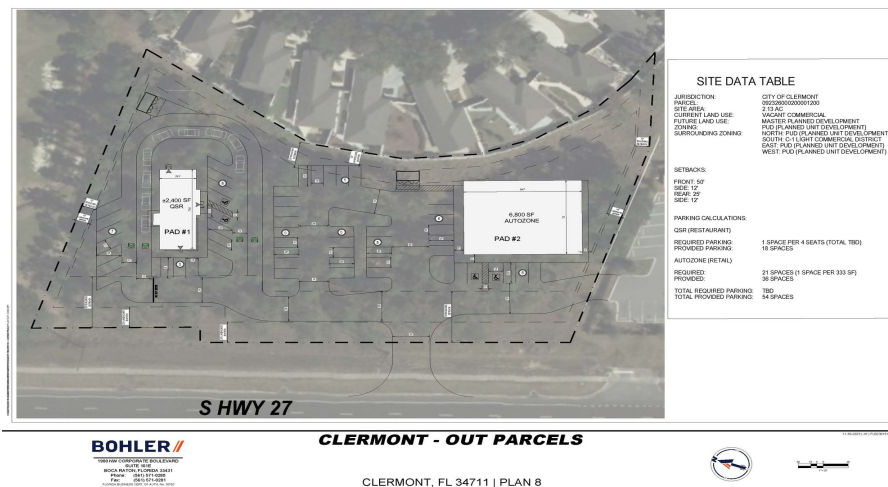




SALE / LEASE

Kings Ridge Publix 2.1 Acres

***4265-4267 S HWY 27(TO BE ADDRESSED)**

**LAST PUBLIX @ KINGS RIDGE SHADOW
 ANCHORED 2 PADS FOR GROUND LEASE!**

Clermont, FL 34711

PRESENTED BY:

ALI MUSHTAQ

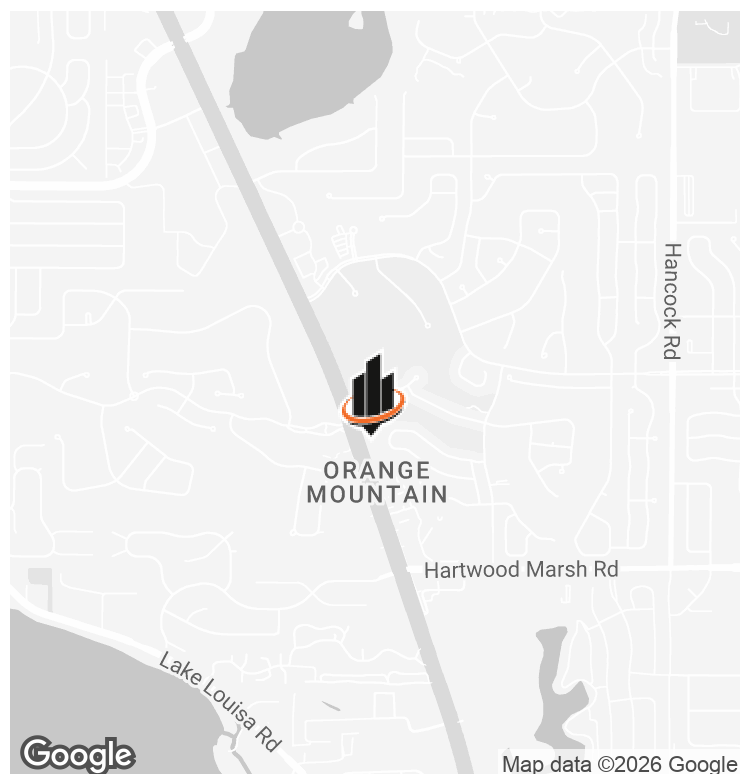
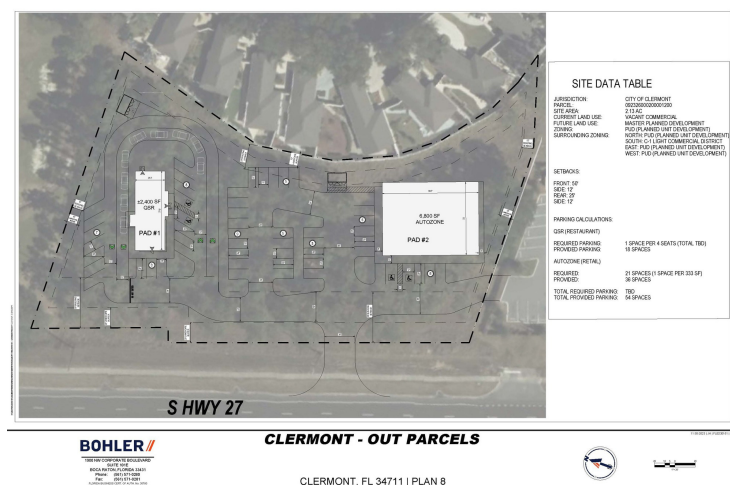
C: 407.325.1446

ali.mushtaq@svn.com

FL #SL3039910



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$2,400,000
LEASE RATE:	Negotiable
AVAILABLE SF:	1 Acres
LOT SIZE:	2.1 Acres
PRICE / ACRE:	\$1,142,857
ZONING:	Vacant commercial
MARKET:	Clermont
SUBMARKET:	Clermont
APN:	092326000200001200

PROPERTY OVERVIEW

SVN has been retained to exclusively market the Last Publix Shadow Anchored Land located in Clermont, FL & adjacent to Kings Ridge Golf Course . Land size is approximately 2.10 acres MOL. Ideal for 2 Pads development for Fast Casual, QSR Retail, or restaurant.

PROPERTY HIGHLIGHTS

- Last Kings Ridge Publix Shadow Anchored Land For Ground Lease
- Land Size 2.10 Acres MOL
- 2 pads QSR, Fast Casual, restaurant
- Adjacent to Kings Ridge Gold Course
- Last Kings Ridge Publix Shadow Anchored Land For Sale
- Land Size 2.10 Acres MOL
- Adjacent to Kings Ridge Gold Course

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KINGS RIDGE PUBLIX 2.1 ACRES | 4265 S Hwy 27 Clermont, FL 34711



PROPERTY DETAILS

SALE PRICE	\$2,400,000
------------	-------------

LEASE RATE	NEGOTIABLE
------------	------------

LOCATION INFORMATION

BUILDING NAME	Kings Ridge Publix 2.1 Acres
STREET ADDRESS	4265 S Hwy 27
CITY, STATE, ZIP	Clermont, FL 34711
COUNTY	Lake
MARKET	Clermont
SUB-MARKET	Clermont
CROSS-STREETS	Winsley Street
SIDE OF THE STREET	North

BUILDING INFORMATION

NUMBER OF LOTS	2
BEST USE	2 Retail Pad Development , QSRs , Coffee, Fast Casual

PROPERTY INFORMATION

PROPERTY TYPE	Land
PROPERTY SUBTYPE	Retail
ZONING	Vacant commercial
LOT SIZE	2.1 Acres
APN #	092326000200001200
LOT FRONTAGE	432 ft
AMENITIES	Utilities available on Highway with off site retention connection (to be verified)

PARKING & TRANSPORTATION

UTILITIES & AMENITIES

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SITE DATA TABLE

JURISDICTION:	CITY OF CLERMONT
PARCEL:	092326000200001200
SITE AREA:	2.13 AC
CURRENT LAND USE:	VACANT COMMERCIAL
FUTURE LAND USE:	MASTER PLANNED DEVELOPMENT
ZONING:	PUD (PLANNED UNIT DEVELOPMENT)
SURROUNDING ZONING:	NORTH: PUD (PLANNED UNIT DEVELOPMENT) SOUTH: C-1 LIGHT COMMERCIAL DISTRICT EAST: PUD (PLANNED UNIT DEVELOPMENT) WEST: PUD (PLANNED UNIT DEVELOPMENT)

SETBACKS:

FRONT: 50'
SIDE: 12'
REAR: 25'
SIDE: 12'

PARKING CALCULATIONS:

QSR (RESTAURANT)

REQUIRED PARKING: 1 SPACE PER 4 SEATS (TOTAL TBD)
PROVIDED PARKING: 18 SPACES

AUTOZONE (RETAIL)

REQUIRED: 21 SPACES (1 SPACE PER 333 SF)
PROVIDED: 36 SPACES

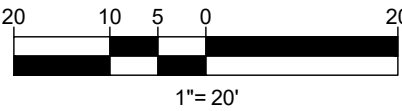
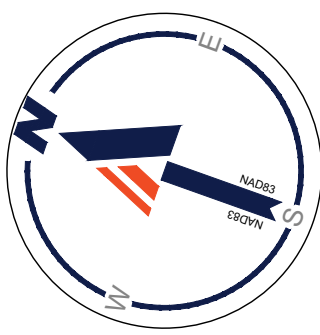
TOTAL REQUIRED PARKING: TBD
TOTAL PROVIDED PARKING: 54 SPACES



1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

CLERMONT - OUT PARCELS

CLERMONT, FL 34711 | PLAN 8



PROPERTY DETAILS

SALE PRICE	\$2,400,000
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LEASE RATE	NEGOTIABLE
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LOCATION INFORMATION

BUILDING NAME	Kings Ridge Publix 2.1 Acres
STREET ADDRESS	4265 S Hwy 27
CITY, STATE, ZIP	Clermont, FL 34711
COUNTY	Lake
MARKET	Clermont
SUB-MARKET	Clermont
CROSS-STREETS	Winsley Street
SIDE OF THE STREET	North

BUILDING INFORMATION

NUMBER OF LOTS	2
BEST USE	2 Retail Pad Development , QSRs , Coffee, Fast Casual

PROPERTY INFORMATION

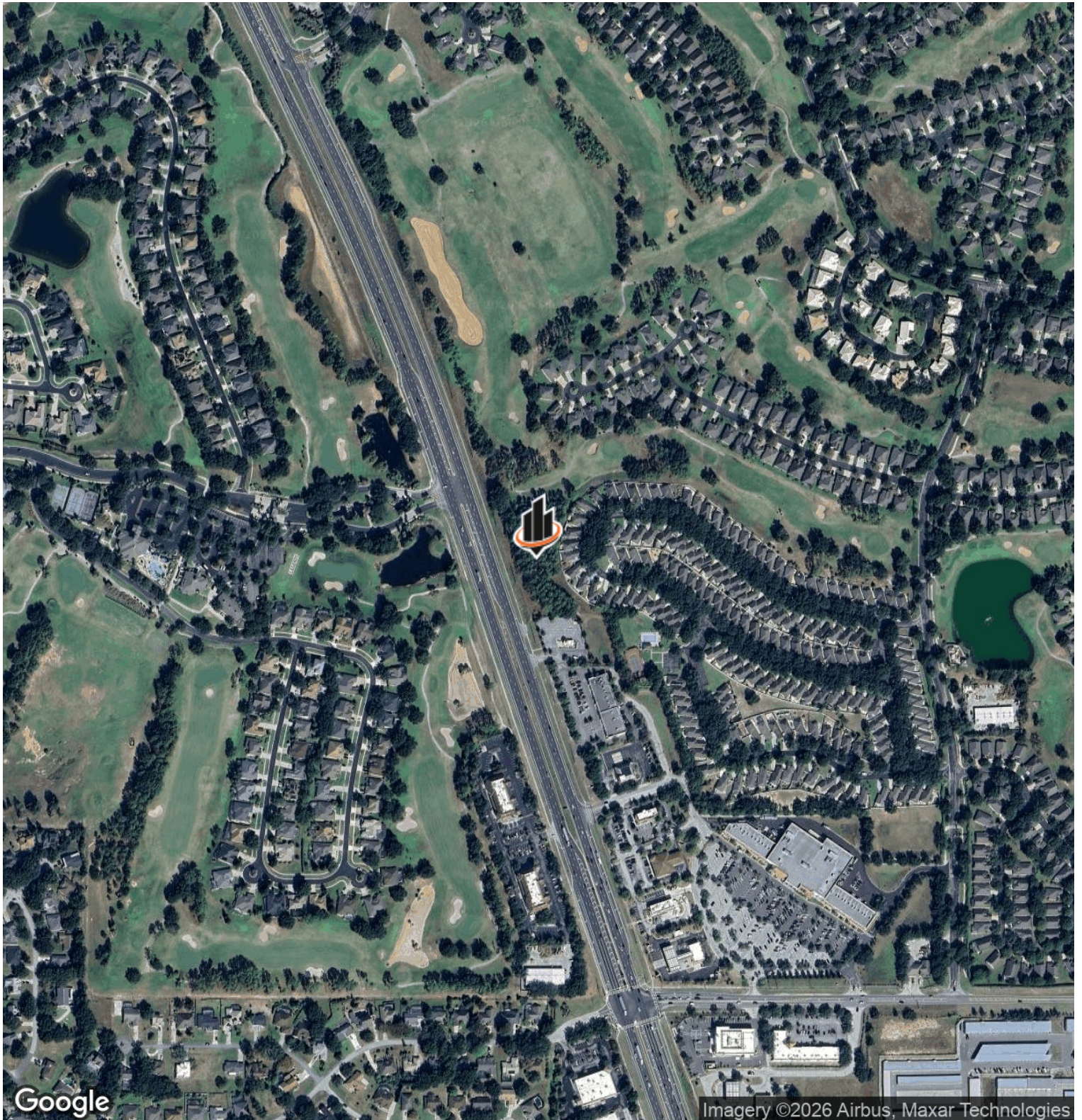
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PARKING & TRANSPORTATION

UTILITIES & AMENITIES

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AERIAL MAP



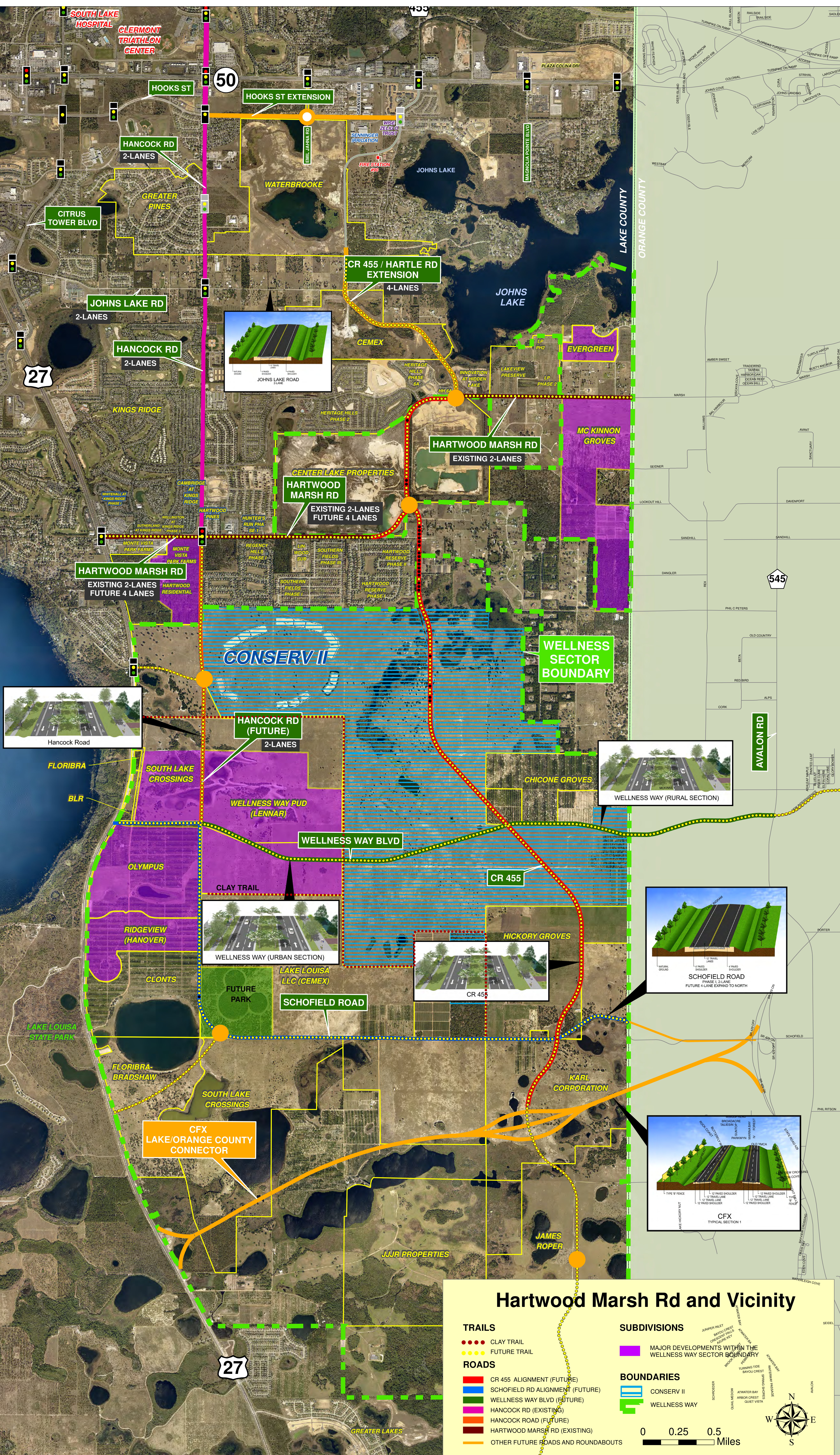
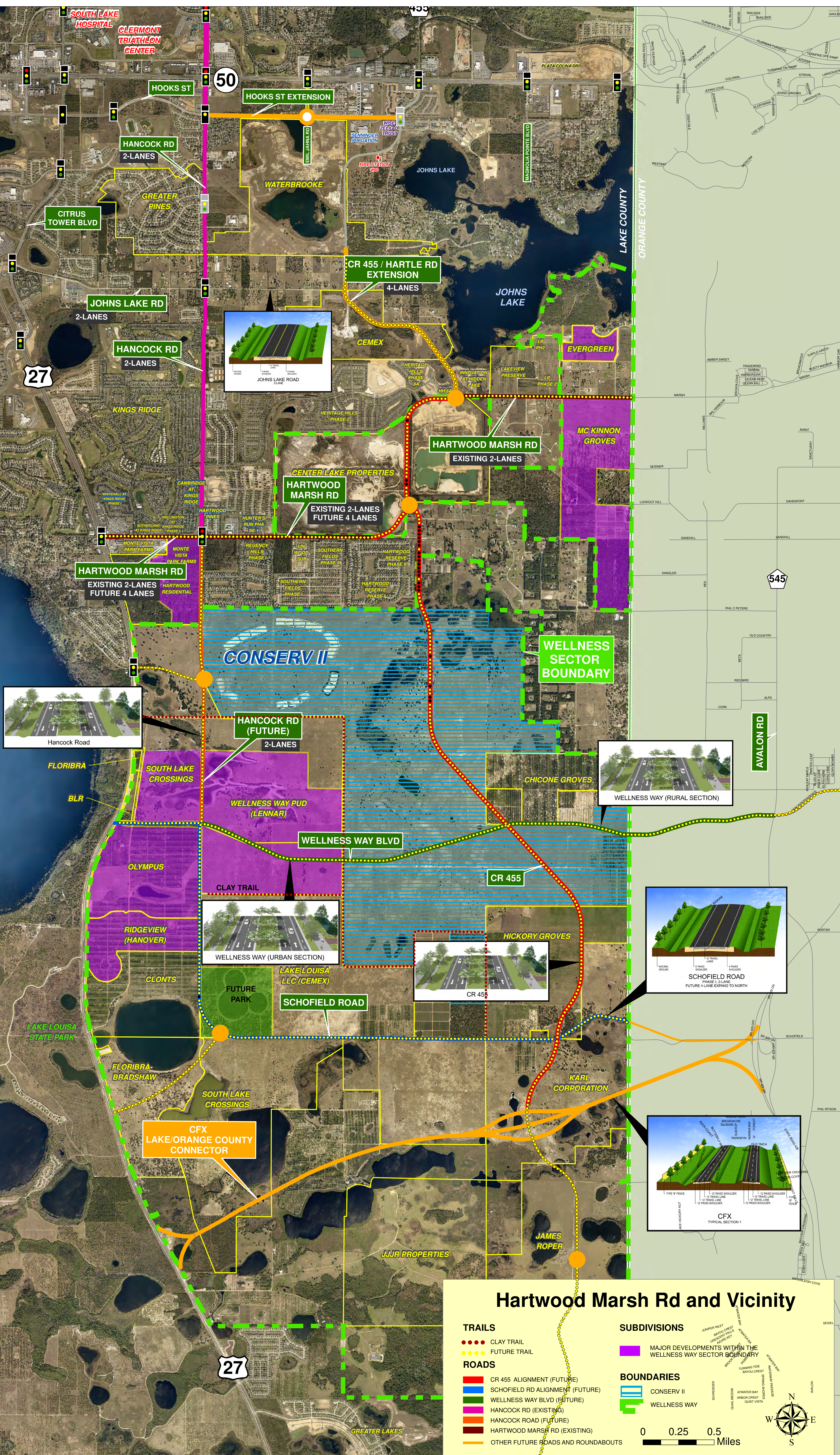
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RETAILER MAP



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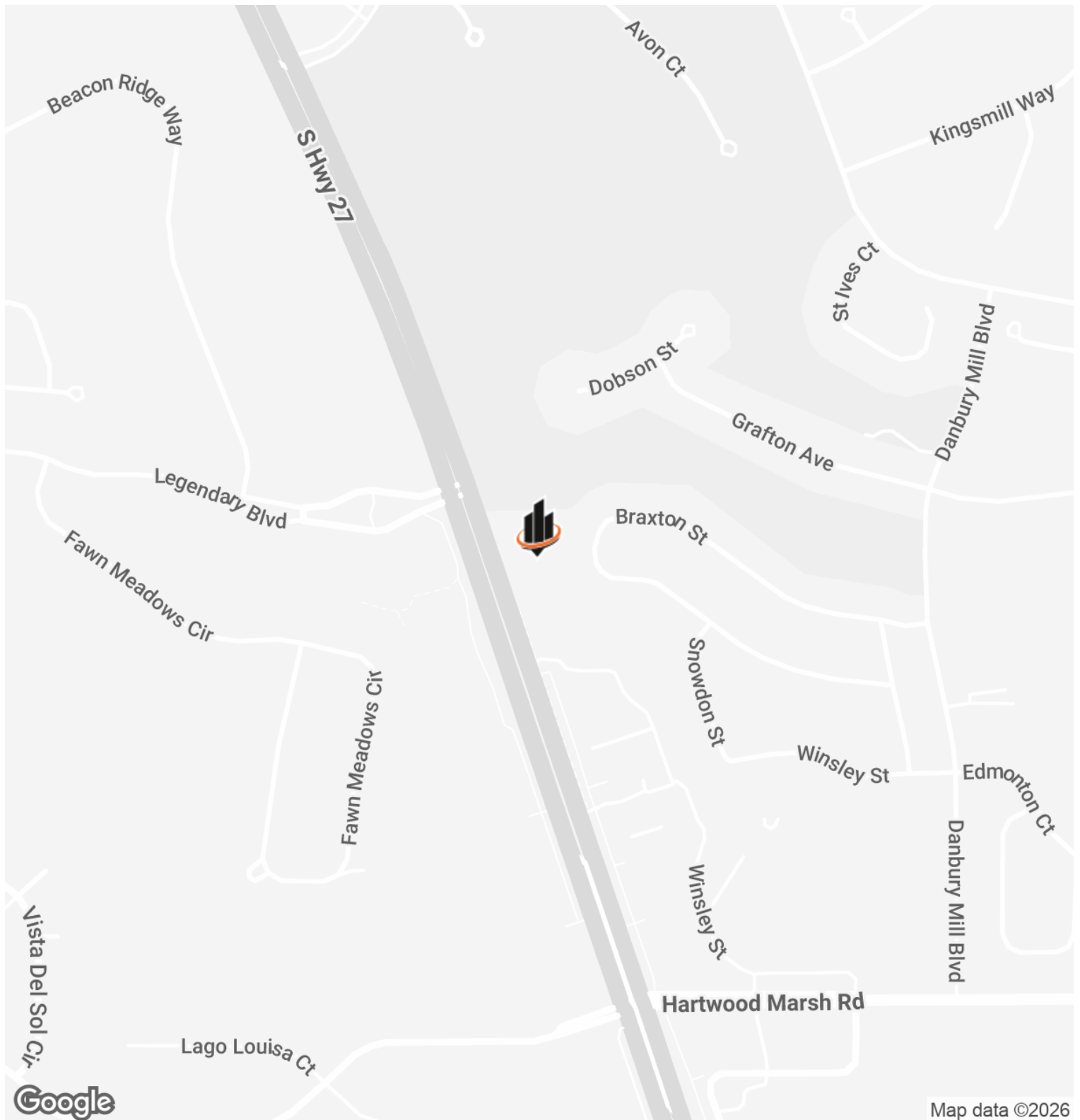
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LOCATION MAP



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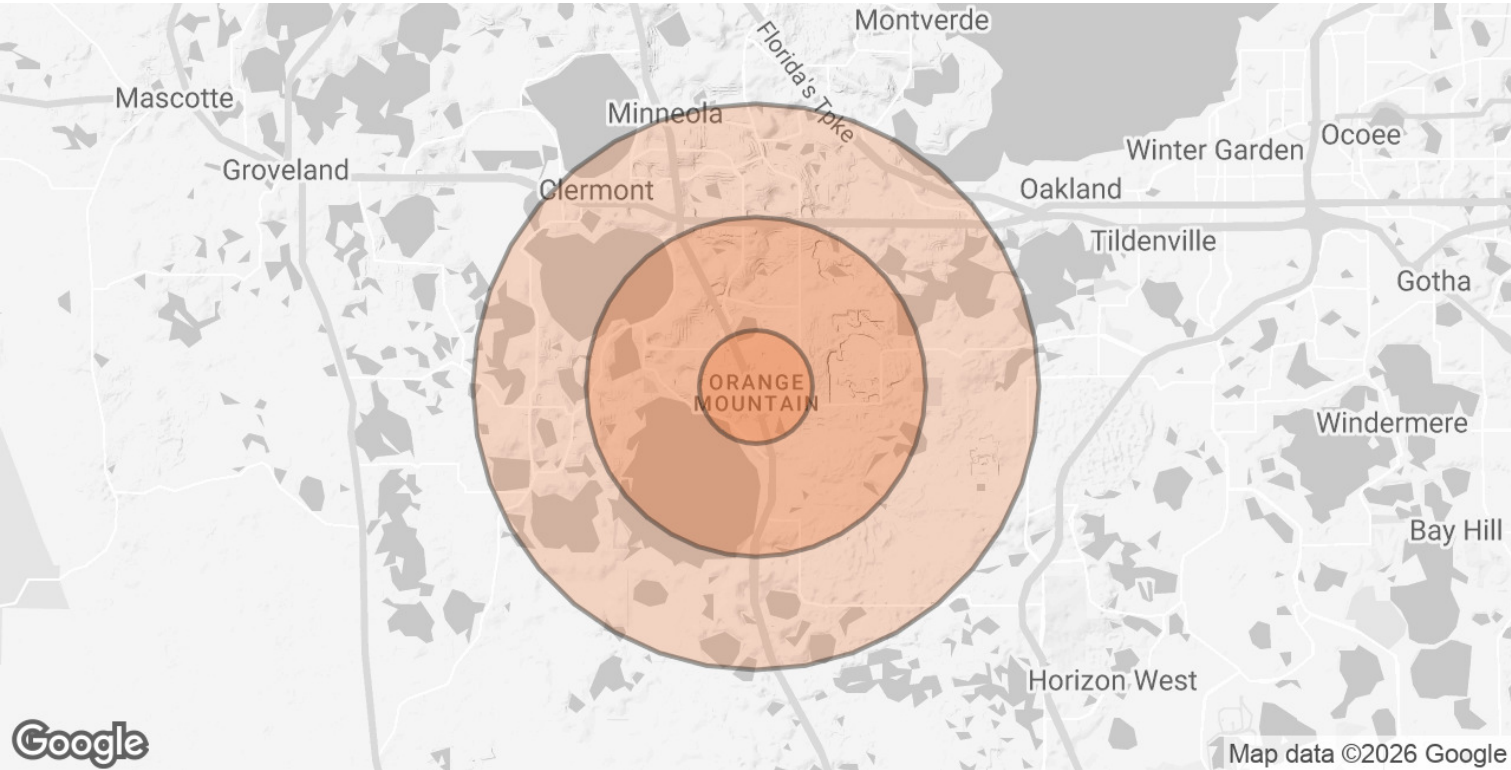
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,767	37,582	81,173
AVERAGE AGE	55	46	44
AVERAGE AGE (MALE)	55	46	43
AVERAGE AGE (FEMALE)	56	47	45

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,745	14,346	30,653
# OF PERSONS PER HH	2.3	2.6	2.6
AVERAGE HH INCOME	\$103,465	\$113,398	\$110,300
AVERAGE HOUSE VALUE	\$395,846	\$423,462	\$417,816

Demographics data derived from AlphaMap

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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