

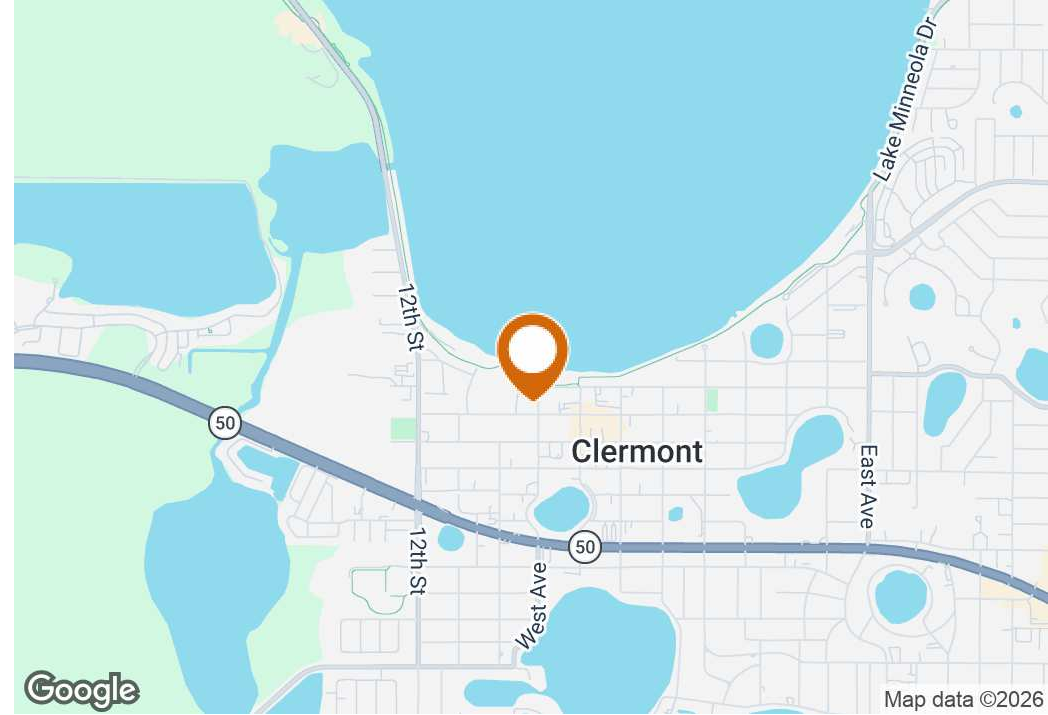
8,792 SF Retail/Food Service/Event Center Clermont, FL

524 West Ave, Clermont, Florida 34711

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PROPERTY SUMMARY



Offering Summary

Sale Price:	\$2,500,000
or For Lease	\$20,000/month (NNN)
Building Size:	8,792 ± SF
Available SF:	8,792 SF
Lot Size:	0.43 Acres
Number of Units:	4
Price / SF:	\$284.35
Year Built:	2023
Zoning:	CBD-Clermont Business District
Market:	Central Florida
Submarket:	Lake County (South)

Property Overview

This 8,792 ± SF (total combined leasable SF) Retail/Event property is a multi-faceted center that is comprised of a 6,912 SF main building (3,456 SF enclosed under air) built in 2023, a 400 SF covered open air bar with lake views, and a 1,000 SF covered outdoor seating area. Utilizing the interior of the main building for food service would seat 153 people with 1,156 SF for kitchen/food prep, and this building is setup for food service with installed grease trap, gas, and venting for hood in place. Currently utilized as arcade/event venue by Seller; business is also available for purchase or property can easily be vacated for new buyer/occupant. The two Airstream Food Trucks do not convey. This property is also available for lease or lease purchase.

This .43 acre (201'x93') property is zoned CBD (Clermont) which is ideal for a restaurant/bar or entertainment/events facility, and CBD zoning allows most retail/event/office including Retail Business, Personal Service Establishments, Professional Offices, Lodges and Clubs, Restaurants less than 3,000 SF Medical Marijuana Dispensaries. 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. This is the "premiere location" and the "showpiece" in the Clermont Historic District. 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, lakefront, trail, and nearby shops, multiple new restaurants, apartments, retail spaces, and condominium developments are currently underway within one block west of the property, positioning this location at the heart of the emerging growth corridor in Clermont's CBD. It is ideally located on the corner of West Ave and W. Minneola Ave in the heart of the historic Clermont CBD. It is next to the Clermont Historic Village and Clermont's Victory Pointe facility, and is less than 1 block from Lake Minneola, Victory Point, the "Rails To Trails" fitness trail, numerous restaurants (including Salt Shack), shops, and bars. This property is the new premiere property in Historic Downtown Clermont. New 392 Unit Class A Apartments under construction next door. This is the closest retail/food service to it.

Located 30 miles west of Orlando and 20 miles NW of Disney, 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 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 the 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



Property Highlights

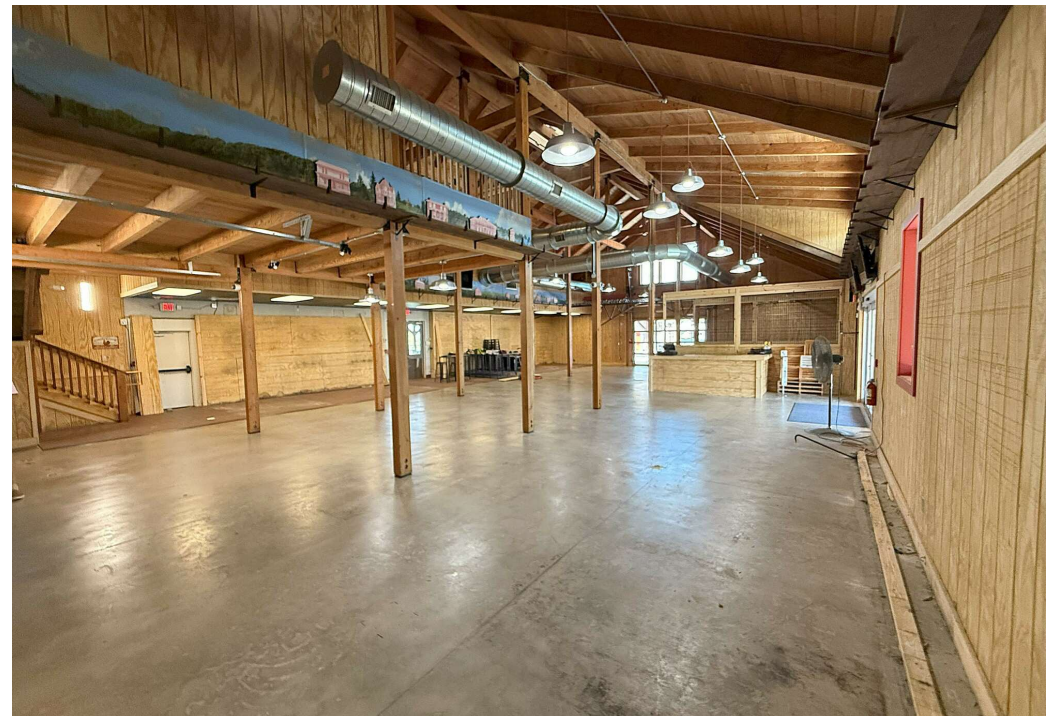
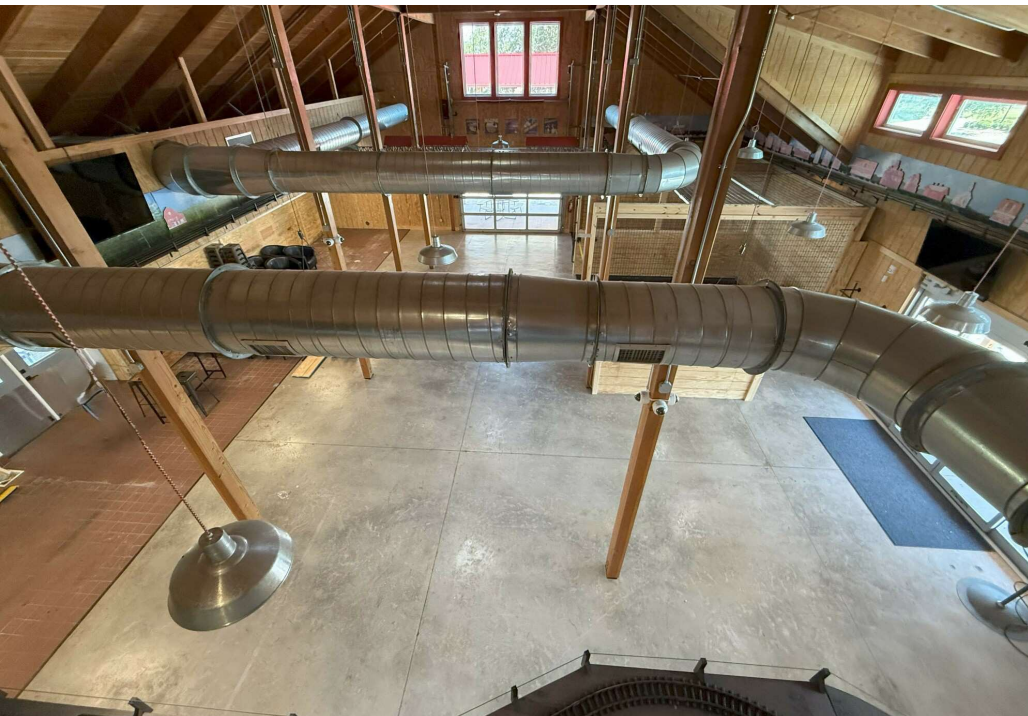
- 8,792 SF Retail/Event Center
- For Sale or For Lease
- Built in 2023
- Three-Venue Center
 - 6,912 SF Main Building
 - One Outdoor Bar
 - Open Air space for other Vendors
- Lot Dimensions: 201'x93'
- 47 Street Parking Spaces at Property + City Parking Lot 1/2 block away
- Less than one block from Lake Minneola, Waterfront Park, Victory Pointe, The Salt Shack Restaurant, the Coast to Coast Trail
- Zoned CBD (Clermont) which allows most retail/event/office including Retail Business, Personal Service Establishments, Professional Offices, Lodges and Clubs, Restaurants less than 3,000 SF Medical Marijuana Dispensaries. Conditional Uses: Brewery, Distillery, Retail business, Personal Service Establishments and Professional Offices occupying 3,000 SF or more, Restaurants over 3,000 SF, Lounges, Theaters, Cinemas and Auditoriums.
- Utilizing the interior of the main building for food service would seat 153 people with 1,156 SF for kitchen/food prep, and this building is setup for food service with installed grease trap, gas, and venting for hood in place.
- New 392 Unit Class A Apartment Complex under construction next door. This is the closest retail/food service building.

AERIAL

New 392 Unit Apartment & Mixed Use Development Under Construction

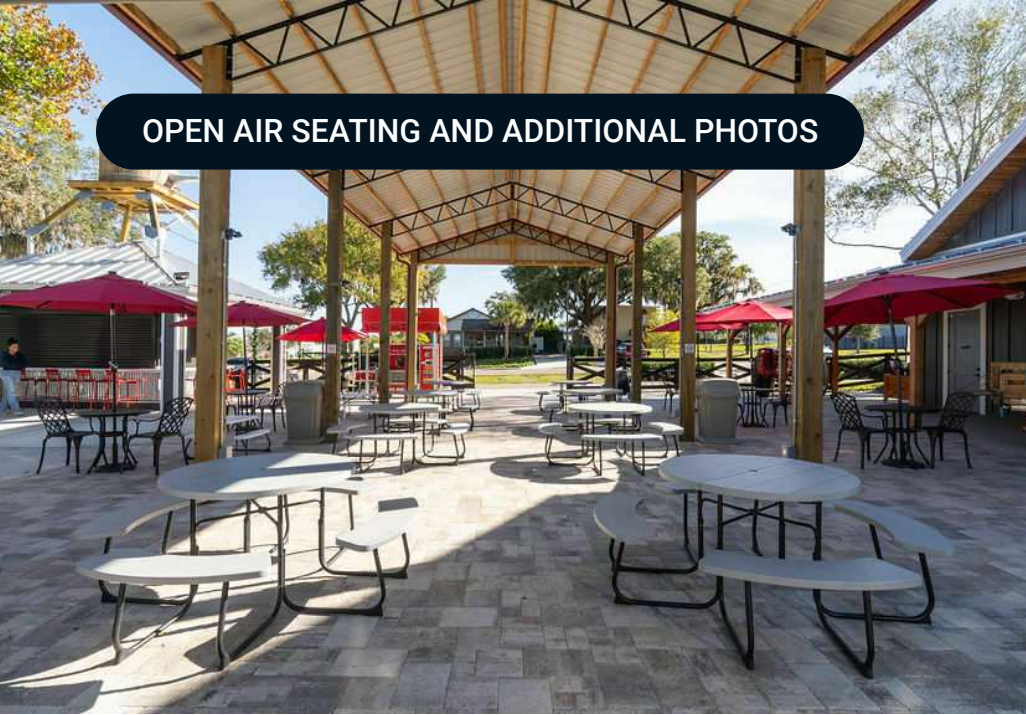


6,912 SF MAIN BUILDING

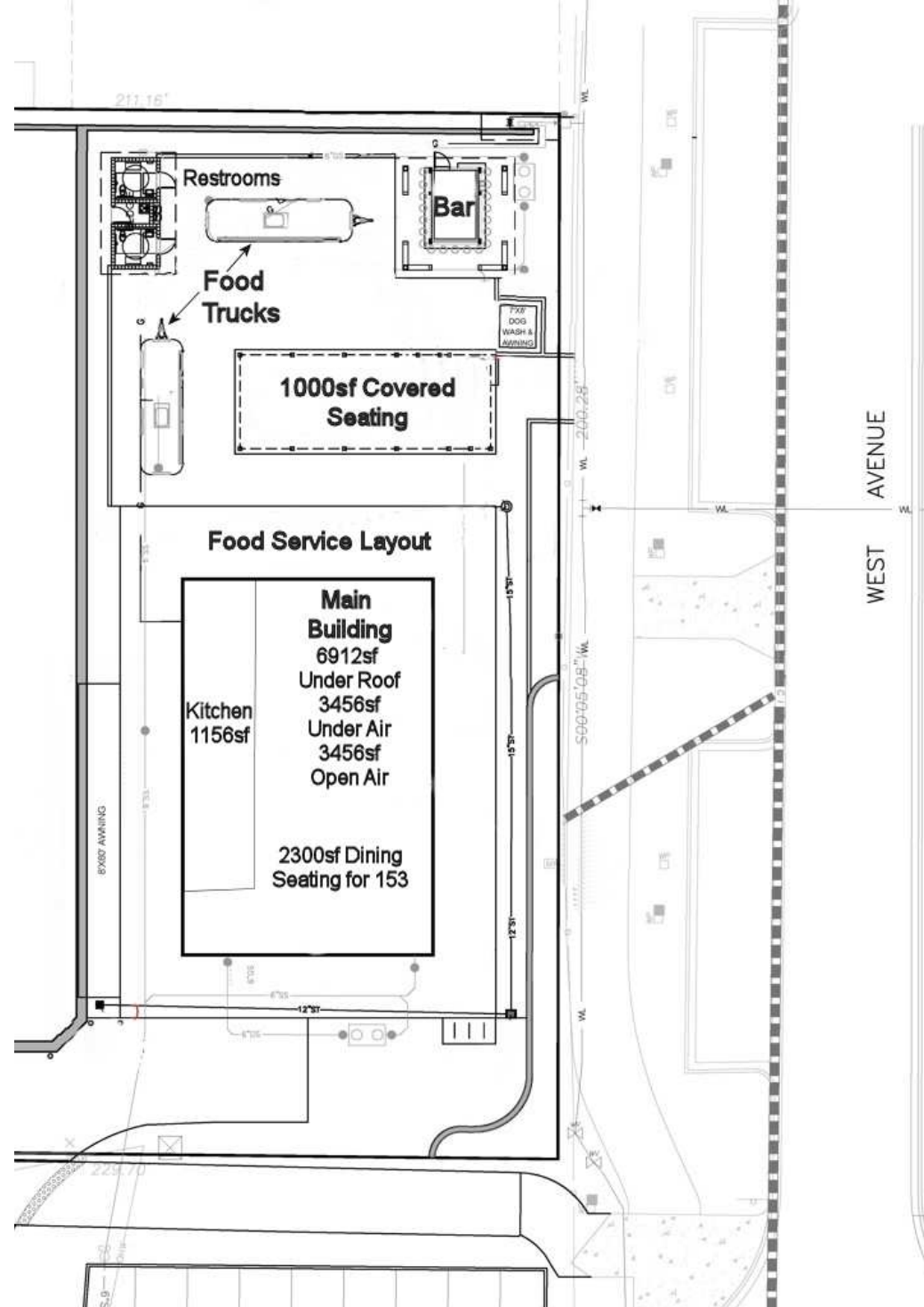
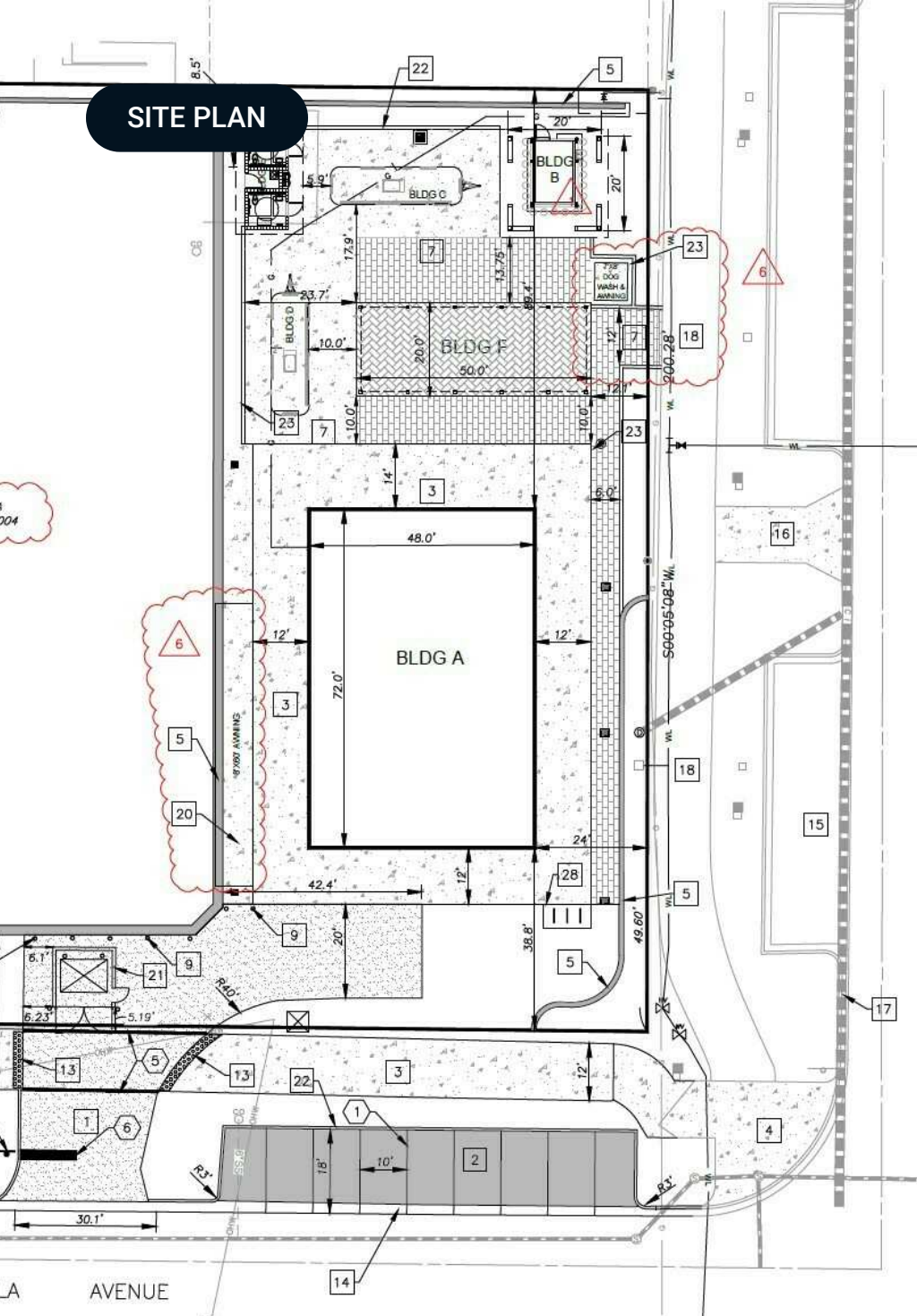




OPEN AIR SEATING AND ADDITIONAL PHOTOS



SITE PLAN



RETAILER MAP

Lake Minneola

New Mixed Use Development - Approved Condos

Victory Pointe

Salt Shack on the Lake

W Osceola St

Energy Lab Cafe

Flag Coffee

Pepe's Cantina Clermont

The Whistle Stop

W Minneola Ave

West End Plaza

NYC Hot Dog Co

Cosa Nostra Italian Deli

Brazilian House BBQ

Roasted Spirit

The Downtown Exchange

Corelli's Pantry

The Black Rabbit Bookbar

Clermont Cafe

Black Bear Kitchen Clermont

Crafted - Steakhouse Restaurant

Montrose Street Market

Cheeser's Palace Cafe

Clermont City Hall

Pico Bistro

The Brave Burger

Blue Deep Sea Coffee

W Desoto St

W Desoto St

W Juniata St

W Juniata St

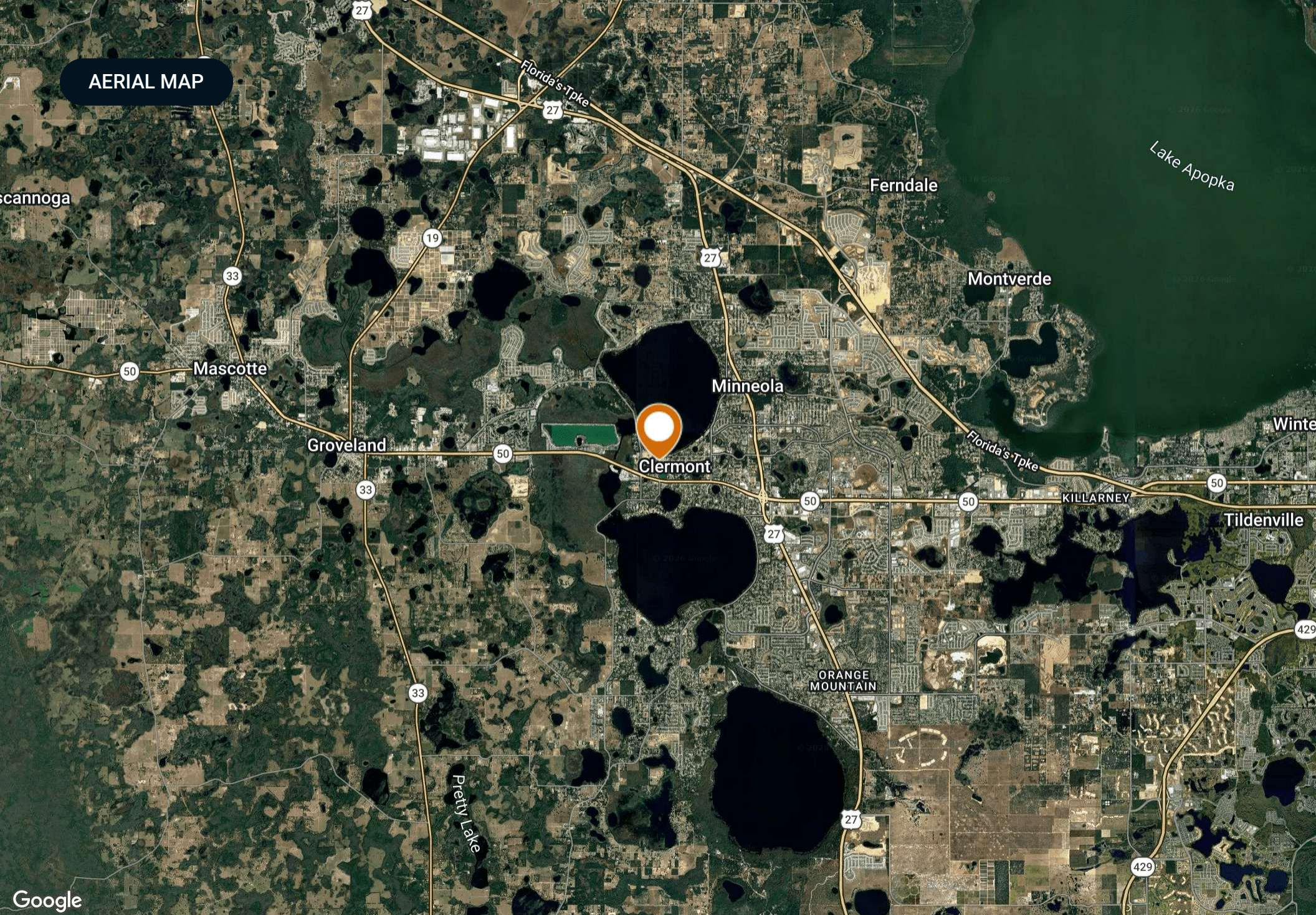
W Juniata St



MARKET AREA MAP



AERIAL MAP



DEMOGRAPHICS MAP & REPORT

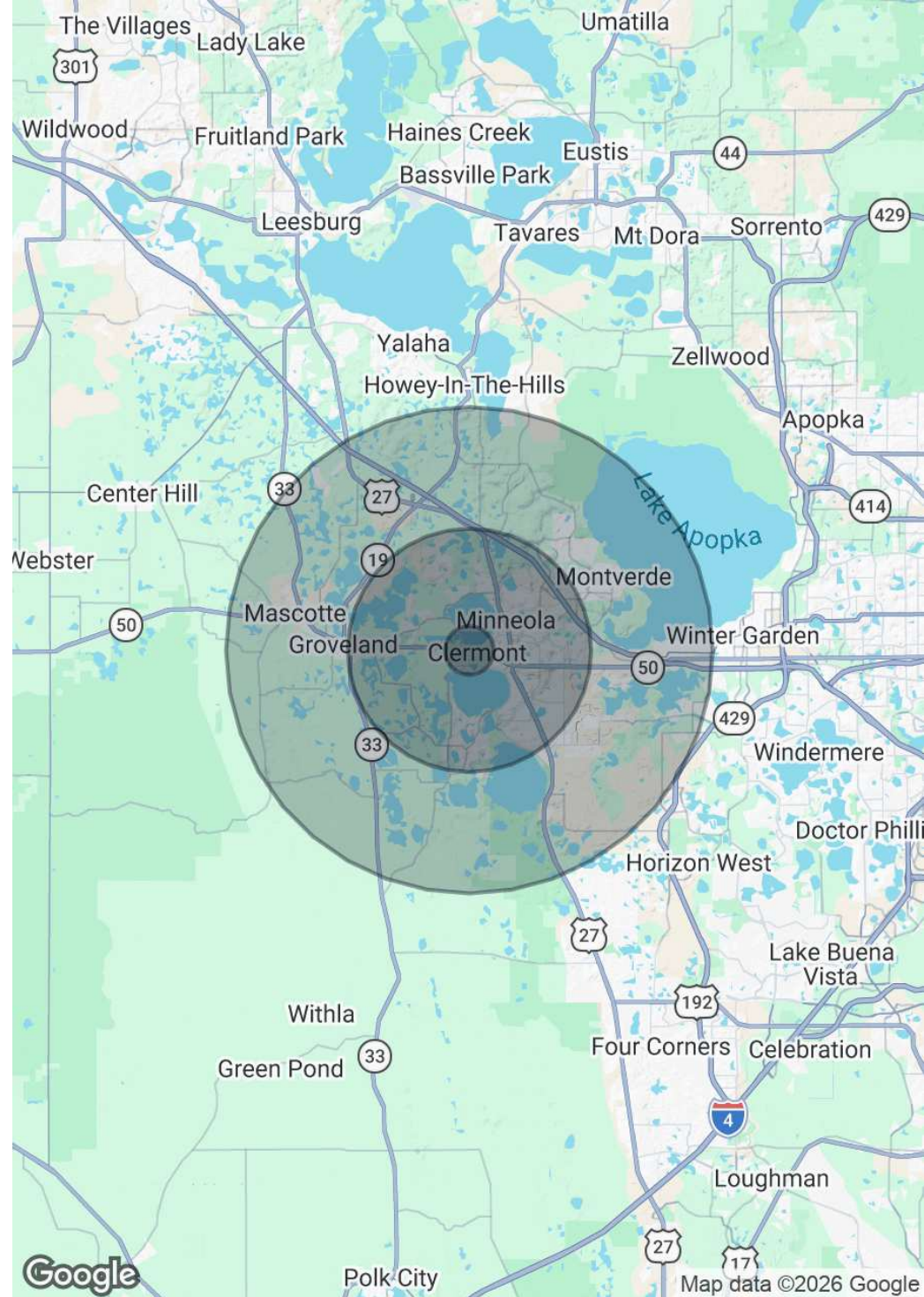
Population

	1 Mile	5 Miles	10 Miles
Total Population	3,716	89,828	154,418
Average Age	37.4	42.3	42.8
Average Age (Male)	39.4	41.5	42.3
Average Age (Female)	34.9	41.7	42.4

Households & Income

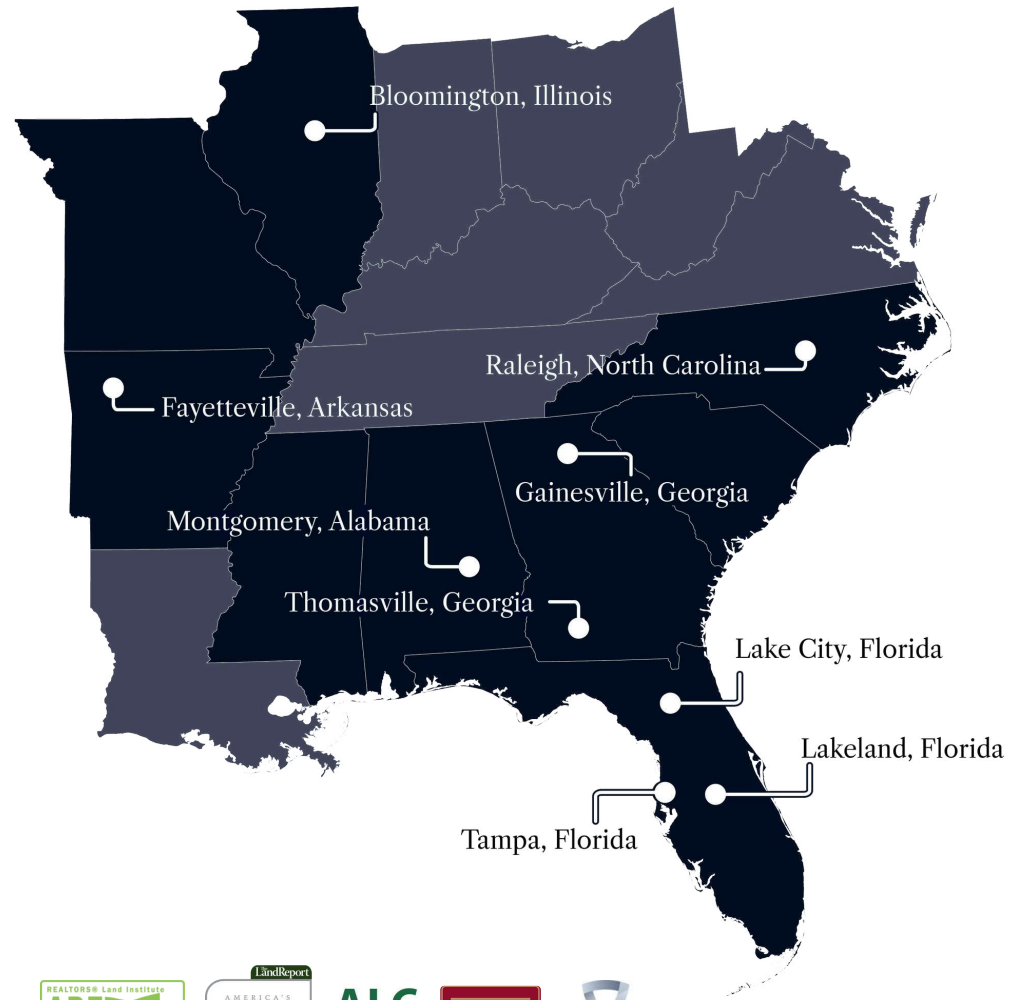
	1 Mile	5 Miles	10 Miles
Total Households	1,446	31,880	55,158
# of Persons per HH	2.6	2.8	2.8
Average HH Income	\$90,404	\$106,689	\$112,728
Average House Value	\$401,114	\$393,654	\$408,036

2023 American Community Survey (ACS)





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