

OFFERING MEMORANDUM

1545 PINE GROVE RD

1545 PINE GROVE RD, EUSTIS

Eustis, FL 32726

PRESENTED BY:

TRISH LEISNER, CCIM

Senior Advisor

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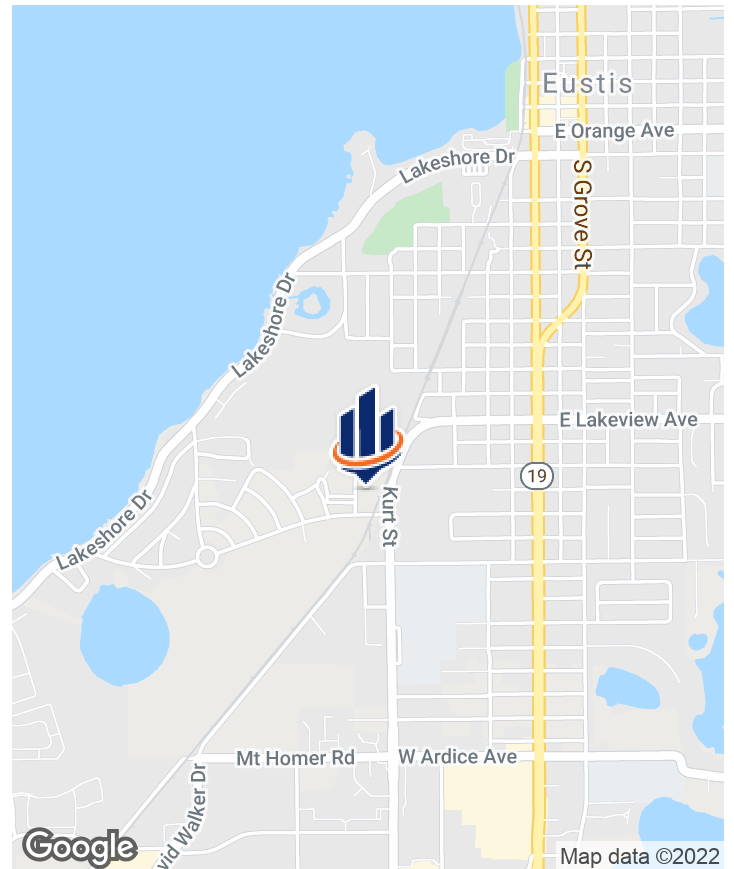
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SECTION 1

PROPERTY INFORMATION





SALE PRICE	\$1,150,000
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OFFERING SUMMARY

BUILDING SIZE:	14,640 SF
LOT SIZE:	2.66 Acres
PRICE / SF:	\$78.55
ZONING:	LM
MARKET:	Central Lake County
SUBMARKET:	Eustis
APN:	1428394

PROPERTY OVERVIEW

Industrial/Retail property located just North of major highway intersection in Eustis, Florida. The property comprises three detached buildings (6,240, 2,400, and 6,000 ± SF) on 2.66 ± acres with LM Zoning. This is a unique value-add investment opportunity, with rent increases or an excellent owner/user property. All buildings are Clear Span except for the smallest building (Overhead Doors will interfere).

The property is located within a busy market with a strong population density and also features excellent connectivity to surrounding markets with quick access to major highways (US-441 and CR-19). The property also features 0.95 ± acres of open land available for additional parking/laydown yard or even future development.



BUILDINGS DESCRIPTION

Building 1:

- 6,240 ± SF
- 3-Phase Power
- 100x60 + 240 ± SF exterior office addition
- 7 Rollup doors - 12W x 14T - 18" Dock High on one side.
- 25% of interior separated for another leasable space of 1,560 ± SF.
- Large Office w/Restroom.
- Clear Span at approximately 15-16' and Peak at ± 20'

Building #2:

- 2,400 ± SF.
- 60x40
- 2 Overhead doors - 10W x 14T
- Peak approximately 18'
- Storage Room, Utility, Restroom.

Building 3: Newest 1992

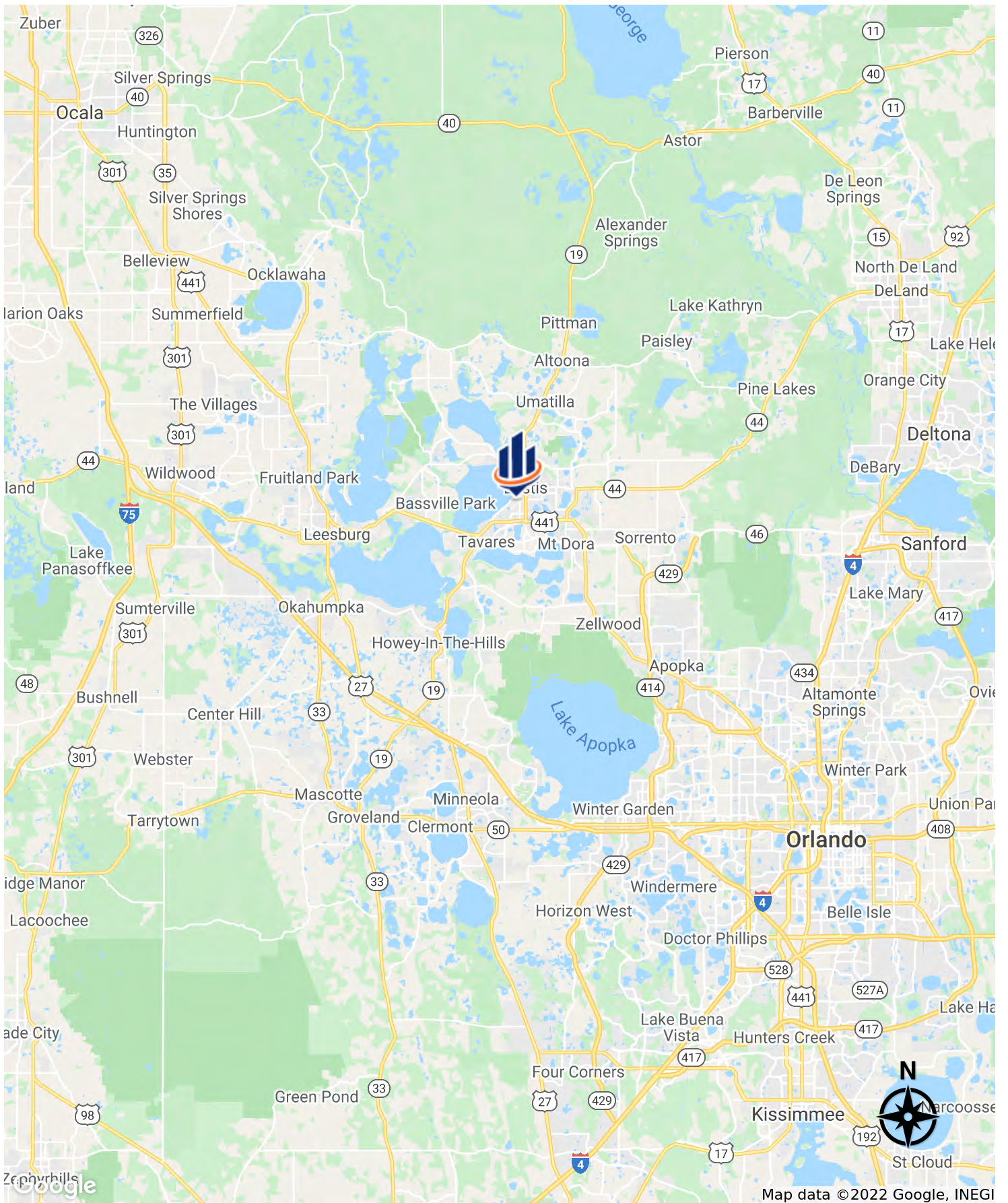
- 6000 ± SF
- 100x60
- 4 Rollup Doors 14W x 14T
- Restroom
- Clear Span at approximately 15-16' and Peak at ± 20'.

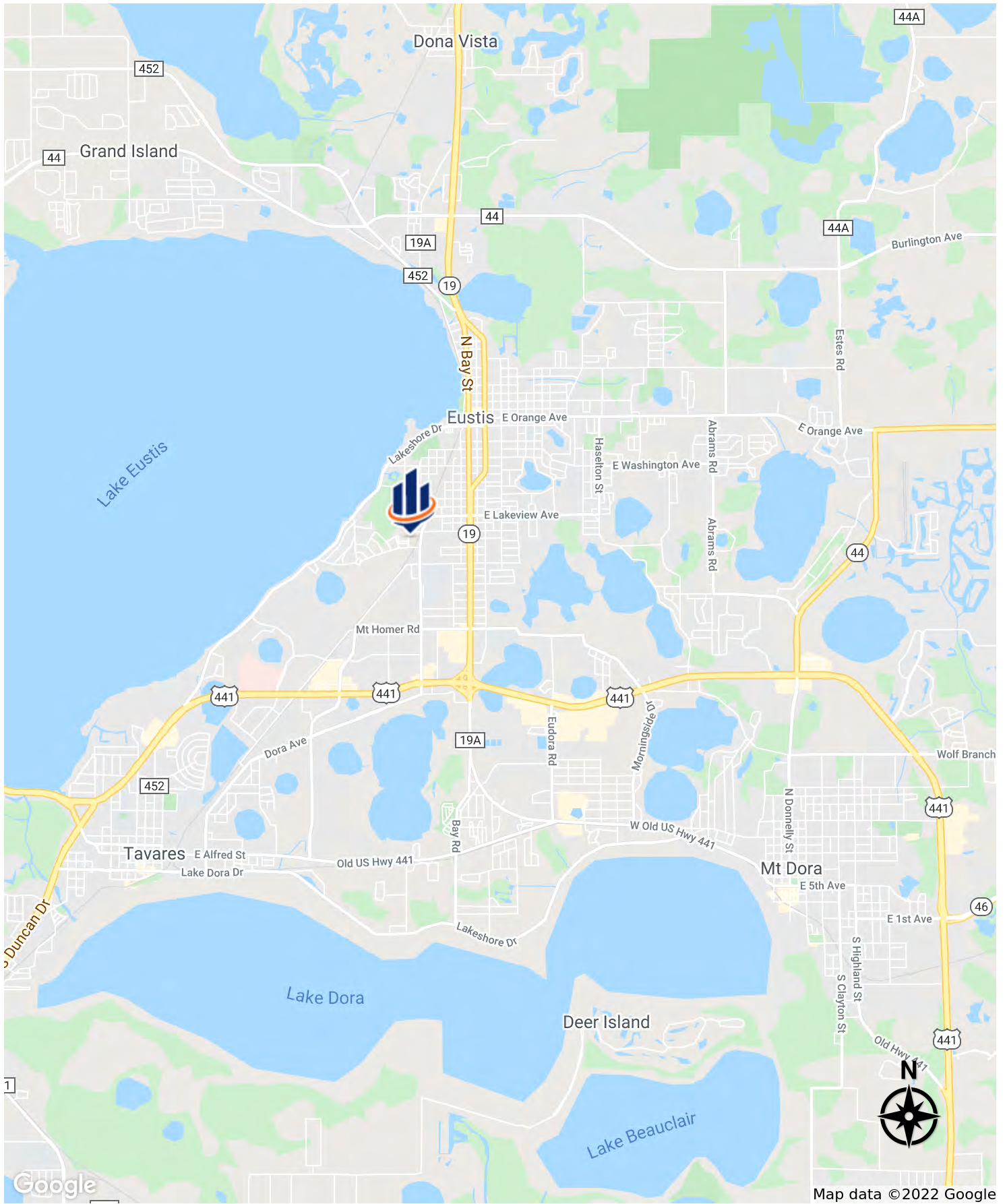


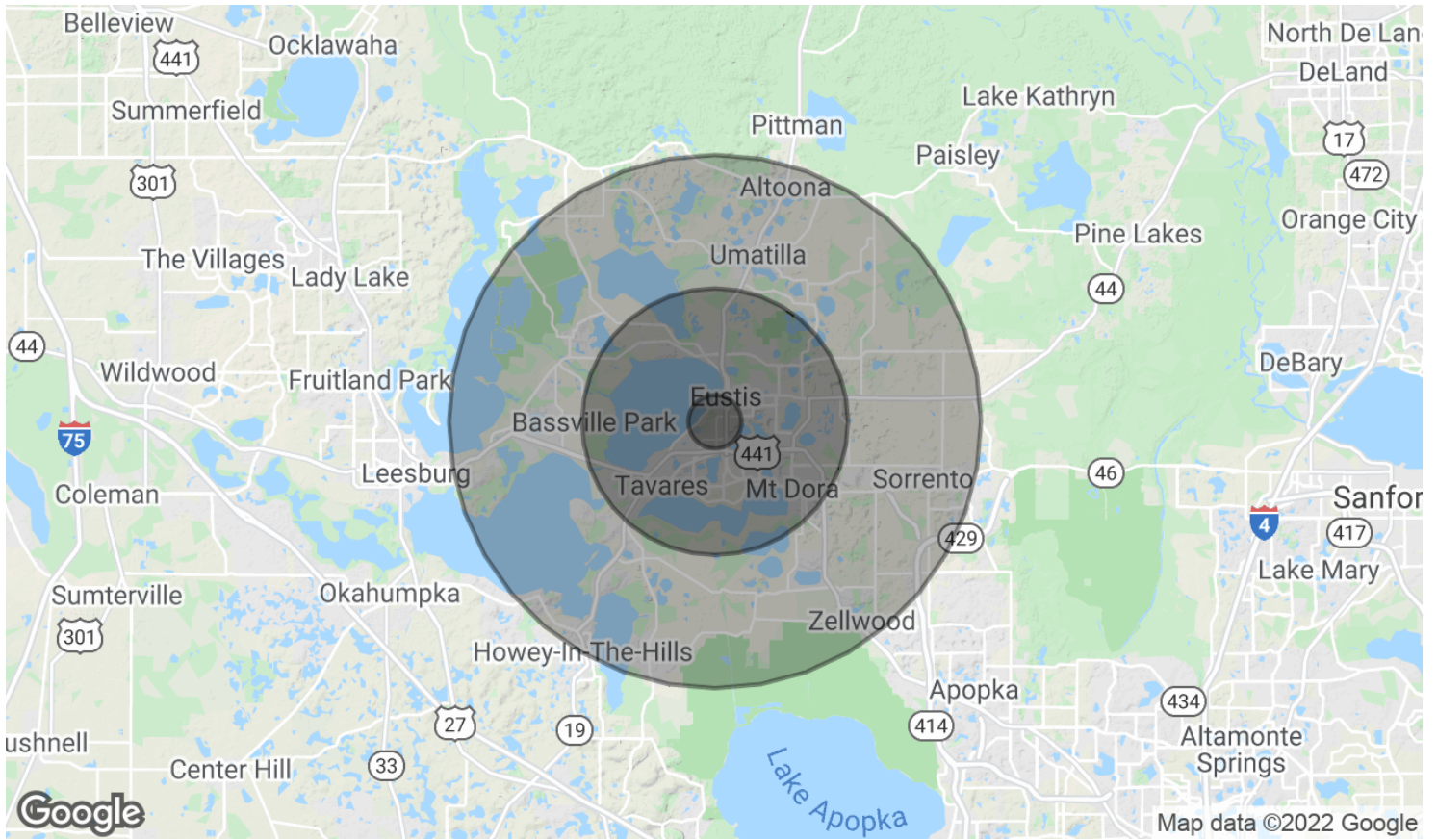
SECTION 2

LOCATION
INFORMATION









POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	3,571	59,277	111,943
AVERAGE AGE	40.4	46.3	48.0
AVERAGE AGE (MALE)	38.9	45.4	46.9
AVERAGE AGE (FEMALE)	41.8	47.7	49.5

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,410	25,312	47,300
# OF PERSONS PER HH	2.5	2.3	2.4
AVERAGE HH INCOME	\$49,621	\$58,115	\$60,148
AVERAGE HOUSE VALUE	\$187,752	\$193,876	\$196,278

* Demographic data derived from 2010 US Census



LAKE COUNTY

FLORIDA



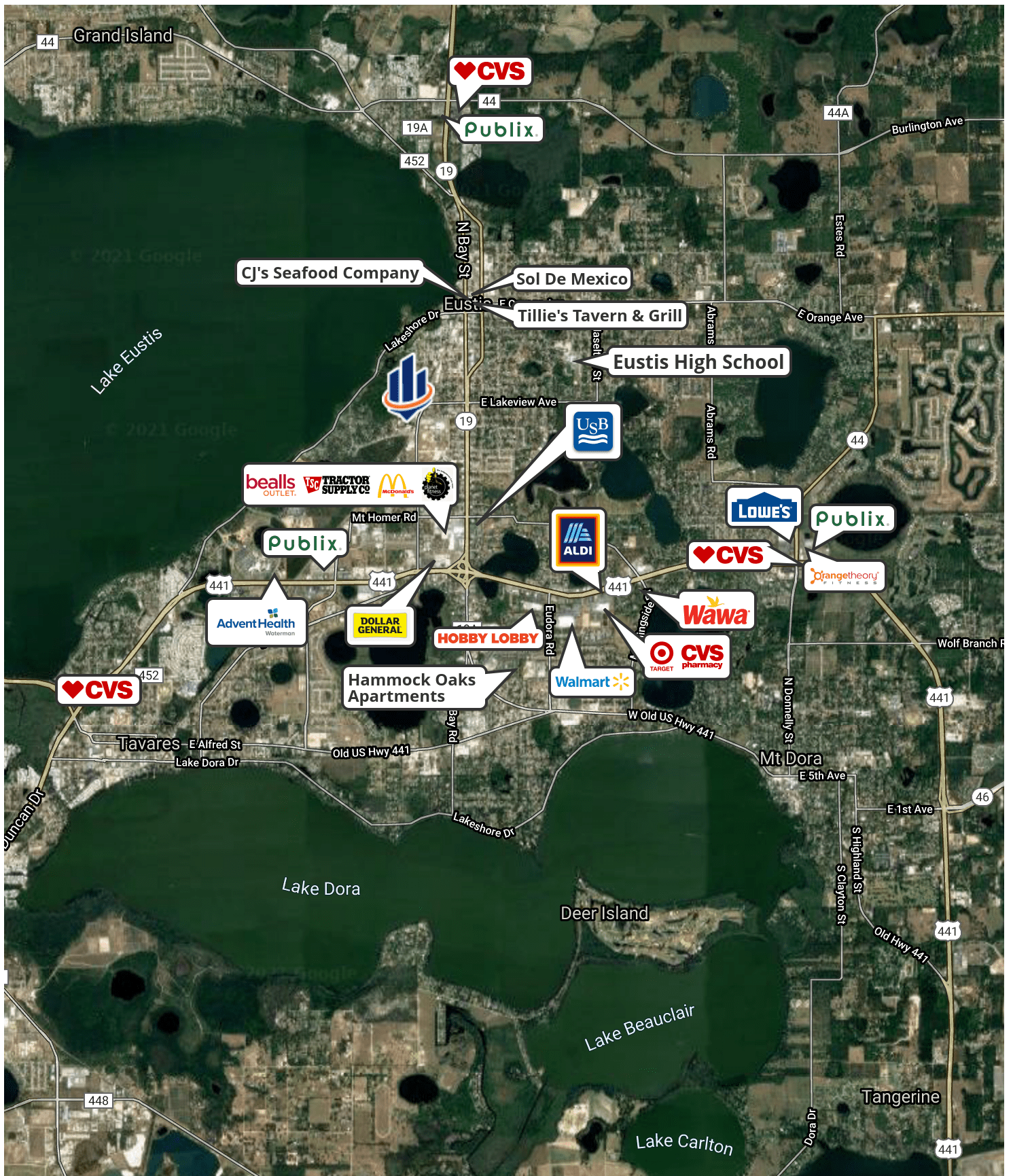
FOUNDED	1887	DENSITY	385.2 (2019)
COUNTY SEAT	Tavares	POPULATION	367,118 (2019)
AREA	953 sq mi	WEBSITE	lakecountyfl.gov

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.

SECTION 3

MAPS AND
PHOTOS





Google

Map data ©2022 Imagery ©2022 , CNES / Airbus, Lake County, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey





SECTION 4

AGENT AND
COMPANY INFO





TRISH LEISNER, CCIM

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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

Like many in our brokerage, Trish loves to be outdoors. She grew up water skiing, snow skiing, and owning horses - jumpers and dressage. She competed in endurance horse racing for several years. For 25 years, Trish was an avid offshore fisherman, traveling up and down the Coast from MD to the Bahamas, fishing many Big Game Tournaments. Today, Trish enjoys time with her husband at their retreat in Wyoming. She still has many horses and a working farm.

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

Trish's industry leadership roles include:

RALSC - Realtors Association of Lake and Sumter Counties - 2021 President Elect

CFCAR - Central Florida Association of Realtors - Vice President Admin. 2020

FAR - Florida Association of Realtors - Director 2020, 2021

NAR - National Association of Realtors - Director 2020

RPAC - Realtor's* Political Action Committee - Major Investor - Golden 'R' President's Circle

Florida State Level: 2020 Membership and Committee Participation

Board Leadership Forum

Board of Directors

Board/Association Representative

Commercial Alliance Committee

Legislative and Regulatory Business Issues Breakout Group

Legislative and Regulatory Research Breakout Group

Legislative Think Tank



The SVN® brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition.

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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This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

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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