



# Established Pet Resort and Grooming Facility — Building for Lease | South Lake County

South Lake County Area, Florida

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# DOG GROOMING & SPA BUSINESS FOR SALE



## Offering Summary

<b>Sale Price:</b>	\$362,800
<b>Building Lease Price for Business Purchaser:</b>	\$22.00/SF + CAM
<b>Number of Units:</b>	1
<b>Building Size:</b>	2,173 SF
<b>Lot Size:</b>	0.28 Acres

## Business Overview

Well-established pet resort and grooming business in South Lake County, Florida, operating for 14 years under the current ownership and continuously for 22 years. The business provides boarding, daycare, and professional grooming services with a licensed capacity of 52 dogs. Offered at \$350,000 plus current inventory (worth approximately \$12,800). The facility's purpose-built design, established service model, and licensed capacity position this business for continued performance under qualified ownership. The business operates from a 2,173 ± SF commercial facility featuring a climate-controlled indoor playroom, dedicated indoor and outdoor play areas, shaded outdoor runs, and a designated quiet rest area – all purpose-built for pet care operations.

The building (real estate is not included in the sale of the business) is being offered for lease to the business purchaser at \$22.00/SF plus CAM, providing the buyer with a turnkey transition from acquisition to operations with no build-out required (the real estate/building is owned by a separate but related entity).

Buyers will be required to complete a confidentiality agreement prior to receiving detailed financial information, and tenant screening, including credit and background verification, will be required for the building lease.

South Lake County continues to experience sustained residential growth, driving consistent demand for premium pet care services. The facility's established client base and purpose-built configuration represent a turnkey opportunity for an owner-operator or experienced pet care professional.

## DEMOGRAPHICS REPORT

### Population

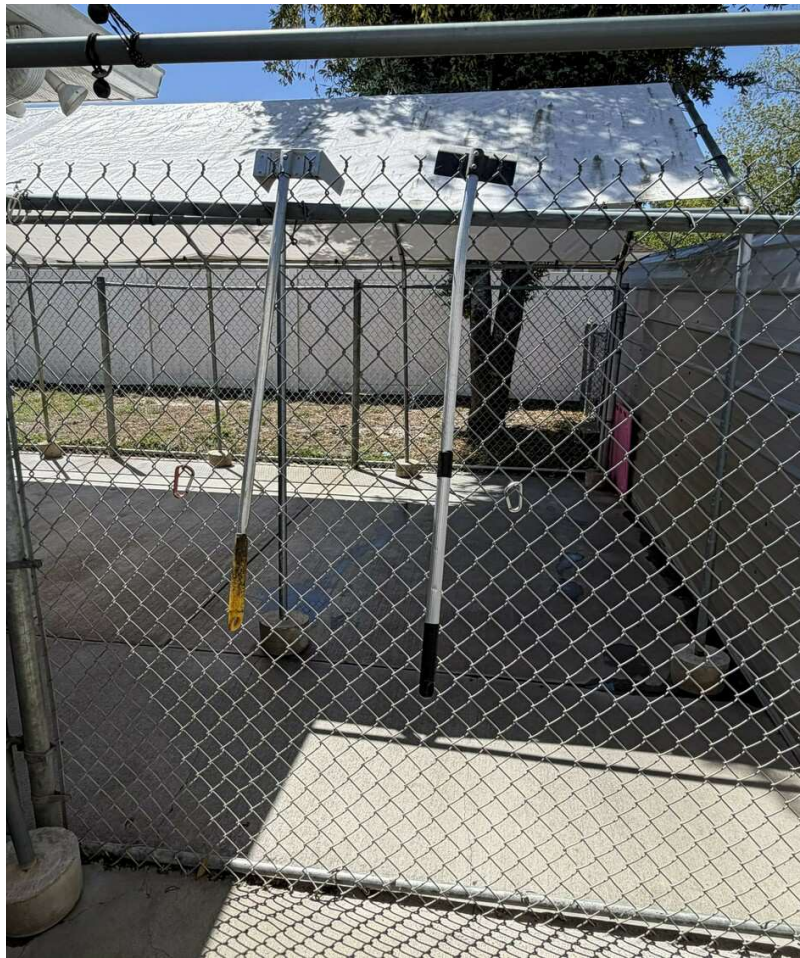
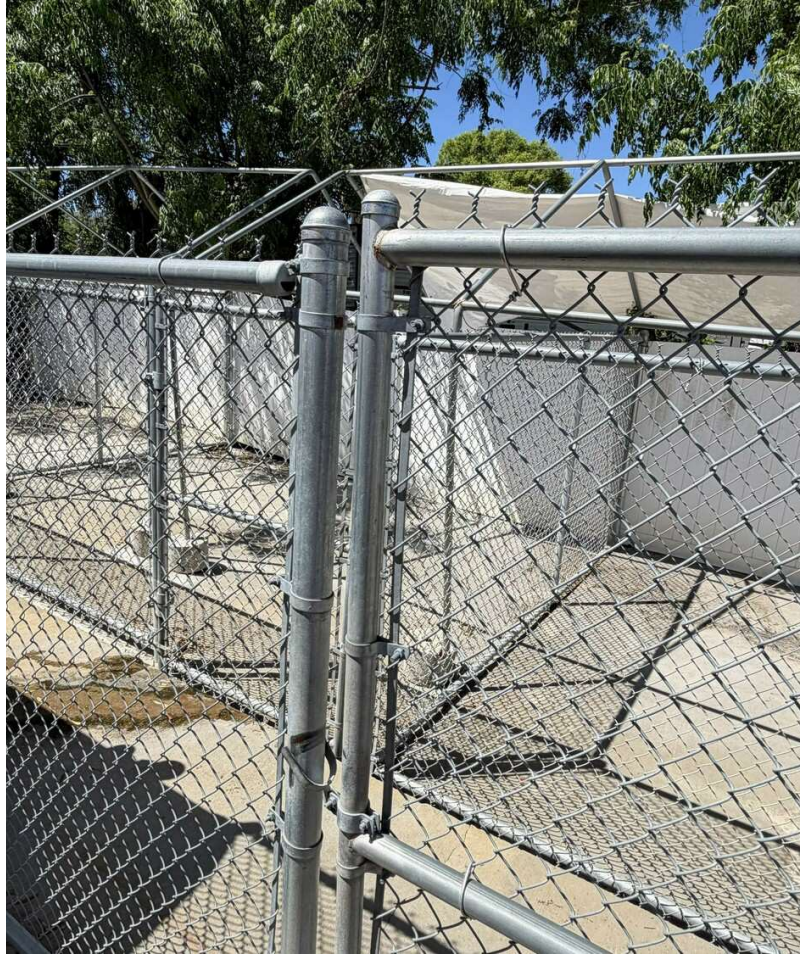
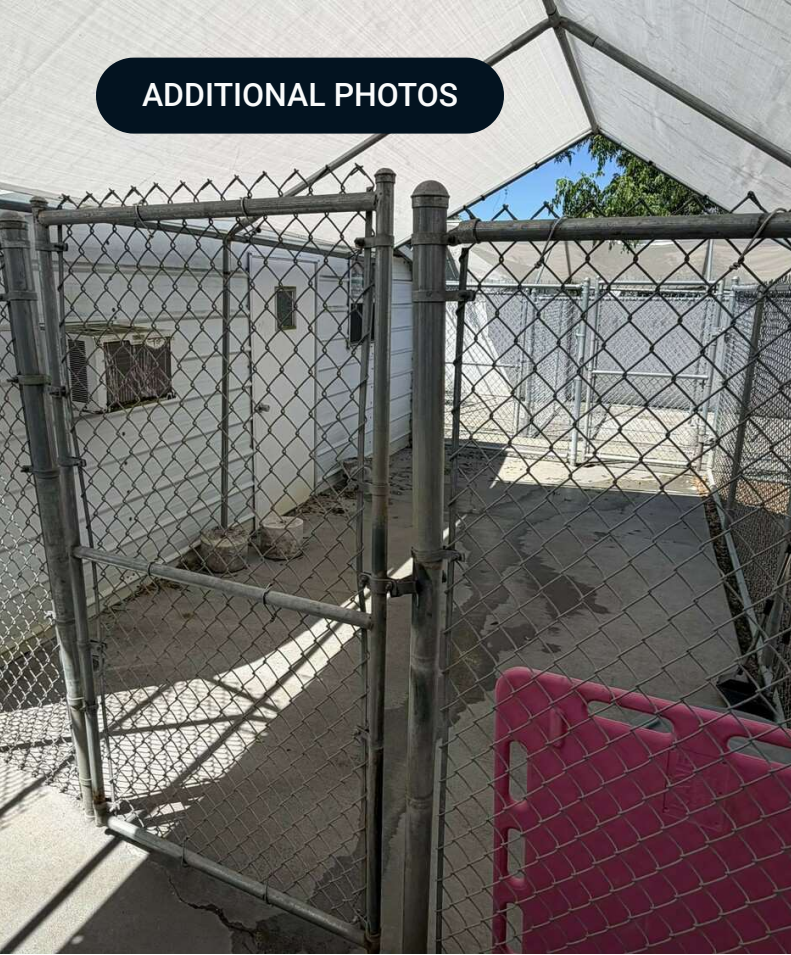
	3 Miles	5 Miles	10 Miles
Total Population	14,322	28,347	123,344
Average Age	36.6	38	43.1
Average Age (Male)	34.1	36.8	42.2
Average Age (Female)	37.4	38.5	43

### Households & Income

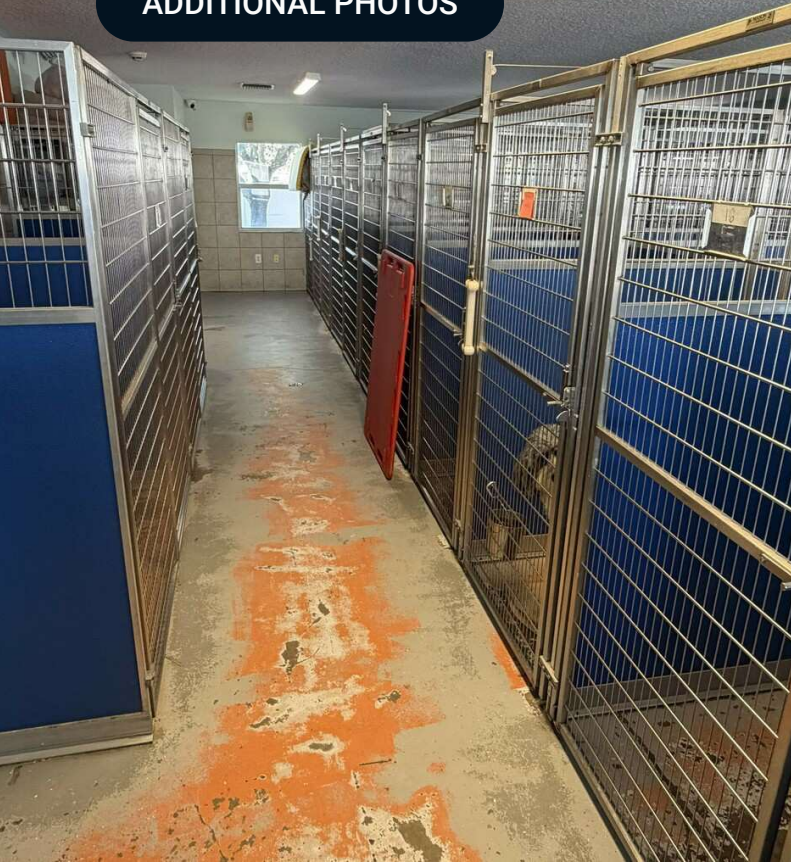
	3 Miles	5 Miles	10 Miles
Total Households	4,785	9,819	44,539
# of Persons per HH	3	2.9	2.8
Average HH Income	\$92,101	\$100,785	\$102,071
Average House Value	\$308,055	\$326,507	\$376,575

2023 American Community Survey (ACS)

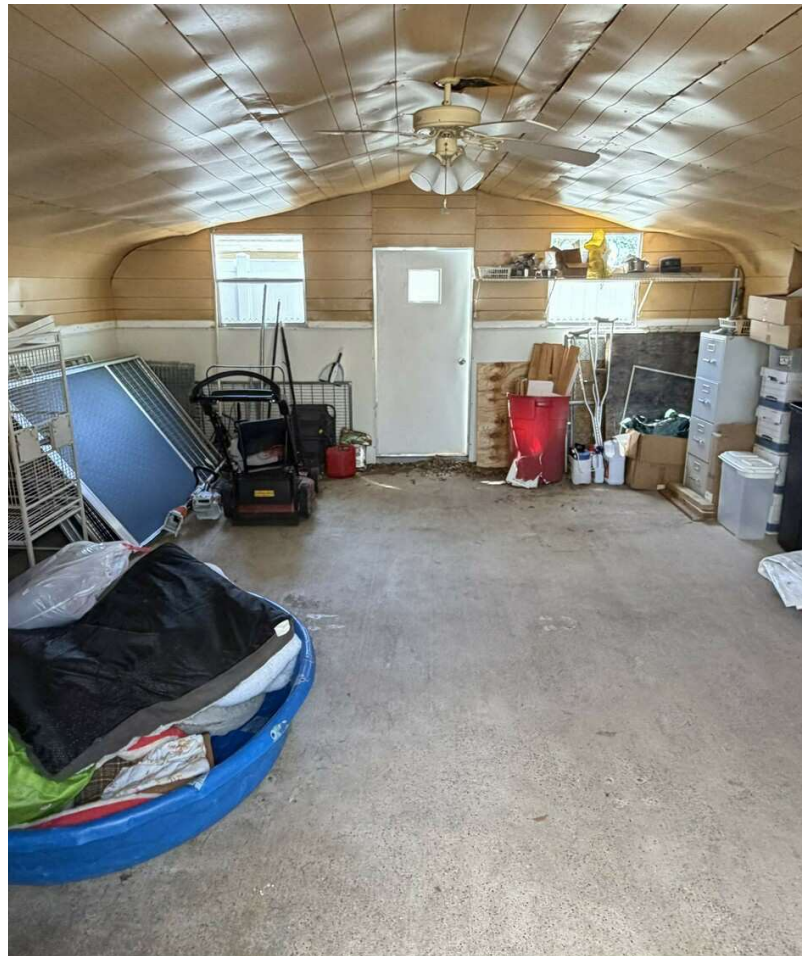
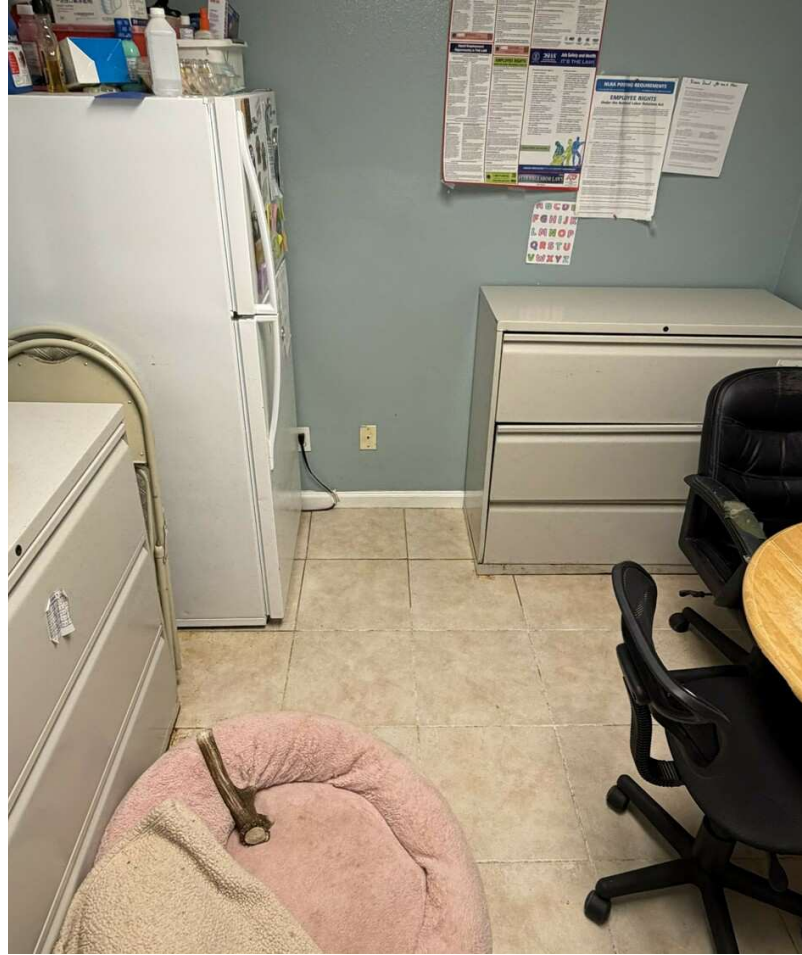
ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS





### 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



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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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