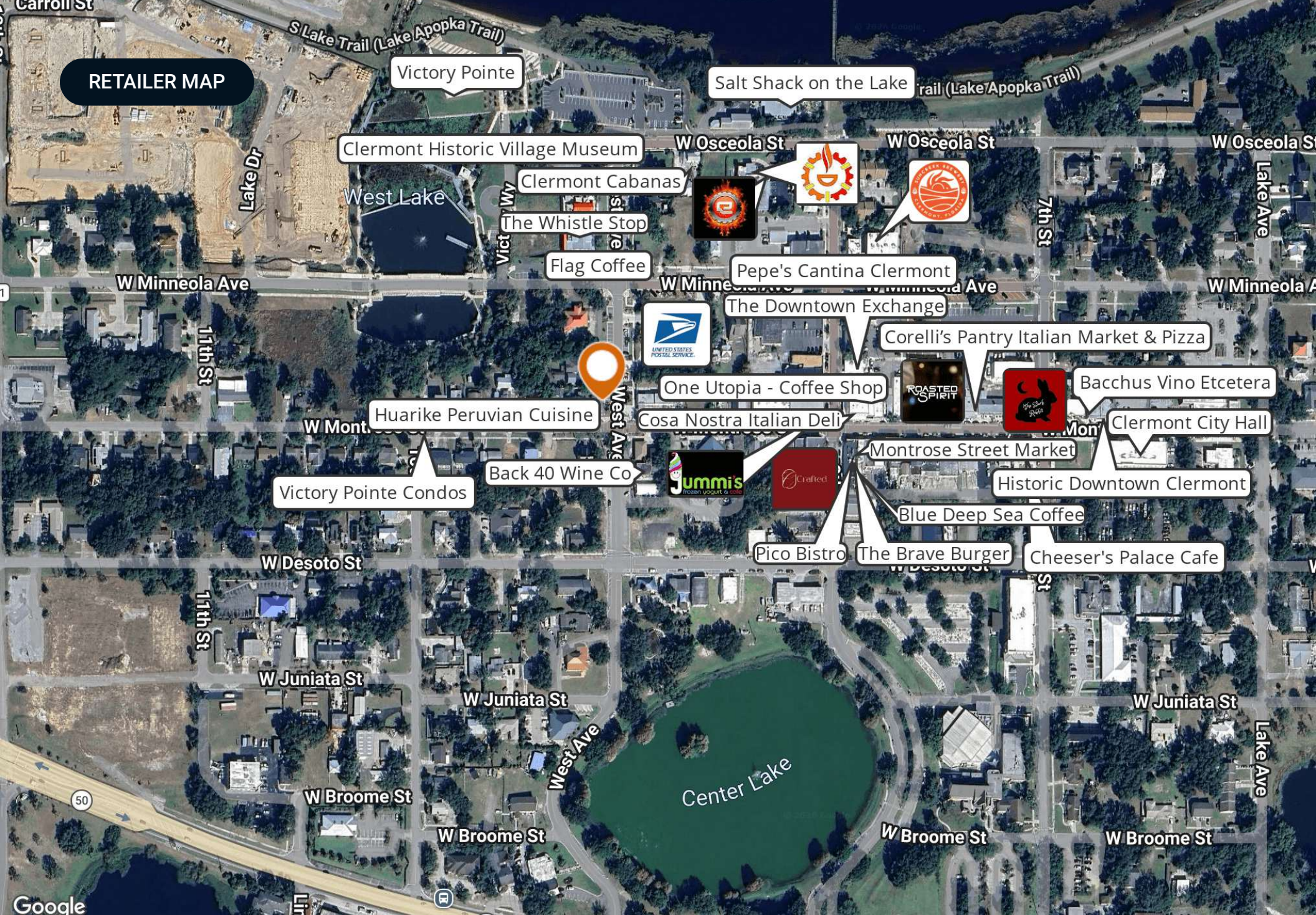
Existing building on site. Level lot with utilities connected (water, sewer, internet, etc.) CBD-Central Business District (Clermont)

Allowed Uses: Retail Business, Personal service establishments, Professional Offices, Lodges and Club, Restaurants less than 3,000 sq.ft. and Medical Marijuana Dispensaries

Updates to the building both inside and out include new windows, 30x20 storage shed with double garage doors, front decking with wheelchair accessibility, rear decking, updated HVAC, roof replaced in 2017, plumbing and electrical, crown molding, and paint.

ADDITIONAL PHOTOS





**RETAILER MAP**

Victory Pointe

Salt Shack on the Lake

Clermont Historic Village Museum

Clermont Cabanas

The Whistle Stop

Flag Coffee

Pepe's Cantina Clermont

The Downtown Exchange

Corelli's Pantry Italian Market & Pizza

One Utopia - Coffee Shop

Cosa Nostra Italian Deli

Bacchus Vino Etcetera

Clermont City Hall

Victory Pointe Condos

Back 40 Wine Co

Jummis frozen yogurt & coffee

Crafted

Montrose Street Market

Historic Downtown Clermont

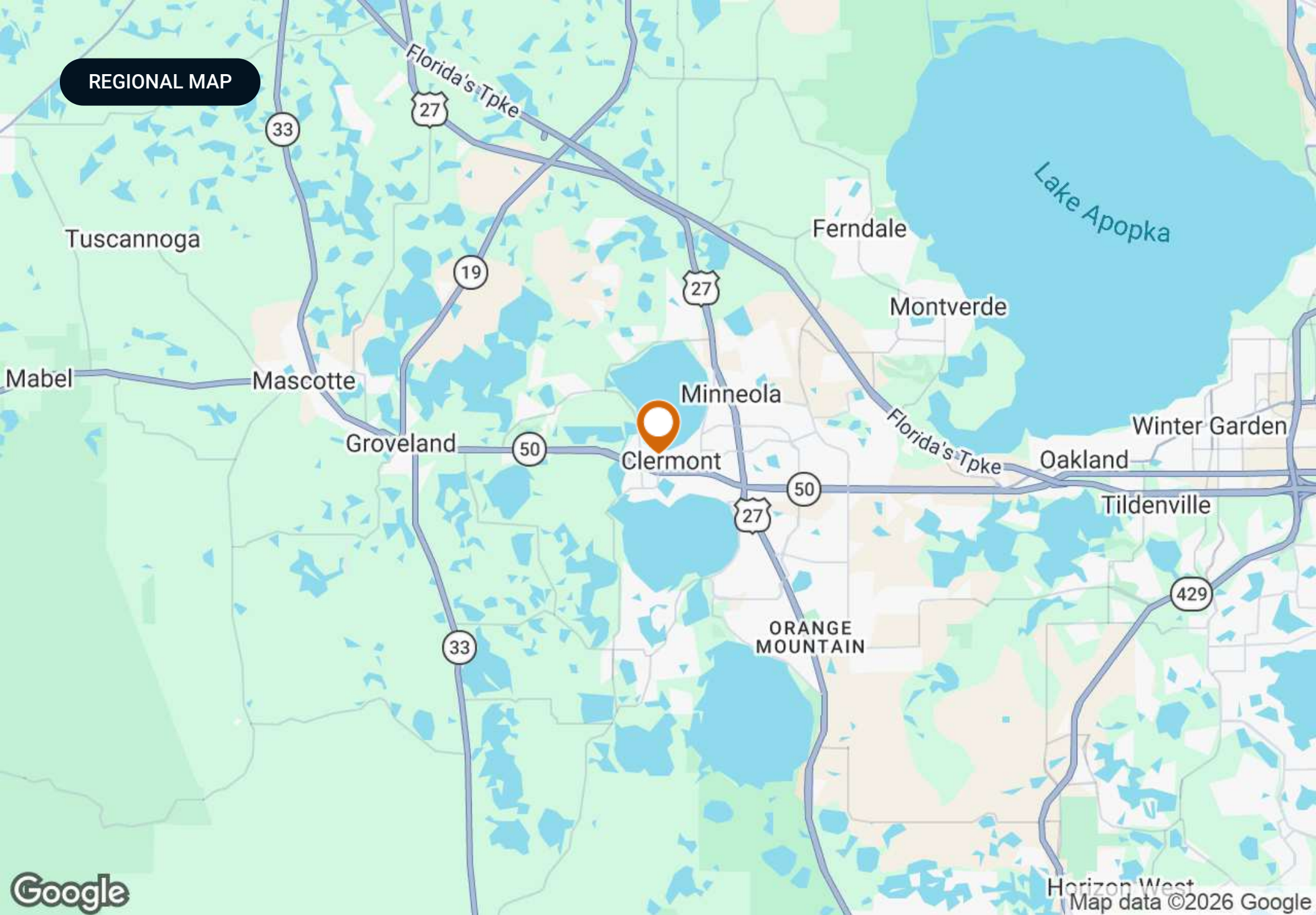
Blue Deep Sea Coffee

Pico Bistro

The Brave Burger

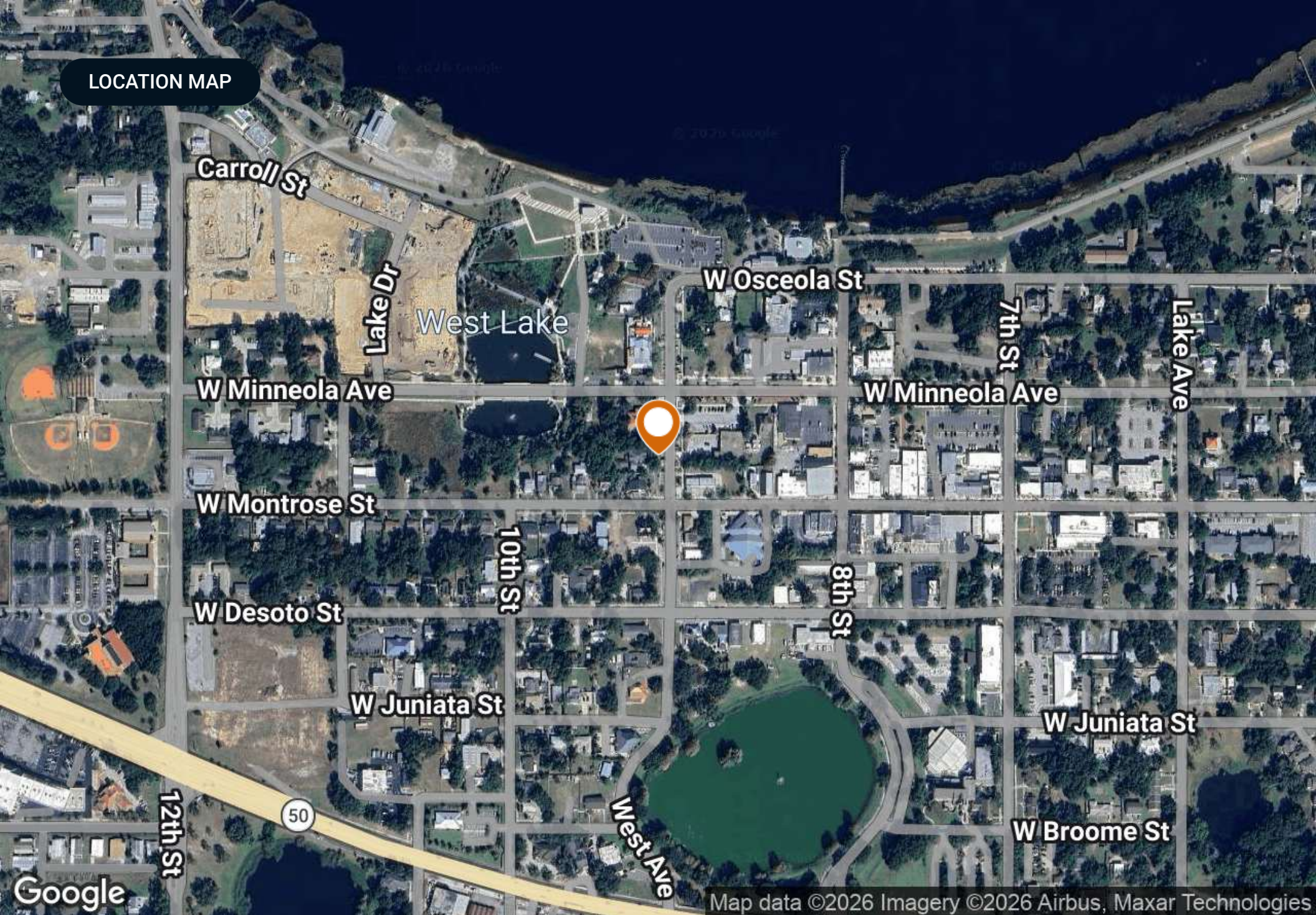
Cheeser's Palace Cafe

REGIONAL MAP



Horizon West  
Map data ©2026 Google

LOCATION MAP



## DEMOGRAPHICS MAP & REPORT

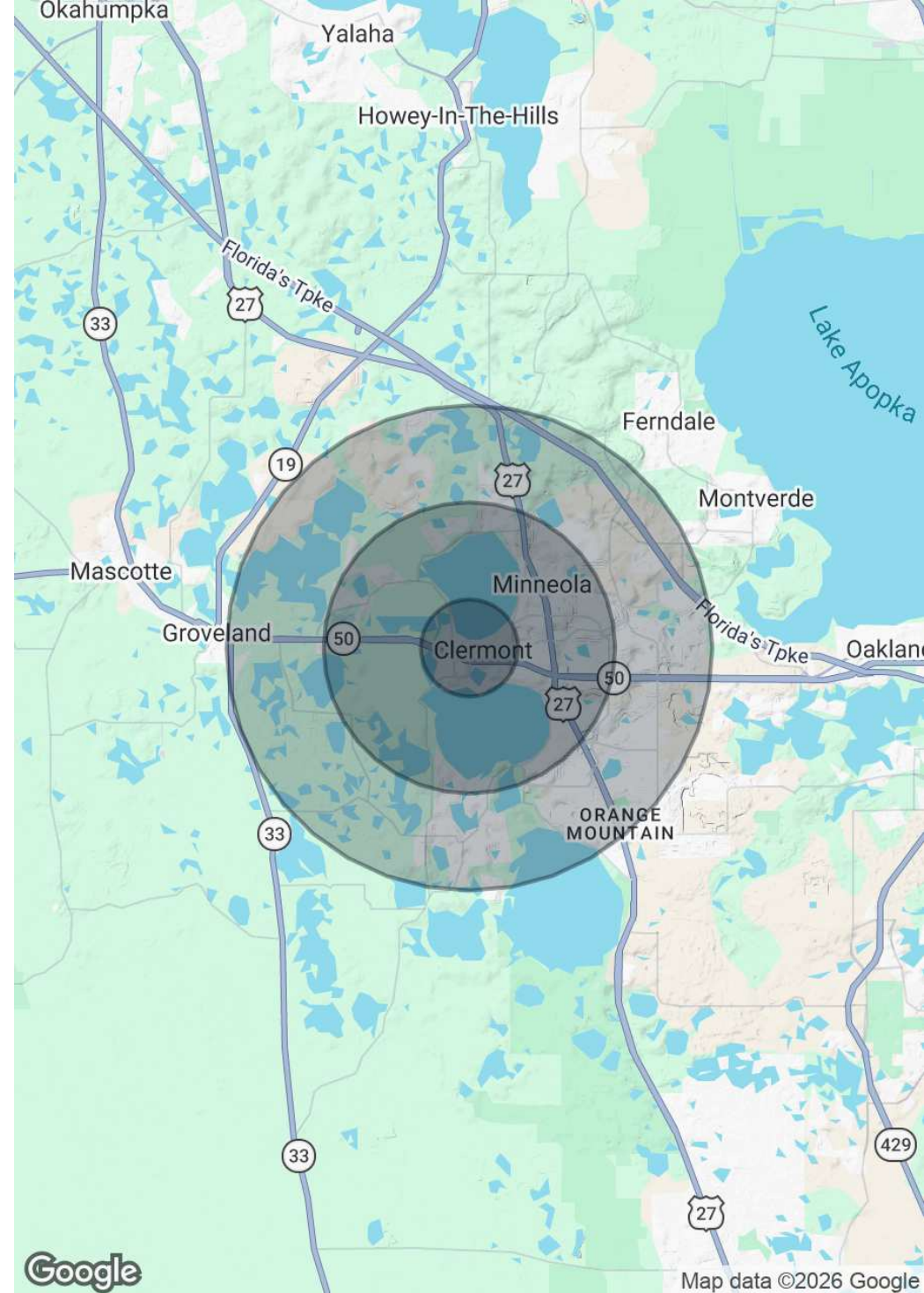
### Population

	1 Mile	3 Miles	5 Miles
Total Population	3,716	35,914	90,157
Average Age	37.6	39.2	42.3
Average Age (Male)	39.3	37.9	41.5
Average Age (Female)	35.1	39.5	41.8

### Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	1,440	12,819	32,030
# of Persons per HH	2.6	2.8	2.8
Average HH Income	\$89,791	\$100,588	\$106,552
Average House Value	\$396,619	\$374,920	\$393,627

2023 American Community Survey (ACS)





# Clermont

## LAKE COUNTY

<b>Founded</b>	1916
<b>Population</b>	47,823 (2023)
<b>Area</b>	11.5 sq mi
<b>Website</b>	<a href="http://www.clermontfl.gov">www.clermontfl.gov</a>
<b>Major Employers</b>	<ul style="list-style-type: none"> <li>South Lake Hospital</li> <li>Vista Clinical and Diagnostics</li> <li>PUR Clinic</li> <li>South Lake Pain Institute</li> <li>University of Florida</li> <li>Cancer Center</li> </ul>

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.

## ADVISOR BIOGRAPHY



### Marvin Puryear

Senior Advisor

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## Professional Background

Marvin Puryear is a Senior Advisor at Saunders Real Estate, specializing in development land with a proven track record of large-parcel transactions across Central Florida.

Primarily focused on Lake, West Orange, and surrounding counties, Marvin works at the intersection of institutional-grade deal execution and deep local market intelligence. He represents landowners, developers, and institutional clients in the sale of development land ranging from single-product parcels to multi-use assemblages exceeding 400 acres. Developers, national homebuilders, and major lenders call Marvin first, not because he has the biggest database, but because he knows which deals are viable before a contract is ever drafted.

The Orlando Business Journal has quoted Marvin in more than 58 articles since 2020, more than any other broker in Lake County. He has been the go-to market voice on Clermont growth, the Wellness Way corridor, Groveland industrial demand, and development land absorption across the I-4 west corridor. In 2023, OBJ formally recognized him as a “Power Player.”

Marvin is a preferred commercial broker for many major national and regional banks for REO asset valuation and disposition throughout Central Florida. He has served as an expert witness in large-scale property valuation matters presented before city councils and county commissions throughout the region.

Before joining Saunders Real Estate, Marvin spent 20 years building and running two internationally franchised brokerages simultaneously: ERA Professional Real Estate Services, a 60–80 agent office ranked as high as Top 5 in the United States and Top 50 internationally, and Coldwell Banker Commercial Atlantic Properties, where he served as Broker of Record and produced consistent top-ranking commercial sales in Lake County. Both firms were sold in 2014.

Prior to his real estate career, Marvin spent 10 years in corporate management in Chicago, including National Marketing Director at Tripp Lite, Operations Manager at CompUSA, and Regional Manager at Lifetouch. That background in national marketing, operations, and regional market strategy runs directly through the way he approaches commercial brokerage today.

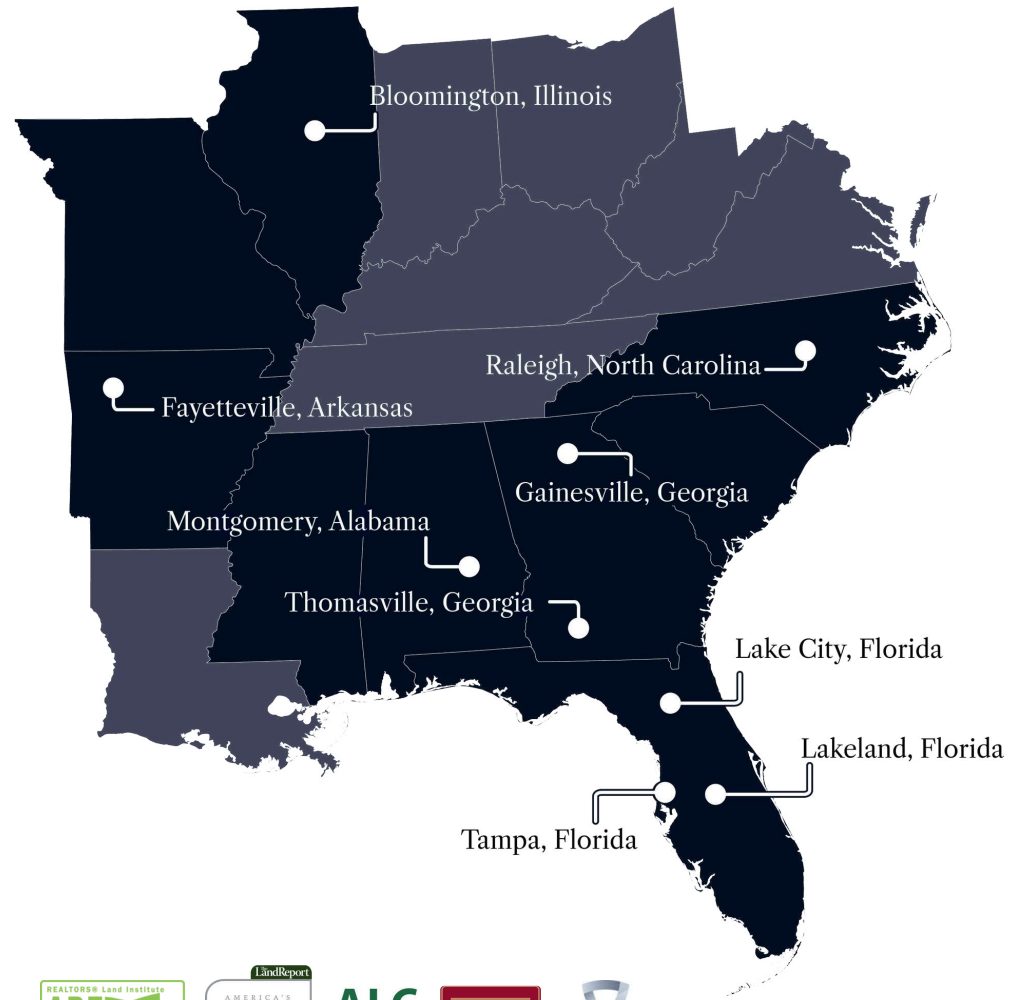
Marvin’s practice is built on a single premise: a seller’s land is only worth what a qualified buyer will pay, and a qualified buyer is only found when the asset is properly positioned, priced, and marketed to the right capital sources. He evaluates highest-and-best use before a property goes to market, identifies the buyer pool most likely to close, and structures transactions to minimize contingency exposure and maximize net proceeds.

Marvin specializes in:

- Residential Development
- Commercial Development
- Retail
- Office
- Industrial



At Saunders Real Estate, we deliver full-service real estate solutions, built on more than 30 years of trusted experience. Our dedicated teams offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



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