

INVESTMENT OPPORTUNITY

658 WEST AVE,

658 WEST AVE, CLERMONT
Clermont, FL 34711

PRESENTED BY:

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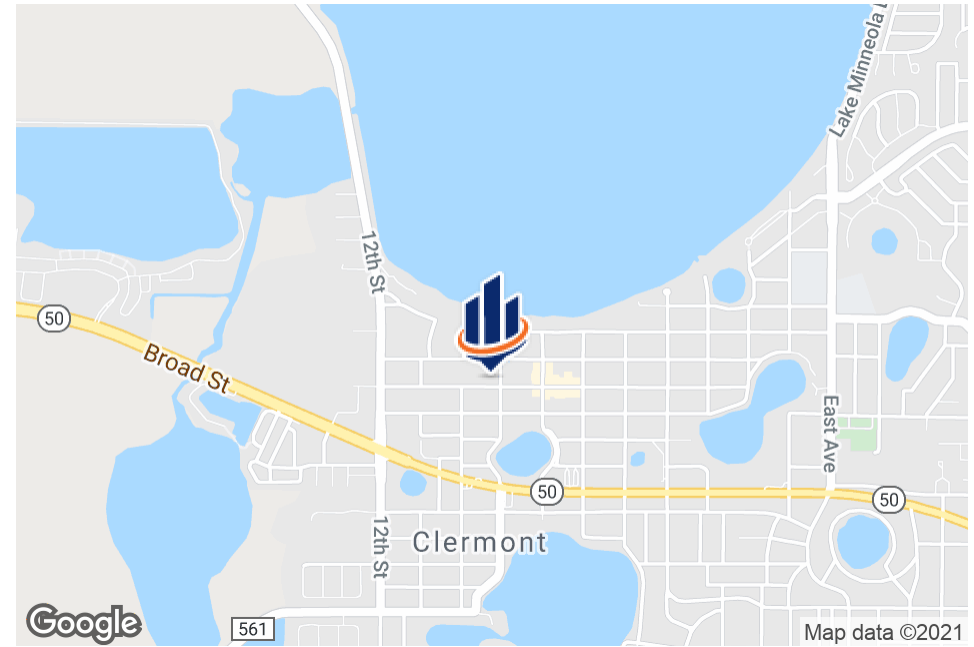
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SECTION 1

PROPERTY INFORMATION





OFFERING SUMMARY

| | |
|----------------|------------------|
| SALE PRICE: | \$629,000 |
| BUILDING SIZE: | 2,369 SF |
| LOT SIZE: | 0.22 Acres |
| PRICE / SF: | \$265.51 |
| CAP RATE: | 5.24% |
| NOI: | \$32,978 |
| YEAR BUILT: | 1920 |
| ZONING: | CBD |
| MARKET: | Clermont |
| APN: | 1615275 |

PROPERTY HIGHLIGHTS

- Current Use: Restaurant
- Downtown Clermont Business District.
- Redevelopment Facade Grant Program may be available.
- Clermont Streetscape Renovation is Complete in this location.
- Bike Trail directly in front.
- 2 Blocks from Chain of Lakes.



PROPERTY DESCRIPTION

This beautiful historic commercial building is in the Clermont CBD Renovation District. This eclectic 1930s building includes 2,369 square feet of leasable space. Clermont Redevelopment Grant Programs for façade improvement may be available. Currently used as a restaurant, the building features:

- Numerous rooms to serve guests or private parties
- Four restrooms
- Upstairs apartment
- Several porches including a lovely side porch which is perfect for outdoor dining

The current restaurant is on the main floor with several rooms, an outside handicap ramp for easy access, a kitchen and office with plenty of storage, and a separate bath. Above the main floor, using the side outside steps, you will find the 712 square feet apartment, full bath and kitchenette, and another exterior building with 378 square feet of available storage. There is excellent parking for employees and plenty of offsite city parking.

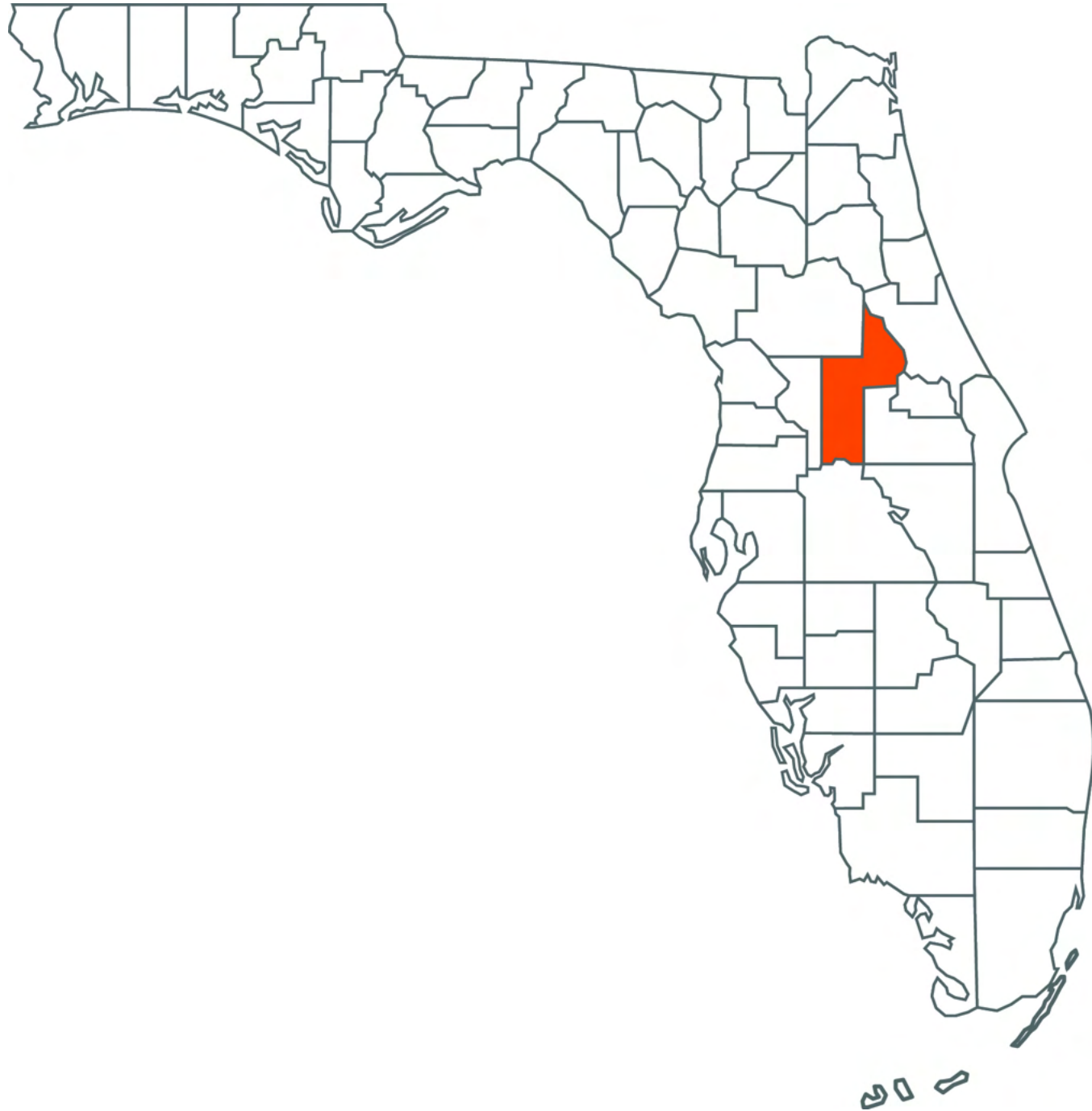
This building sits on a corner lot, which is almost a quarter of an acre, and a large canopy tree adds ambiance to the outdoor porch dining. The Downtown Clermont Renovation Project is complete at this location, with streets, sidewalks, and parking fully redesigned.

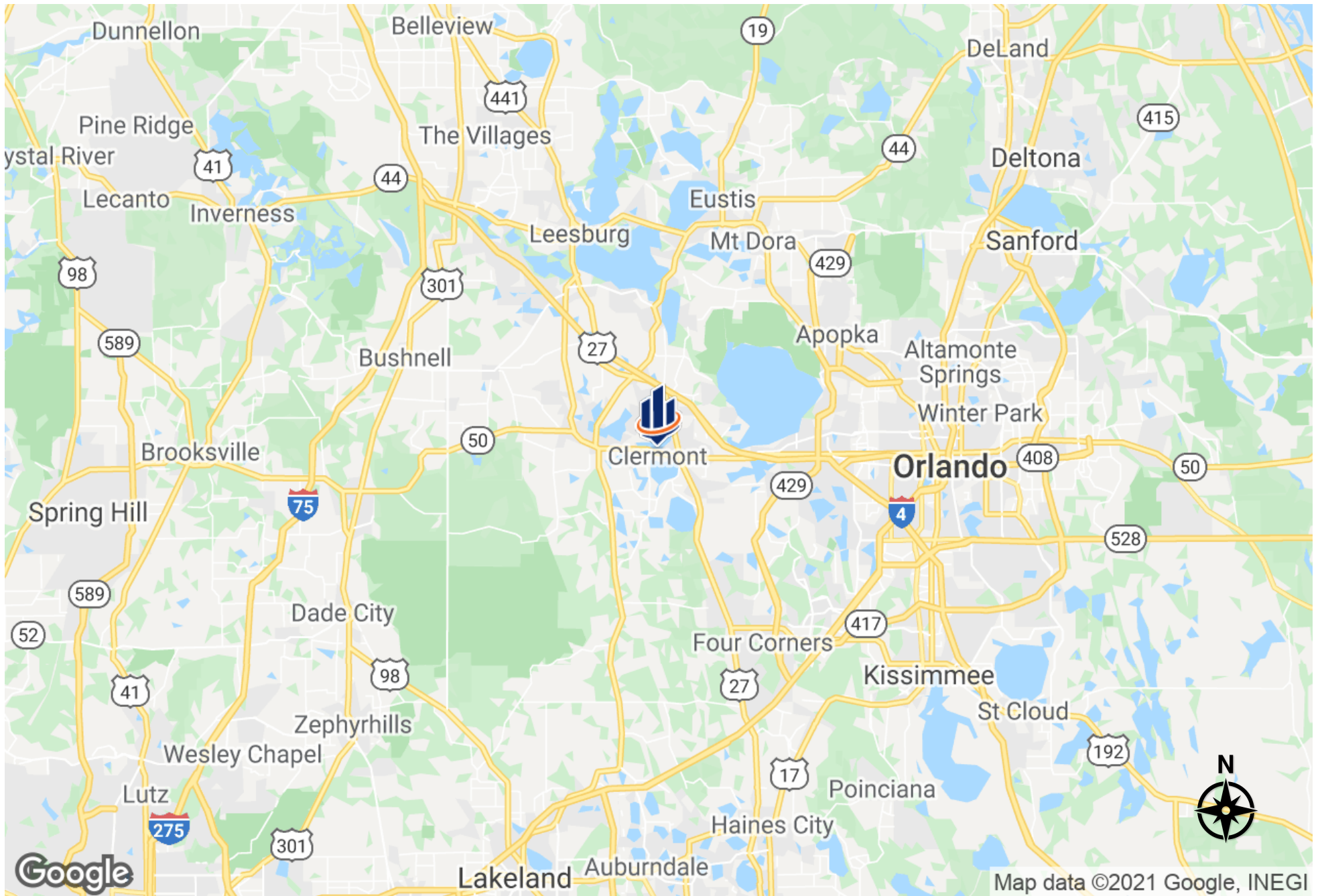
This location is in a popular recreational area amid downtown activities and is just two blocks from the Chain of Lakes. A local bike trail is directly in front of the restaurant and connects to the Florida Coast to Coast and West Orange Bike Trails.

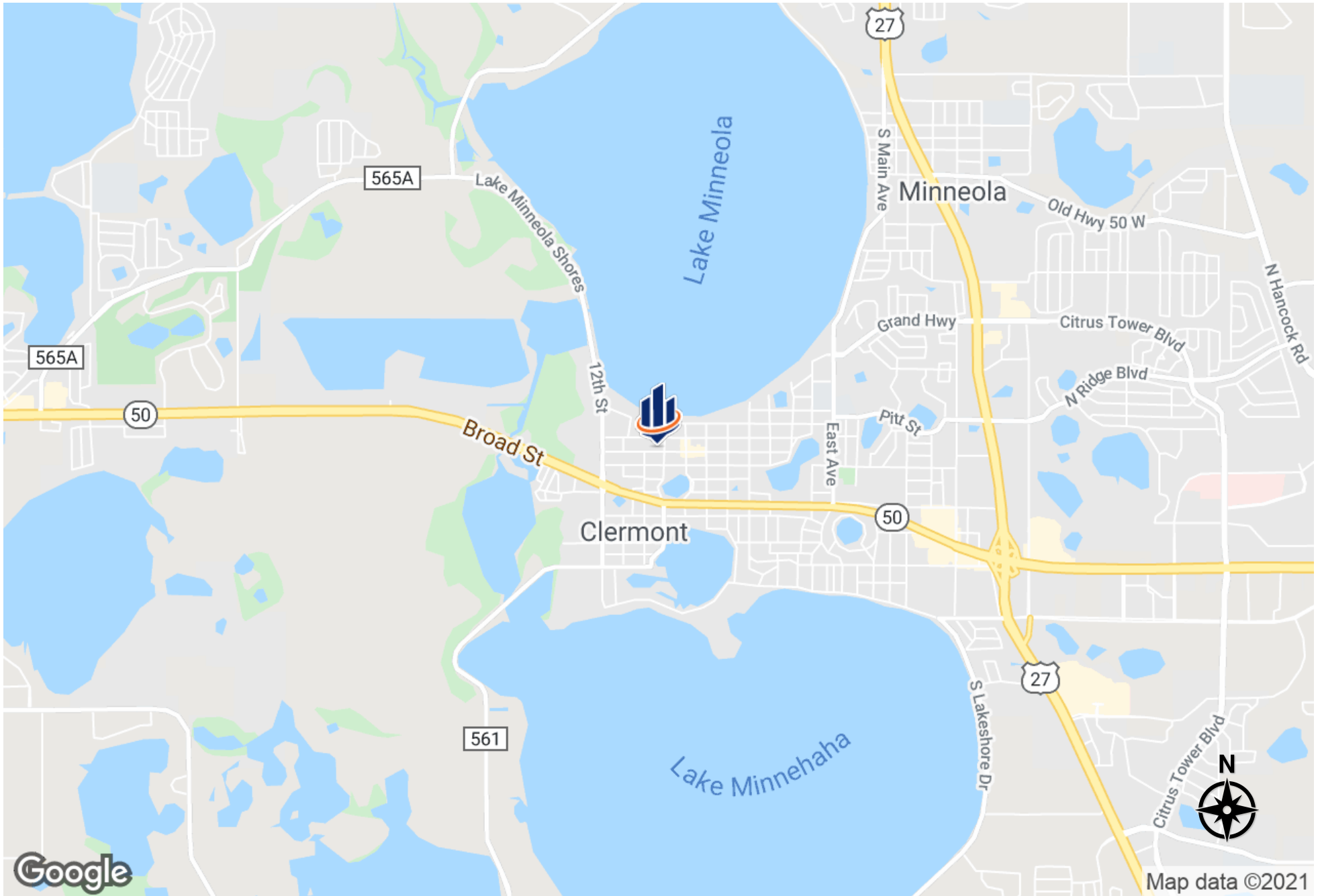


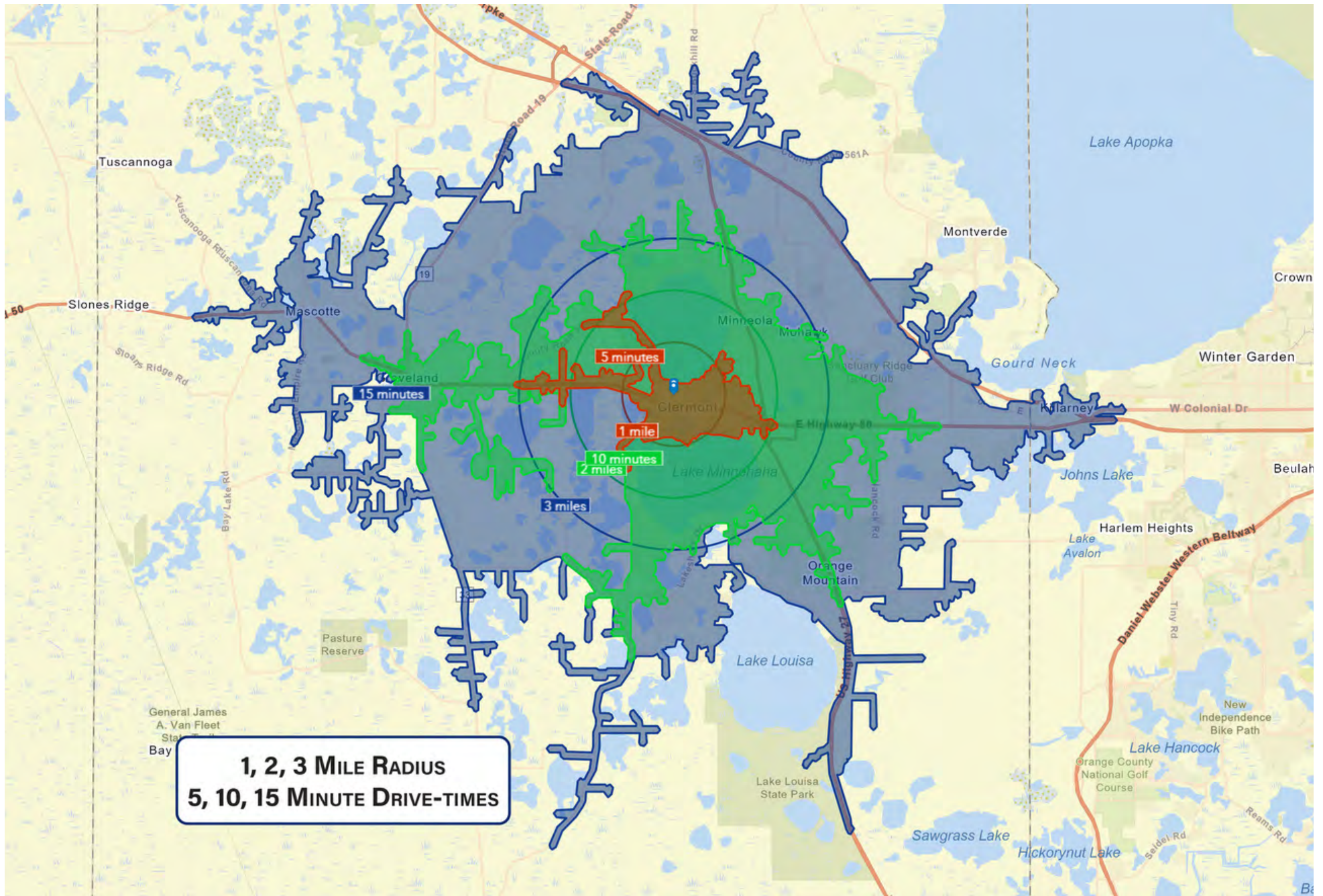
SECTION 2

LOCATION
INFORMATION









BENCHMARK DEMOGRAPHICS

| | 1 Mile | 2 Miles | 3 Miles | 5 Mins | 10 Mins | 15 Mins | Orange | MSA | FL | US |
|--|----------|----------|----------|----------|----------|----------|----------|-----------|------------|-------------|
| Population | 4,111 | 12,892 | 35,573 | 6,561 | 45,198 | 100,656 | 367,924 | 2,567,010 | 21,587,015 | 333,793,107 |
| Households | 1,789 | 5,107 | 13,166 | 2,686 | 16,457 | 35,549 | 147,882 | 947,895 | 8,438,100 | 126,083,849 |
| Families | 1,170 | 3,373 | 9,457 | 1,733 | 11,990 | 26,849 | 101,304 | 632,093 | 5,454,945 | 82,747,156 |
| Average Household Size | 2.25 | 2.49 | 2.69 | 2.37 | 2.73 | 2.80 | 2.46 | 2.66 | 2.51 | 2.58 |
| Owner Occupied Housing Units | 1,148 | 3,046 | 9,431 | 1,644 | 11,968 | 28,097 | 113,926 | 577,679 | 5,459,375 | 80,135,109 |
| Renter Occupied Housing Units | 641 | 2,061 | 3,734 | 1,042 | 4,489 | 7,452 | 33,956 | 370,216 | 2,978,725 | 45,948,740 |
| Median Age | 41.2 | 38.2 | 39.0 | 40.3 | 39.3 | 40.5 | 48.00 | 37.50 | 42.50 | 38.50 |
| <i>Income</i> | | | | | | | | | | |
| Median Household Income | \$51,358 | \$48,877 | \$58,994 | \$48,535 | \$61,079 | \$65,014 | \$53,249 | \$55,875 | \$56,362 | \$62,203 |
| Average Household Income | \$73,720 | \$68,052 | \$73,559 | \$70,747 | \$74,790 | \$80,082 | \$72,397 | \$79,437 | \$81,549 | \$90,054 |
| Per Capita Income | \$29,104 | \$25,827 | \$26,761 | \$27,374 | \$27,087 | \$28,151 | \$29,149 | \$29,413 | \$31,970 | \$34,136 |
| <i>Trends: 2015 - 2020 Annual Growth Rate</i> | | | | | | | | | | |
| Population | 1.47% | 1.53% | 1.94% | 1.45% | 1.88% | 2.16% | 1.94% | 2.00% | 1.33% | 0.72% |
| Households | 1.44% | 1.47% | 1.84% | 1.42% | 1.78% | 2.07% | 1.82% | 1.92% | 1.27% | 0.72% |
| Families | 1.38% | 1.37% | 1.78% | 1.35% | 1.71% | 2.01% | 1.76% | 1.87% | 1.23% | 0.64% |
| Owner HHs | 1.70% | 1.63% | 1.94% | 1.53% | 1.74% | 2.08% | 1.84% | 2.23% | 1.22% | 0.72% |
| Median Household Income | 1.14% | 0.76% | 1.22% | 1.05% | 1.28% | 1.44% | 1.32% | 2.35% | 1.51% | 1.60% |

Strong population density with more than 30,000 people within a 3-mile radius

BENCHMARK DEMOGRAPHICS

1 Mile 2 Miles 3 Miles 5 Mins 10 Mins 15 Mins Orange MSA FL US

Households by Income

| | | | | | | | | | | |
|-----------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| <\$15,000 | 10.80% | 10.80% | 7.70% | 12.10% | 7.70% | 7.00% | 9.20% | 10.40% | 10.60% | 10.30% |
| \$15,000 - \$24,999 | 9.90% | 10.30% | 8.60% | 10.50% | 8.30% | 7.90% | 10.20% | 9.80% | 9.80% | 8.80% |
| \$25,000 - \$34,999 | 15.40% | 16.00% | 13.40% | 14.90% | 12.80% | 10.90% | 14.20% | 9.40% | 9.80% | 8.70% |
| \$35,000 - \$49,999 | 12.70% | 13.60% | 12.40% | 13.50% | 11.90% | 11.70% | 13.00% | 14.40% | 13.60% | 12.20% |
| \$50,000 - \$74,999 | 14.50% | 15.20% | 17.30% | 13.40% | 17.20% | 18.30% | 18.40% | 18.90% | 18.30% | 17.30% |
| \$75,000 - \$99,999 | 14.90% | 13.90% | 17.10% | 14.60% | 17.10% | 17.50% | 14.00% | 12.40% | 12.30% | 12.60% |
| \$100,000 - \$149,999 | 13.60% | 13.80% | 15.80% | 14.00% | 17.40% | 17.10% | 12.70% | 13.50% | 13.80% | 15.30% |
| \$150,000 - \$199,999 | 2.90% | 3.00% | 4.90% | 2.50% | 4.80% | 5.90% | 4.50% | 5.40% | 5.50% | 6.90% |
| \$200,000+ | 5.10% | 3.30% | 2.70% | 4.50% | 2.70% | 3.70% | 3.90% | 5.80% | 6.30% | 7.90% |

Population by Age

| | | | | | | | | | | |
|---------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| 0 - 4 | 6.20% | 6.40% | 6.20% | 6.20% | 5.90% | 5.80% | 5.00% | 5.80% | 5.20% | 6.00% |
| 5 - 9 | 6.40% | 6.40% | 6.40% | 6.20% | 6.30% | 6.30% | 5.20% | 5.90% | 5.40% | 6.10% |
| 10 - 14 | 6.10% | 6.30% | 6.50% | 6.00% | 6.40% | 6.40% | 5.40% | 6.00% | 5.60% | 6.30% |
| 15 - 19 | 5.40% | 6.10% | 6.20% | 5.60% | 6.20% | 6.10% | 5.00% | 6.20% | 5.60% | 6.30% |
| 20 - 24 | 5.40% | 6.40% | 5.90% | 5.90% | 5.80% | 5.40% | 4.60% | 7.30% | 6.10% | 6.70% |
| 25 - 34 | 13.50% | 14.70% | 13.90% | 13.90% | 14.10% | 13.20% | 11.10% | 15.60% | 13.30% | 14.00% |
| 35 - 44 | 11.10% | 11.70% | 12.30% | 11.20% | 12.30% | 12.50% | 10.40% | 12.80% | 11.70% | 12.60% |
| 45 - 54 | 12.80% | 12.30% | 13.60% | 12.40% | 13.80% | 13.60% | 11.60% | 12.70% | 12.40% | 12.40% |
| 55 - 64 | 14.60% | 13.30% | 13.20% | 13.70% | 13.30% | 13.20% | 14.10% | 12.40% | 13.70% | 13.00% |
| 65 - 74 | 10.60% | 9.30% | 9.40% | 10.10% | 9.60% | 10.80% | 15.00% | 9.20% | 11.70% | 9.80% |
| 75 - 84 | 5.10% | 4.90% | 4.70% | 5.40% | 4.70% | 5.30% | 9.10% | 4.50% | 6.60% | 4.80% |
| 85+ | 2.70% | 2.50% | 1.70% | 3.30% | 1.60% | 1.50% | 3.50% | 1.70% | 2.80% | 2.00% |

Race and Ethnicity

| | | | | | | | | | | |
|----------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| White Alone | 76.70% | 69.40% | 70.30% | 72.90% | 70.80% | 71.20% | 78.30% | 66.10% | 72.50% | 69.40% |
| Black Alone | 11.10% | 16.20% | 14.50% | 14.10% | 14.00% | 13.70% | 11.10% | 17.30% | 16.40% | 13.00% |
| American Indian Alone | 0.50% | 0.60% | 0.50% | 0.50% | 0.50% | 0.50% | 0.50% | 0.40% | 0.40% | 1.00% |
| Asian Alone | 1.30% | 2.10% | 3.20% | 1.60% | 3.40% | 3.30% | 2.10% | 4.50% | 2.90% | 5.90% |
| Pacific Islander Alone | 0.30% | 0.10% | 0.10% | 0.20% | 0.10% | 0.10% | 0.10% | 0.10% | 0.10% | 0.20% |
| Some Other Race Alone | 6.30% | 6.90% | 7.00% | 6.60% | 6.80% | 7.20% | 5.10% | 7.70% | 4.60% | 7.10% |
| Two or More Races | 3.90% | 4.70% | 4.40% | 4.00% | 4.40% | 4.10% | 2.90% | 3.90% | 3.10% | 3.60% |
| Hispanic Origin (Any Race) | 19.50% | 23.50% | 24.40% | 20.90% | 24.20% | 25.20% | 17.30% | 32.00% | 27.20% | 18.80% |



LAKE COUNTY

FLORIDA

| | | | |
|--------------------|-----------|-------------------|------------------|
| FOUNDED | 1887 | DENSITY | 385.2 [2019] |
| COUNTY SEAT | Tavares | POPULATION | 367,118 [2019] |
| AREA | 953 sq mi | WEBSITE | lakecountyfl.gov |

Lake County is part of the Orlando-Kissimmee-Sanford, FL Metropolitan Statistical Area and its largest city is Clermont. It was created in 1887 from portions of Sumter and Orange counties and named for the many lakes contained within its borders. In the 1800s, the two main industries in the area were growing cotton and breeding cattle. In the latter part of the 19th century, people started to grow citrus trees. Throughout the 1940s and 50s, citrus production increased and grew into the area's leading industry. Today, Lake County is the 18th largest county in Florida, tripling in size in the past 15 years. It is centrally positioned with access to US Hwy 27, I-75, Florida Turnpike, and the new Florida 429 Beltway, an ideal location for industrial distribution, warehousing, and manufacturing. The Wellness Way area (7 miles south of Clermont), is also an area of significant economic growth focused on sports and wellness.



CLERMONT
LAKE COUNTY

| | |
|------------------------|---|
| FOUNDED | 1916 |
| POPULATION | 36,693 (2018) |
| AREA | 11.5 sq mi |
| WEBSITE | www.clermontfl.gov |
| MAJOR EMPLOYERS | South Lake Hospital Vista Clinical and Diagnostics PUR Clinic South Lake Pain Institute University of Florida Cancer |

Clermont was founded in 1884 and incorporated in 1916. Clermont is part of the Orlando-Kissimmee-Sanford Metropolitan Statistical Area, located just west of Orlando and north of Walt Disney World. As the largest city in Lake County, Clermont continues to expand along with Central Florida’s growing population.

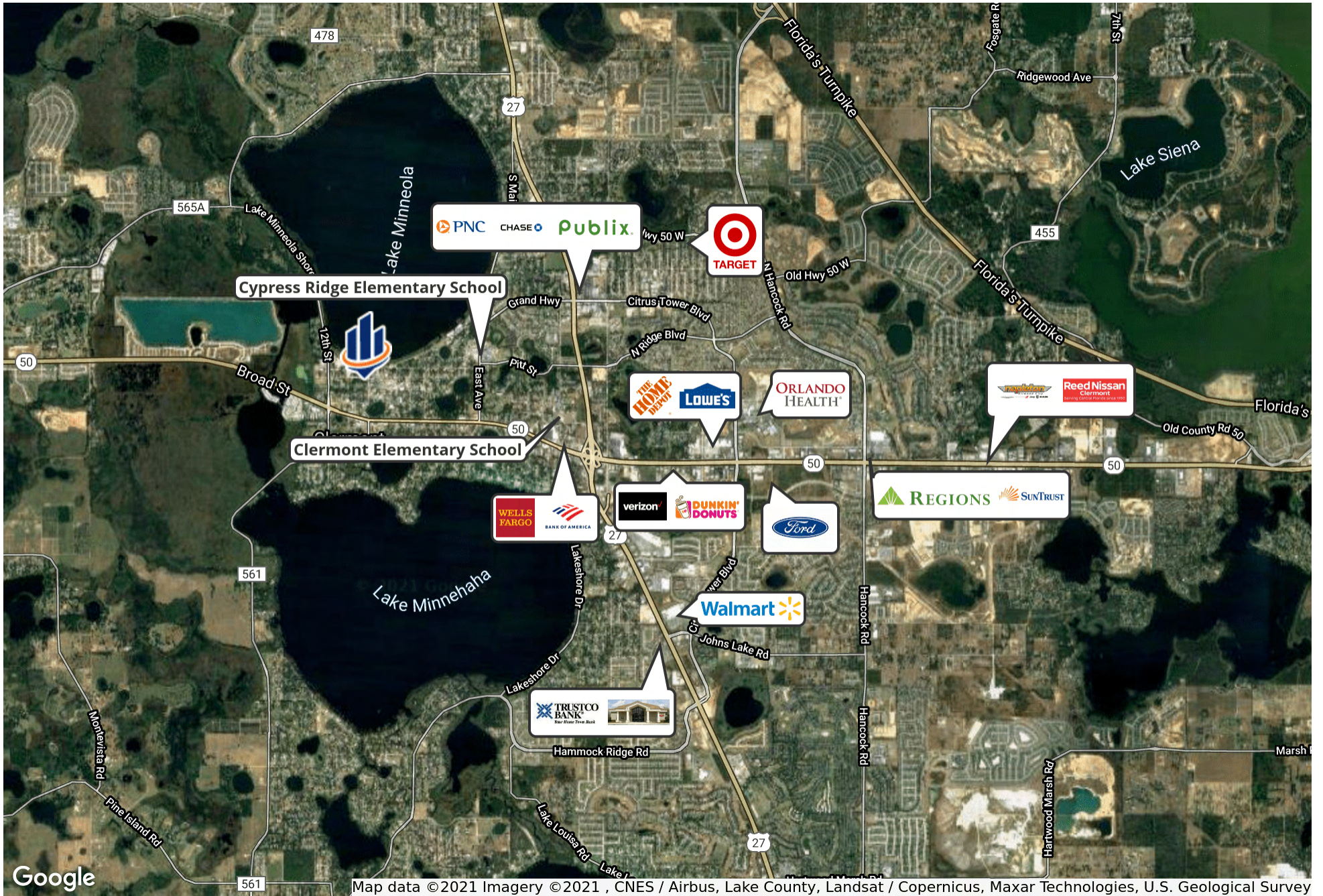
Clermont’s rolling hills and lakes are a strong draw to homebuyers, and Clermont still has the “small town” feel they crave. Lifestyle and amenities are the number one reason homebuyers choose the area where they buy their home. Commercial real estate follows rooftops. Clermont, with a surging population of over 40,000, traffic counts nearing 60,000 daily trips, and an average annual household income of more than \$68,000.

Branded as “The Choice of Champions,” Clermont is becoming a mecca for health and fitness. It is a home or training location for 20 recent Olympians. The city boasts a thriving healthcare industry with world-class orthopedics, cancer treatment, and robotic urologic services.

SECTION 3

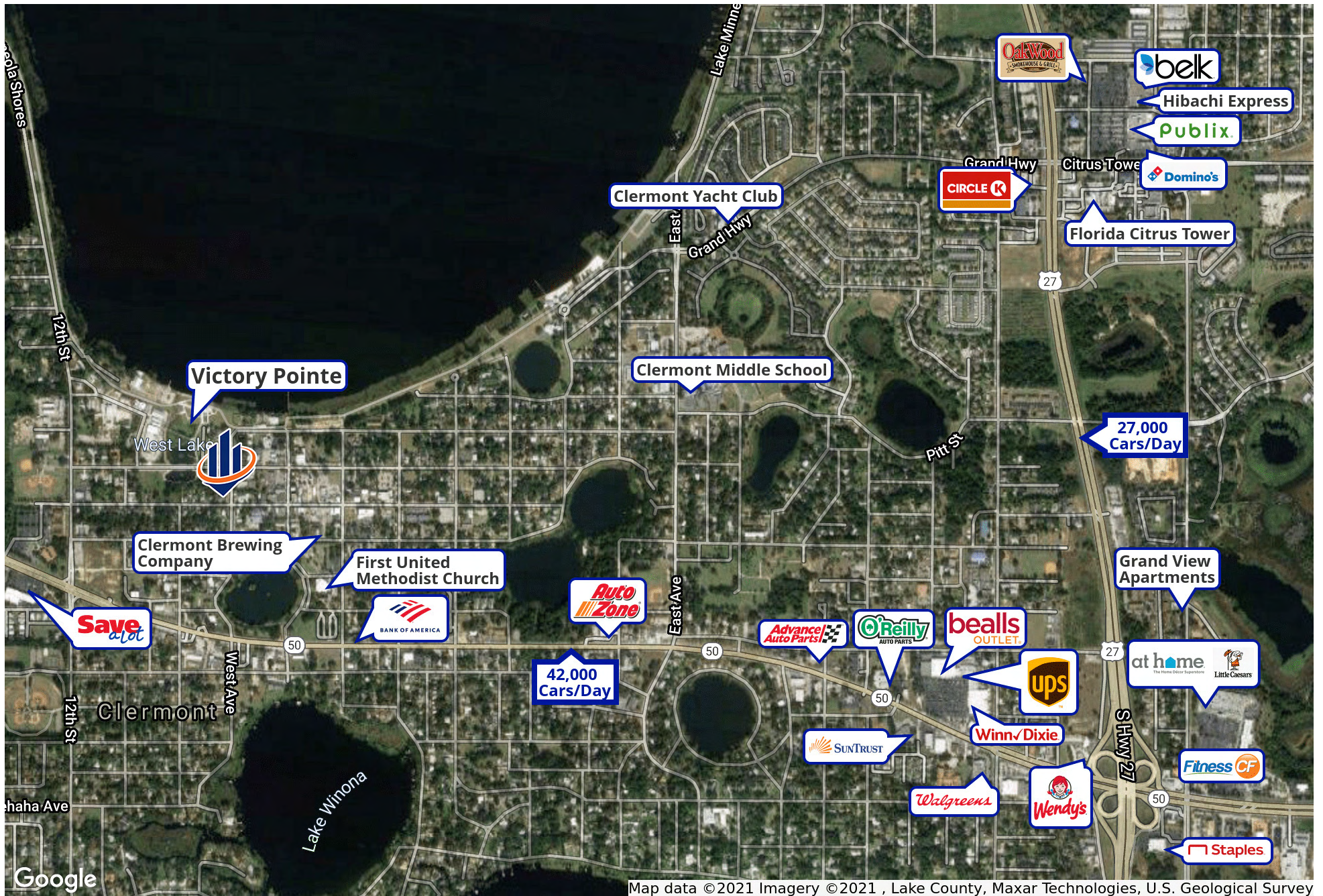
MAPS AND
PHOTOS

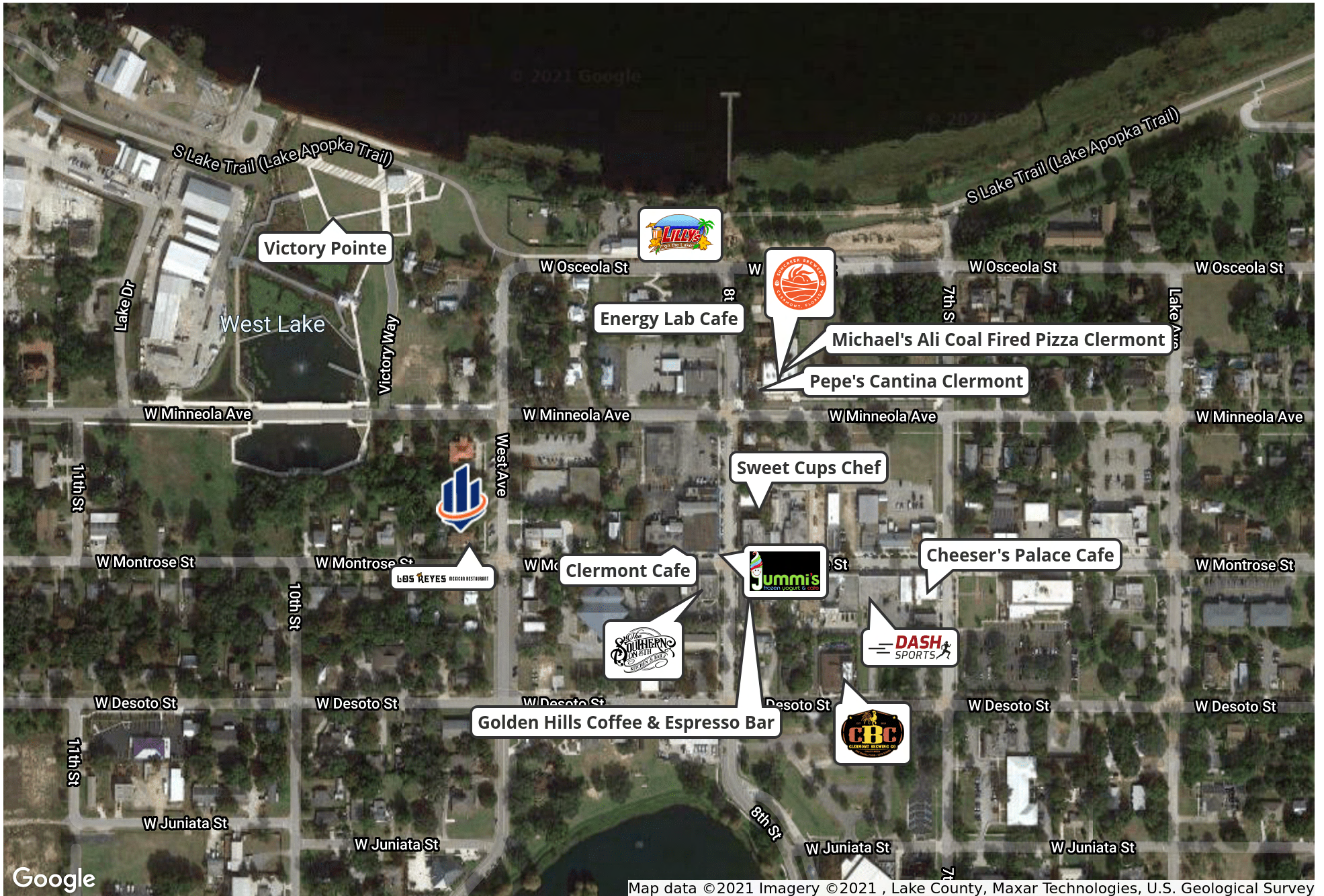




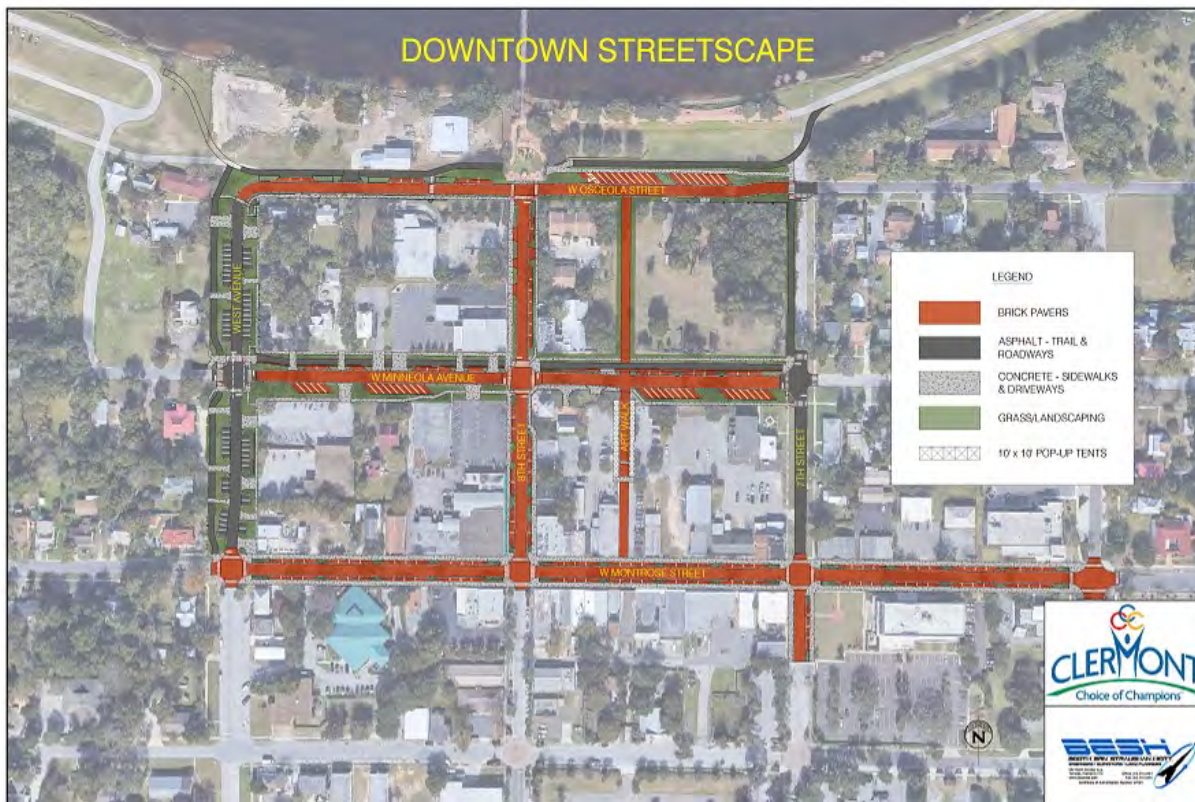
Google

Map data ©2021 Imagery ©2021, CNES / Airbus, Lake County, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey









The City of Clermont's Downtown-Waterfront Master Plan



Kehler Recreation Center

Status: Completed 2019

Location: 466 W. Minneola Ave.

This new and improved senior center includes a larger multipurpose room for our growing population. The facility has allowed the city to expand its senior program offerings.

Streetscapes

Status: In progress

Location: Six square blocks (from West Ave. to 7th Street & from Montrose St. to Osceola St.)

Improvements include adding Legacy Loop Trail, brick paving roads, and enhancing parking, landscaping, lighting and event power. The project is being constructed in three phases for continued business operations and traffic flow downtown.

Phase 1: West Avenue & Osceola Street

Phase 2: Minneola Avenue & 8th Street

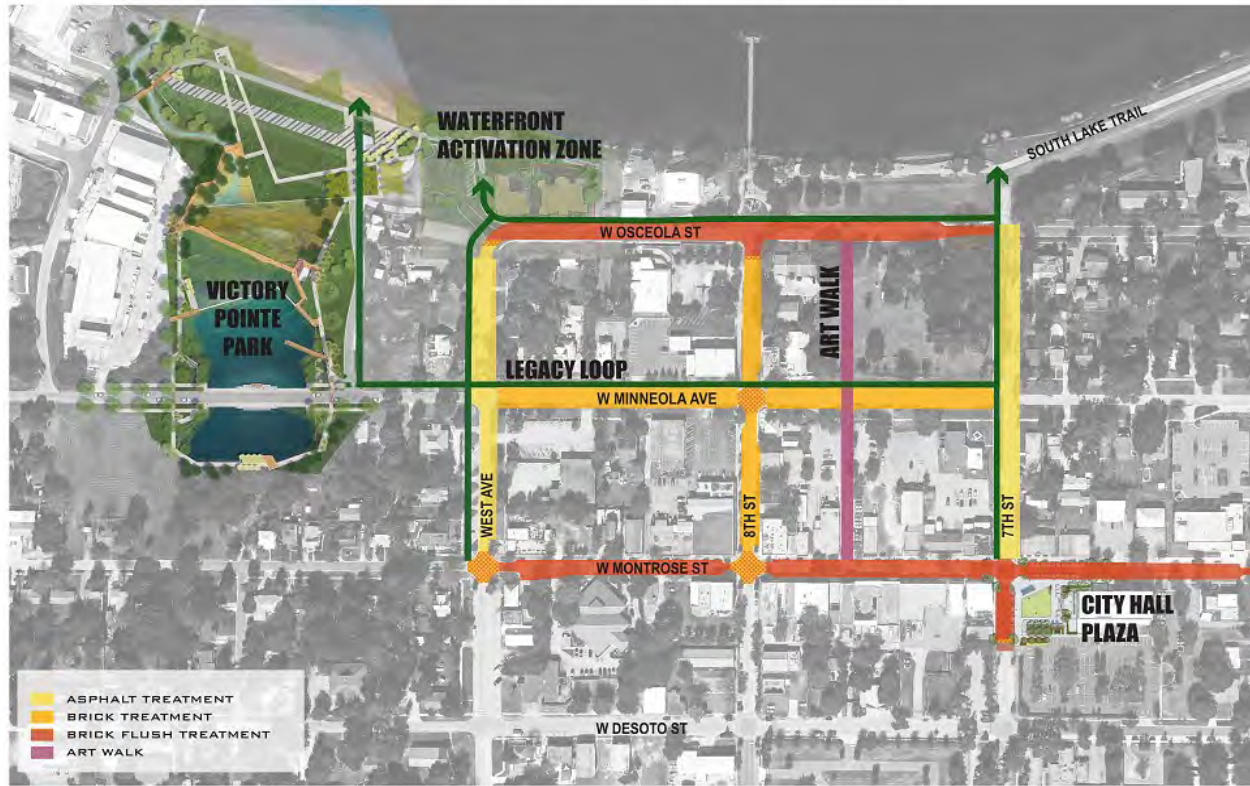
Phase 3: Montrose Street & 7th Street



Welcome Towers were built in 2019 at the city's eastern and western limits along Highway 50.

www.ClermontFL.gov/MasterPlan

DOWNTOWN WATERFRONT DISTRICT MAP



History

In 2013, City Manager Darren Gray held a series of community visioning sessions to find out what residents wanted for the future of their city. Over 1,000 residents attended, and they told him that they wanted a vibrant downtown.

In response, the city created the Downtown-Waterfront Master Plan, which has won state and regional awards.

The projects connect and enhance the Downtown-Waterfront District of Lake County's largest city and one of the nation's top places to live and train. The \$22-million plan is being funded by Lake County's Infrastructure Sales Tax.



Victory Pointe

Status: Completed 2018

Location: 938 Victory Way

This award-winning stormwater filtration system also serves as an urban passive park, event venue and business incentive.



Clermont Boat Ramp

Status: Completed 2020

Location: 140 East Ave.

The city built a larger boat ramp in a new location based on valuable community feedback, doubling the launch pads, increasing parking, and adding mooring slips.



The Art Walk

Status: Completed 2020 (south half)

Location: Montrose Street to Minneola Avenue (and eventually to Osceola Street)

This brick walkway was built in a private-public partnership to celebrate the arts and to draw pedestrians through the heart of our downtown. Along one portion of the path, spaces are available for pop-up tents for events.

SECTION 4

AGENT AND
COMPANY



TRISH LEISNER, CCIM

Senior Advisor

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PROFESSIONAL BACKGROUND

Trish Leisner, CCIM, is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida. Trish is a seasoned real estate professional with more than 30 years of experience in the industry. In 2021, she joined our brokerage to expand her commercial services offerings through our marketing strategies, advisor team, and the SVN® international network.

Trish is the founder and broker of Realteam Realty, Inc. Opened in 2011, the firm is in downtown Clermont, just west of Orlando in Central Florida. Her brokerage team provides services in commercial, land, farms, residential.

Trish works across four fast-growing central Florida counties: Lake, Orange, Sumter, and Polk. She is a valuable source of expertise for properties in this part of the state.

Trish is originally from Maryland's Chesapeake Bay, moving to Florida 20 years ago. Her varied professional and business background includes:

- Small Area Planner - Anne Arundel County, MD 1998
- Owned two retail stores for 15 years.
- Owned, developed, and managed commercial properties in Maryland and Florida
- Worked in multiple Nuclear Power Stations in Quality Control [1980-1985]
- Farmer and rancher

DISCIPLINES

- Commercial CCIM and residential broker
- Land
- Farms
- Commercial
- Market analysis
- Pro-forma and property valuations on commercial real estate
- Court-ordered sales
- Estate properties
- Experienced with bankruptcies, trusts, and probate

Awards

- RPAC - REALTORS® Political Action Committee - Major Investor - Golden 'R' President's Circle

SVN | Saunders Ralston Dantzler

1723 Bartow Rd
Lakeland, FL 33801



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Today, SVN® International Corp., a full-service commercial real estate franchisor of the SVN® brand, is comprised of over 1,600 Advisors and staff in over 200 offices across the globe. Geographic coverage and amplified outreach to traditional, cross-market and emerging buyers and tenants is the only way to achieve maximum value for our clients.

Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value NetworkSM and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues and communities.

Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.

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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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