

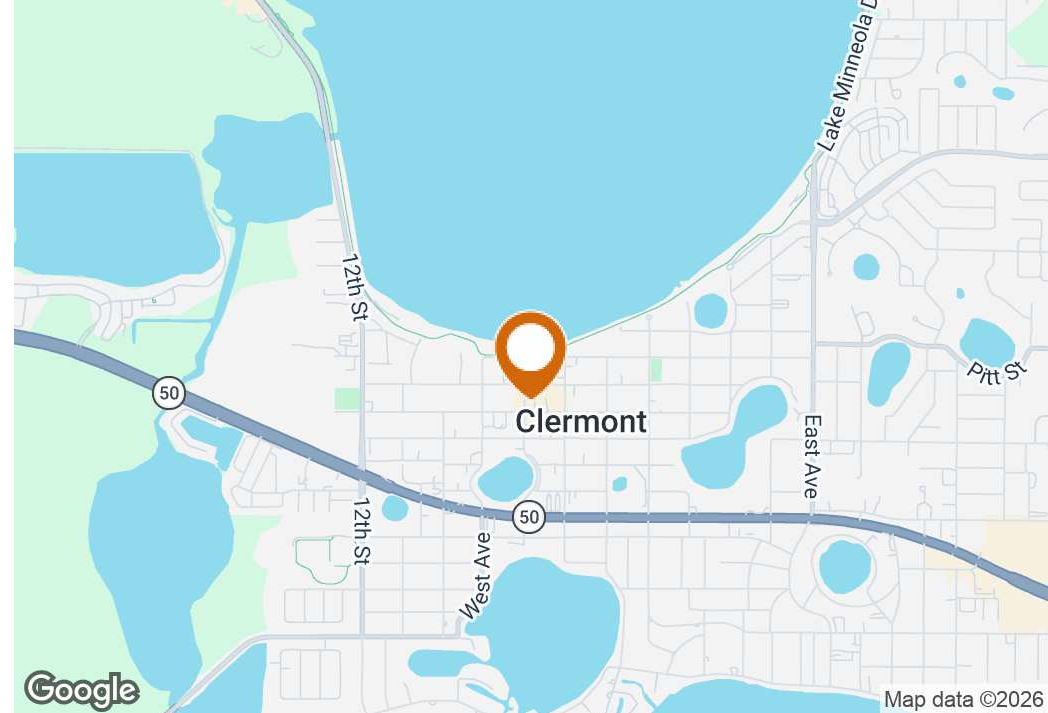
786
THE FLORIDA ANGLER

1,757 SF Office/Retail Building - Historic Downtown Clermont

786 W Montrose St, Clermont, Florida 34711

Marvin Puryear
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PROPERTY SUMMARY



Offering Summary

| | |
|------------------|--|
| Sale Price: | \$1,050,000 |
| Building Size: | 1,757 SF |
| Lot Size: | 0.038 Acres |
| Number of Units: | 1 |
| Price / SF: | \$597.61 |
| Year Built: | 1957 |
| Renovated: | 2018 |
| Zoning: | CBD-Central Business District (Clermont) |
| Market: | Lake County |
| Submarket: | Central Florida |
| PIN: | 242225010008001800 |

Property Overview

Fully renovated 1,757 ± SF commercial building located on Montrose Street, the highest-traffic corridor in Clermont's Historic Central Business District. Built in 1957, this 1.5-story property has been updated with comprehensive structural and systems, new roof, HVAC, new flooring, bathrooms, and walls, while keeping the historic feel with the original pressed tin ceiling tiles, and the original red brick walls. There is a 1,027 ± SF retail/office space as you enter in the front door, with an attached bathroom. The rear area, which contains 730 ± SF, has another bathroom, a kitchen area, storage, a larger open area in the back, stairs to the two upstairs offices, and a rear exit door leading public parking right outside, which is in addition to the street parking in the front of the building.

This location provides direct exposure to the busy downtown traffic, sitting among the numerous boutiques, restaurants, and bars, is one block from City Hall, two blocks from Lake Minneola, and is within the Florida Main Street Program designated district.

Architectural Character - Historic Charm Meets Modern Infrastructure:

The building blends preserved mid-century architectural details with comprehensive structural and systems upgrades. Original tin ceilings (with replaced molding) anchor the historic character, while exposed original brick on one interior wall provides authentic period texture. The renovation preserves the building's 1957 heritage while delivering the mechanical, structural, and code compliance demanded by today's commercial tenants.

PROPERTY DESCRIPTION



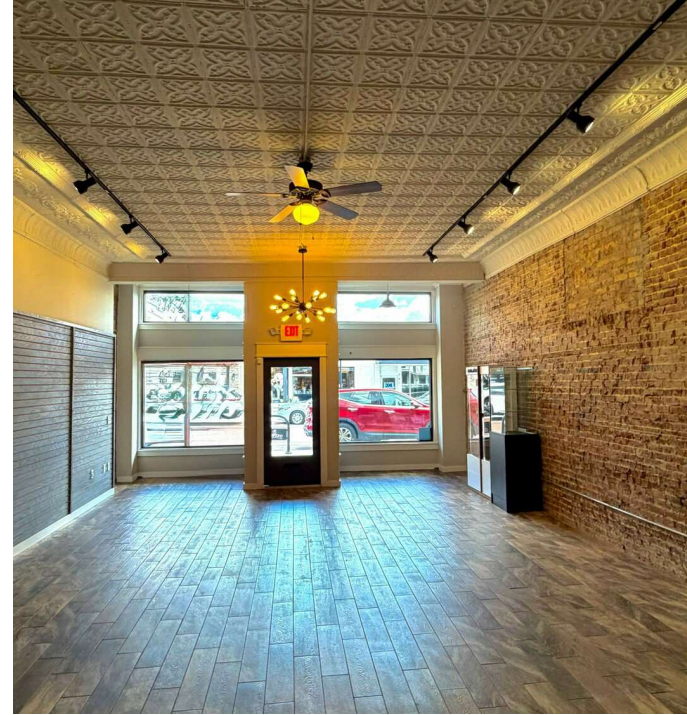
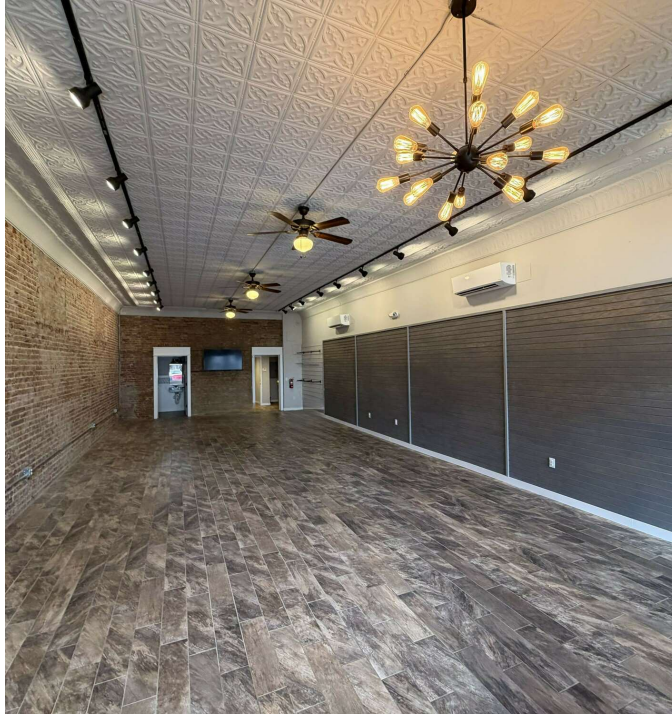
Recent Renovations & Building Systems:

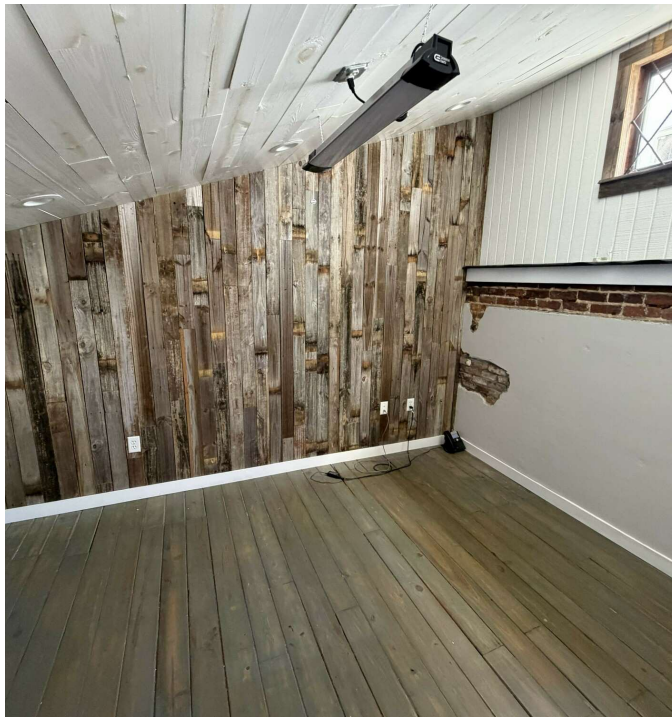
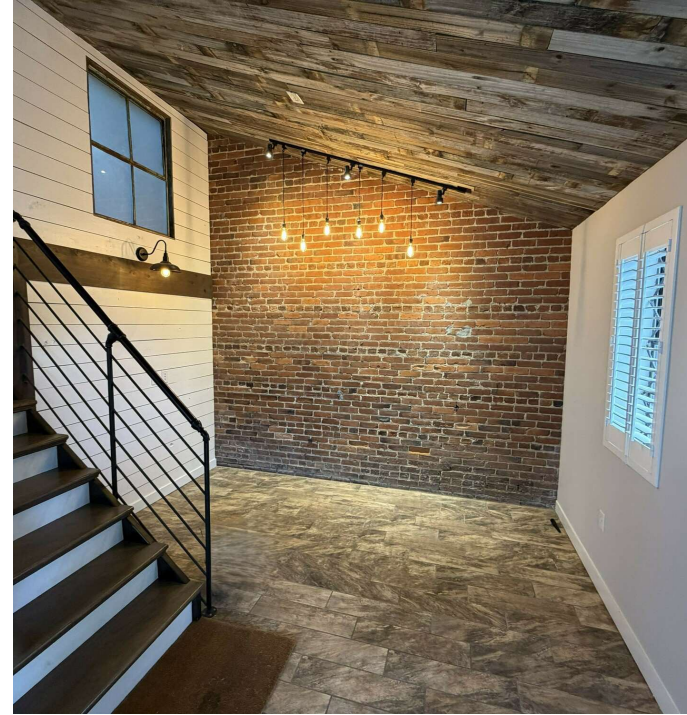
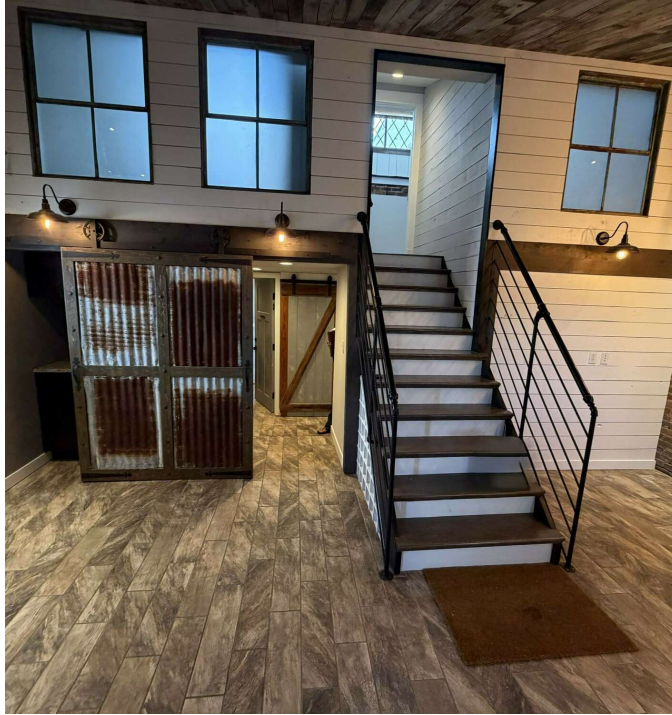
- Structural Enhancements: Front of building reinforced with steel; 16-inch metal support wall installed on right side to support roof structure
- Roofing: New roof installed 3 years ago
- HVAC: Four wall-mounted mini-split AC units providing zoned climate control throughout
- Electrical: Fully updated to current code compliance
- Flooring: Tile throughout main areas
- Back Room Ceiling: Reclaimed wood detailing adding character and warmth
- Plumbing: Two bathrooms plus kitchenette
- Fire Safety: Commercial-grade firewall separating front and back rooms

Dual-Tenant Configuration - Income Flexibility:

- The building's firewall separation creates the potential for two distinct leasable spaces – front retail/office area and rear suite – enabling the owner to:
 - Lease to two separate tenants and maximize rental income
 - Occupy one space and lease the other
 - Utilize entire building for single-user operations
- This flexible floor plan provides income diversification and risk mitigation uncommon in downtown Clermont's tightly-held CBD inventory.

PHOTOS





HISTORICAL PHOTOS

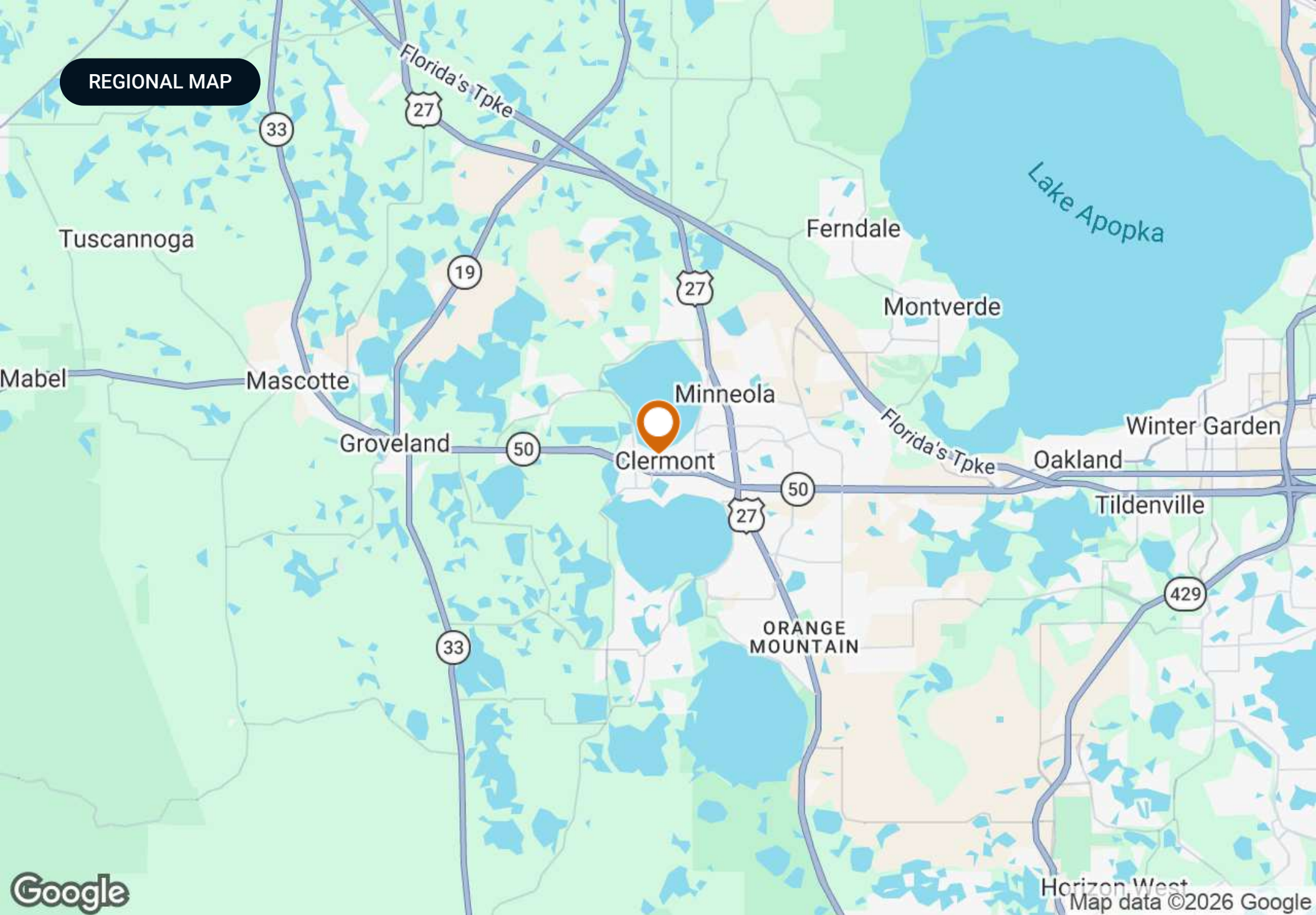




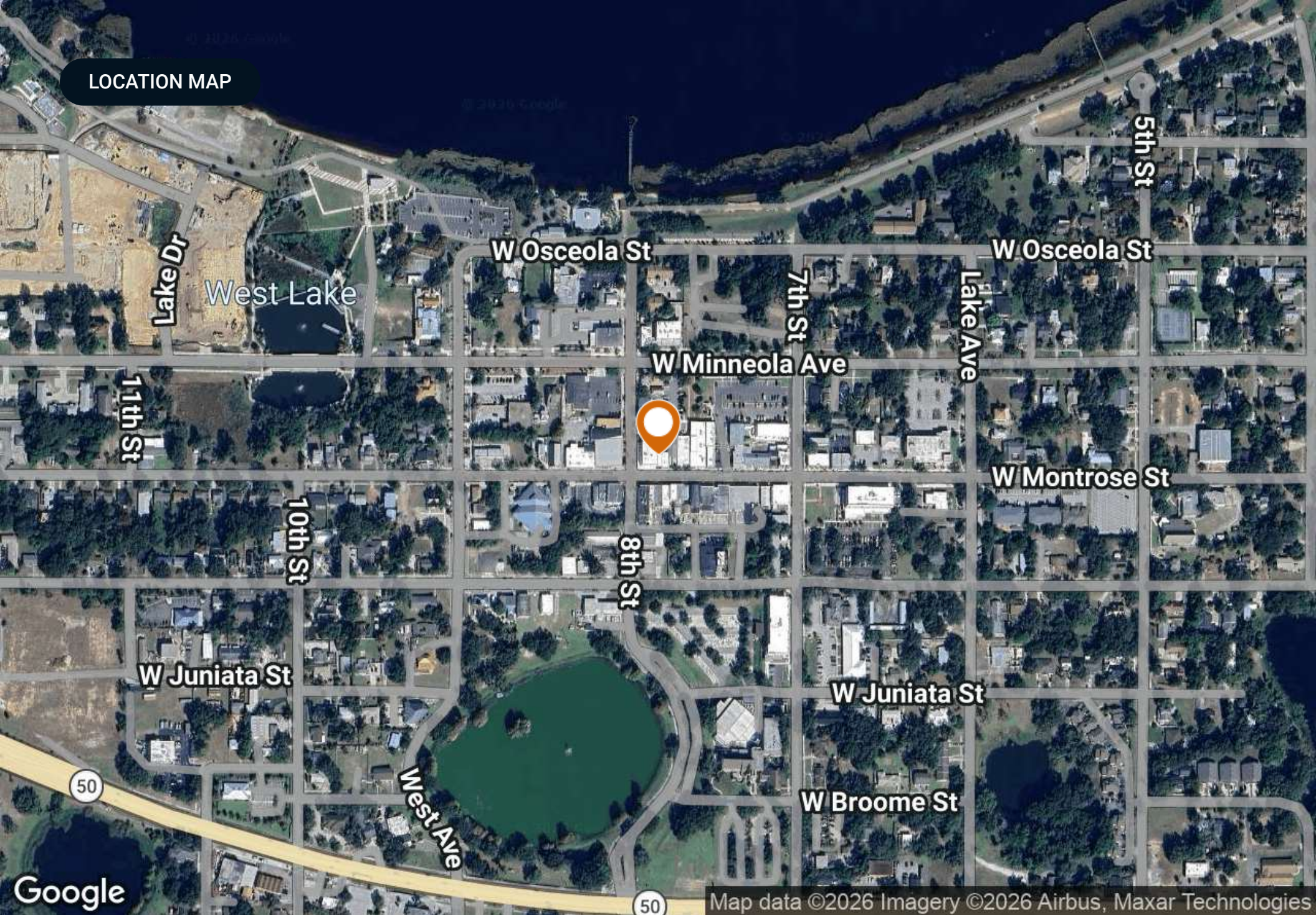
Location Description

Clermont, Florida, 30 miles west of Orlando and one of the fastest growing areas of Central Florida 786 W. Montrose Street represents a rare opportunity to participate in one of Lake County's most dynamic downtown markets. The property sits within Clermont's revitalized downtown, which has invested in murals in the city's arts district and hosts events like wine walks, food truck Fridays and weekly farmers markets. The street features brick paving, Florida native landscaping, enhanced lighting, and pedestrian-oriented design connecting the downtown commercial district to Clermont's waterfront on Lake Minneola and to the Rails to Trails Fitness Trail (a 30-mile fitness trail system that goes from coast to coast). This is all part of 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.

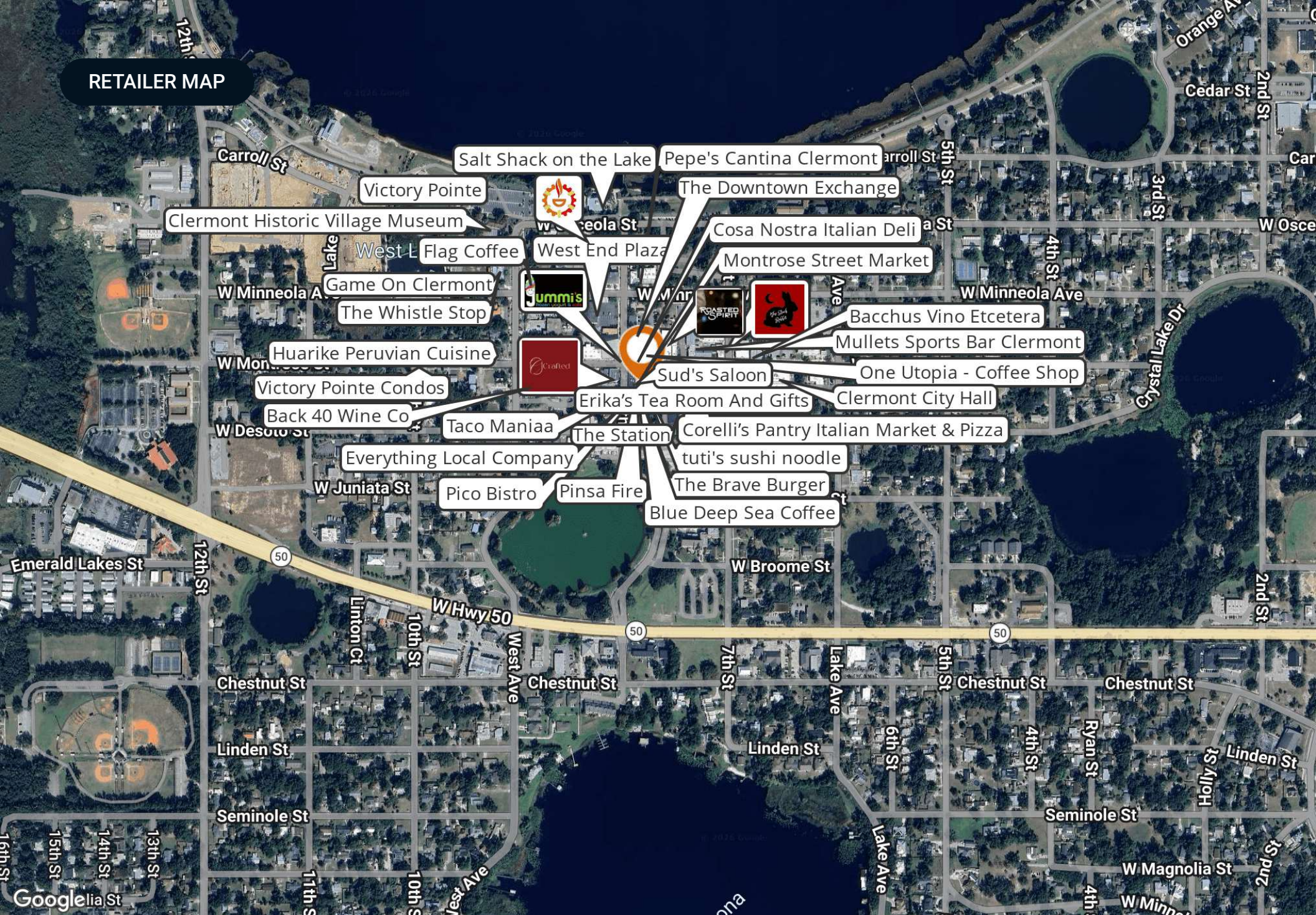
REGIONAL MAP



LOCATION MAP



RETAILER MAP



DEMOGRAPHICS MAP & REPORT

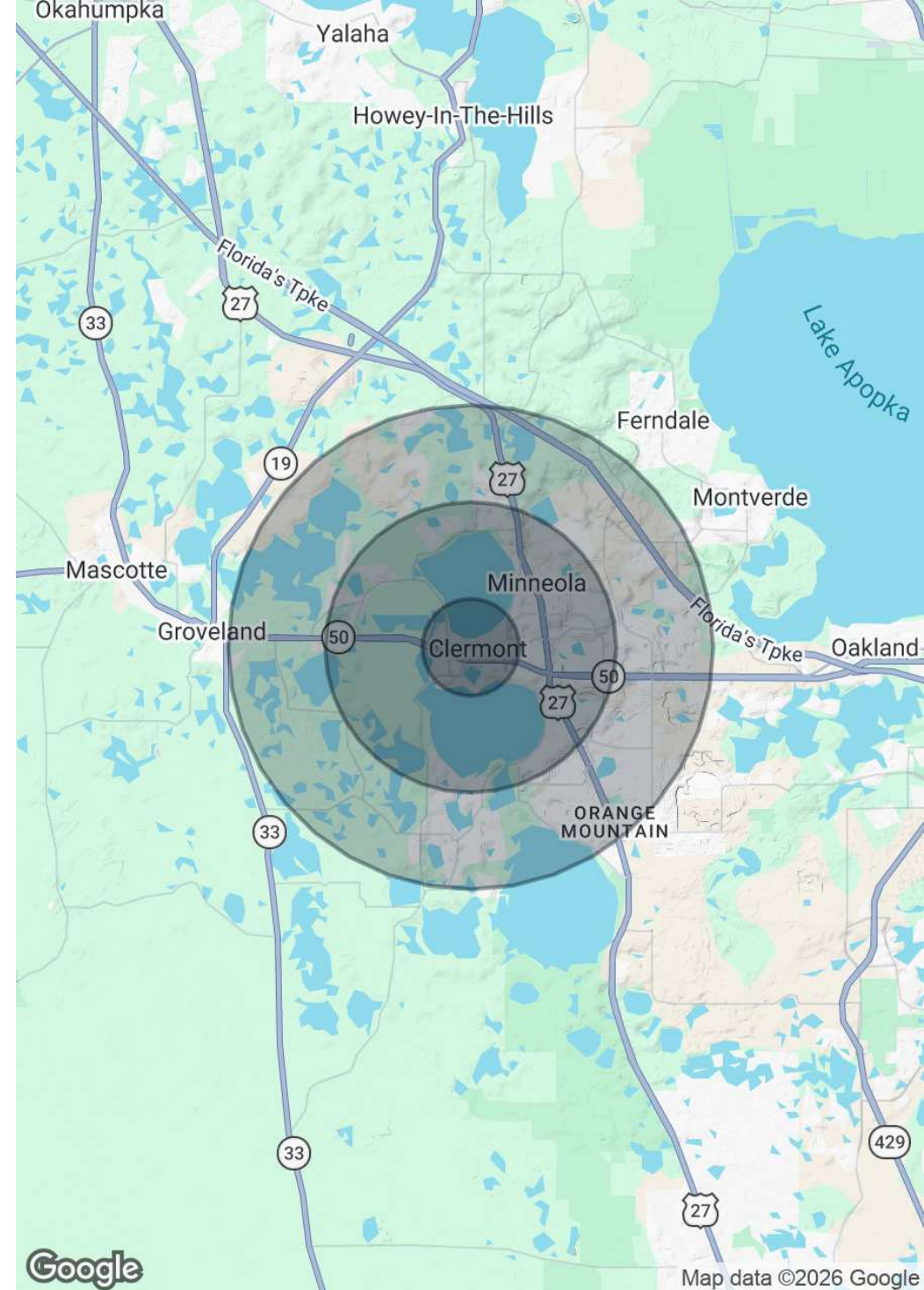
Population

| | 1 Mile | 3 Miles | 5 Miles |
|----------------------|--------|---------|---------|
| Total Population | 4,201 | 37,374 | 90,848 |
| Average Age | 37.4 | 39.2 | 42.4 |
| Average Age (Male) | 38.4 | 37.9 | 41.7 |
| Average Age (Female) | 35.5 | 39.4 | 41.8 |

Households & Income

| | 1 Mile | 3 Miles | 5 Miles |
|---------------------|-----------|-----------|-----------|
| Total Households | 1,566 | 13,275 | 32,320 |
| # of Persons per HH | 2.7 | 2.8 | 2.8 |
| Average HH Income | \$87,477 | \$101,116 | \$106,798 |
| Average House Value | \$393,261 | \$377,542 | \$394,052 |

2023 American Community Survey (ACS)





Clermont

LAKE COUNTY

| | |
|------------------------|---|
| Founded | 1916 |
| Population | 47,823 (2023) |
| Area | 11.5 sq mi |
| Website | www.clermontfl.gov |
| Major Employers | <ul style="list-style-type: none"> 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.

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.

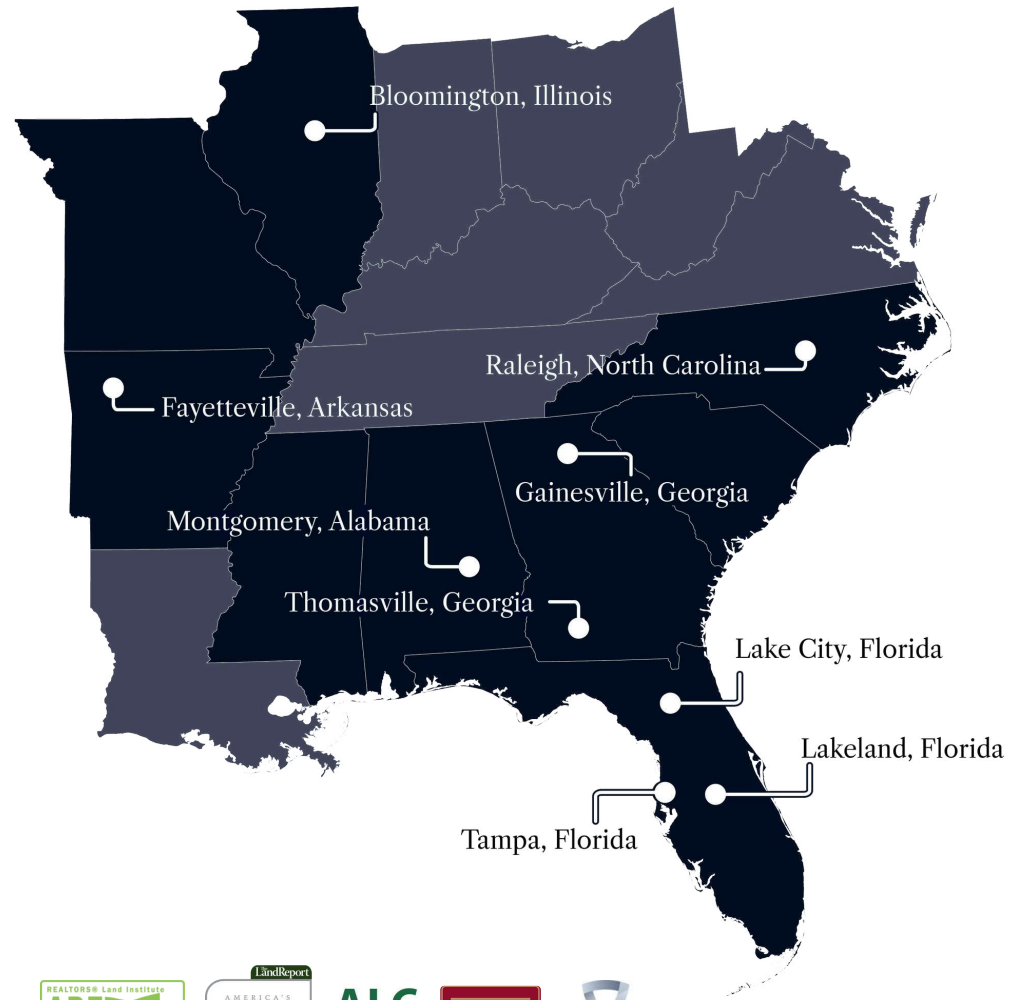
Marvin's practice is built on a single premise: a seller's land is only worth what a qualified buyer will pay, and a qualified buyer is only found when the asset is properly positioned, priced, and marketed to the right capital sources. He evaluates highest-and-best use before a property goes to market, 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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