

OFFICE BUILDING FOR SALE

# CITRUS TOWER BLVD MEDICAL BUILDING

3105 CITRUS TOWER BLVD  
Clermont, FL 34711

**PRESENTED BY:**

**CHRISTINA KURTZ-CLARK CCIM,  
ALC**

Senior Advisor

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**CHRIS SETTINERI**

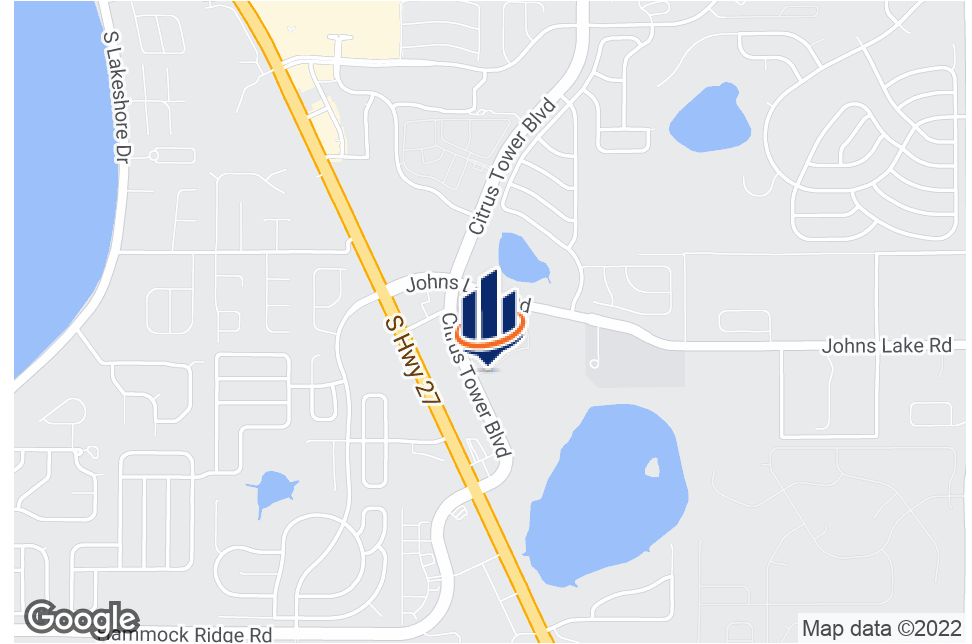
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FL #SL3401746





<b>SALE PRICE</b>	<b>\$1,300,000</b>
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### OFFERING SUMMARY

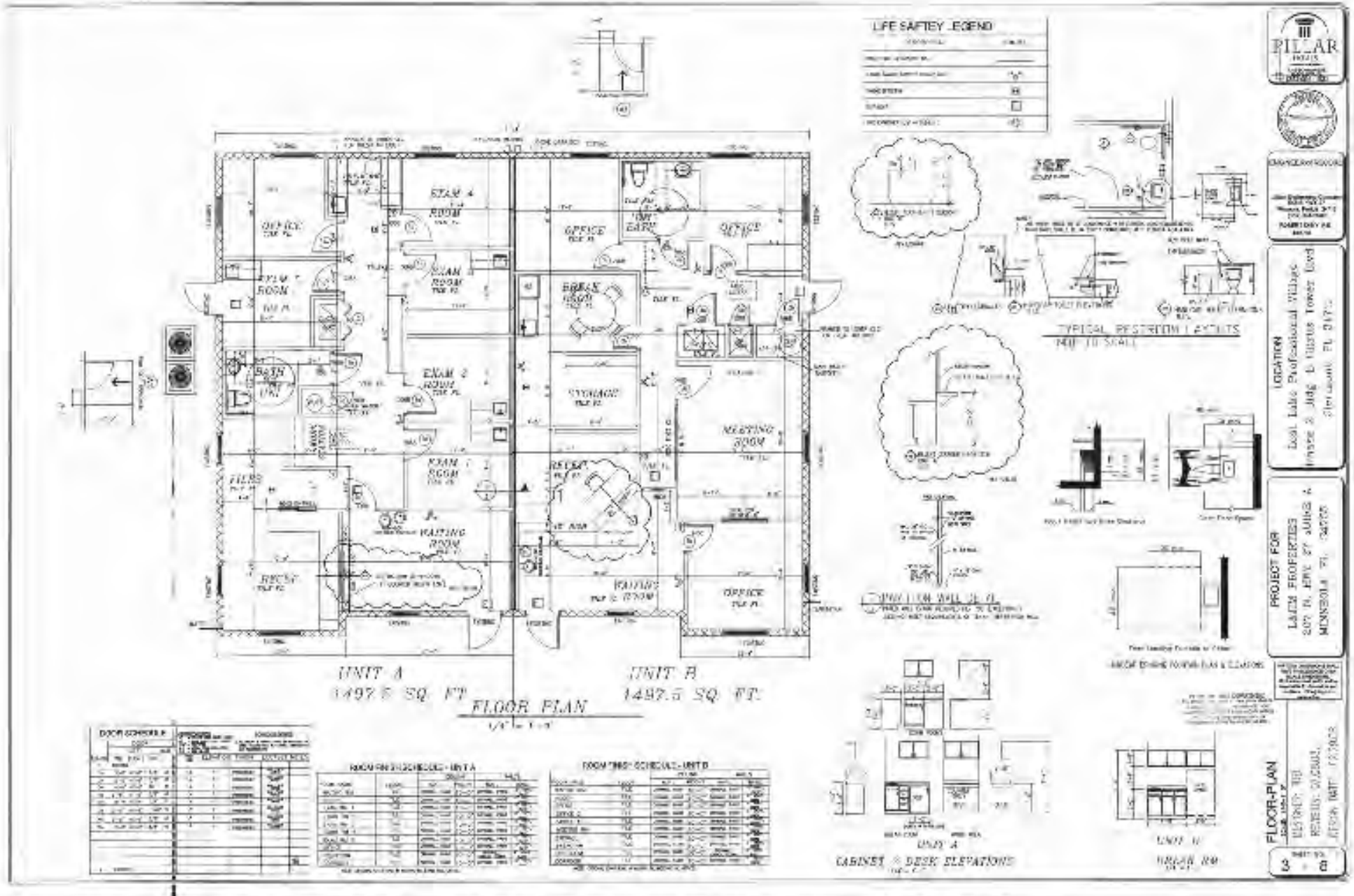
<b>BUILDING SIZE:</b>	2,995 ± SF
<b>PRICE / SF:</b>	\$434.06
<b>CAP RATE:</b>	3.85%
<b>NOI:</b>	\$50,000
<b>TAXES:</b>	\$8,692.58 [2021]
<b>YEAR BUILT:</b>	2010
<b>APN:</b>	322226130100000300

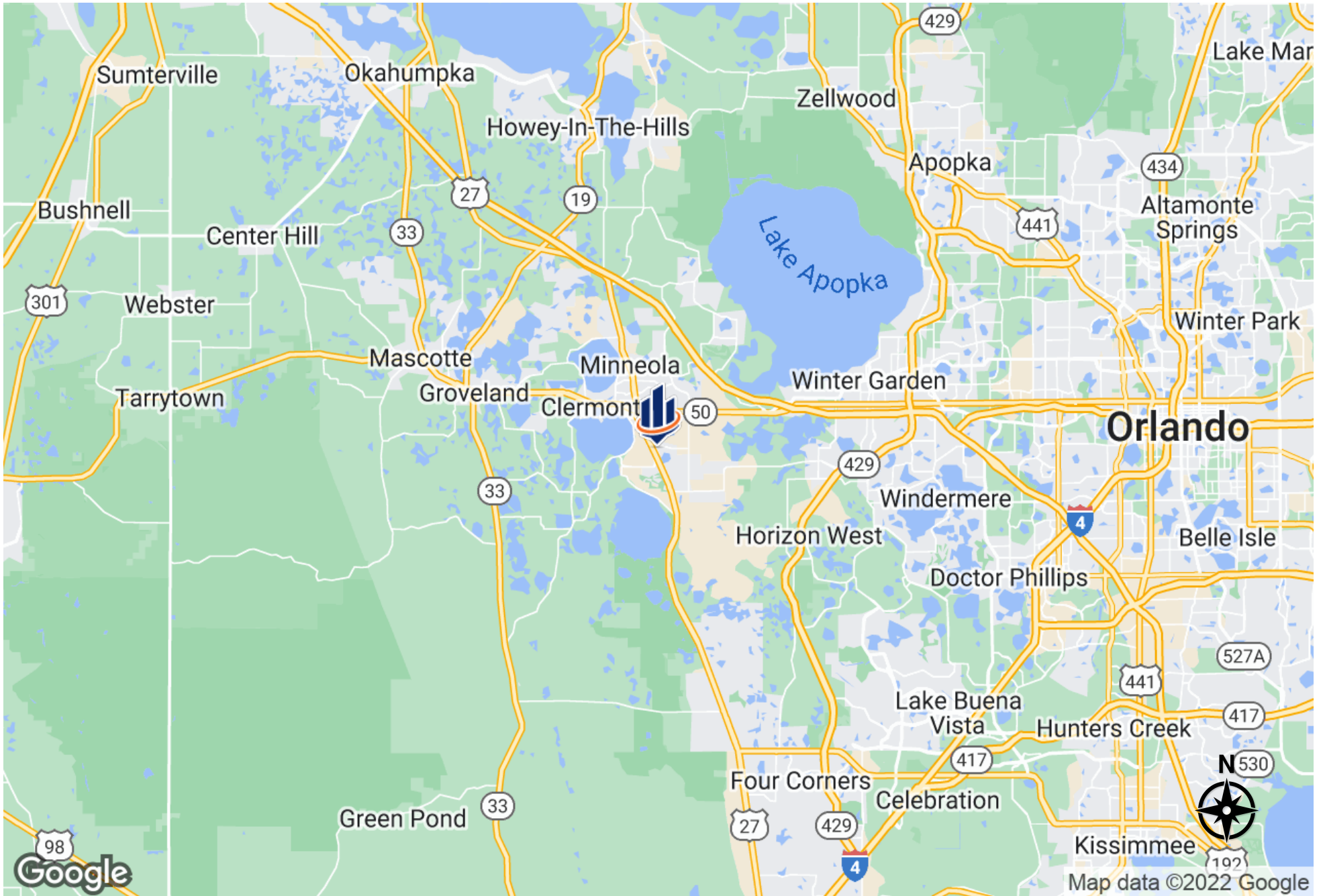
### PROPERTY OVERVIEW

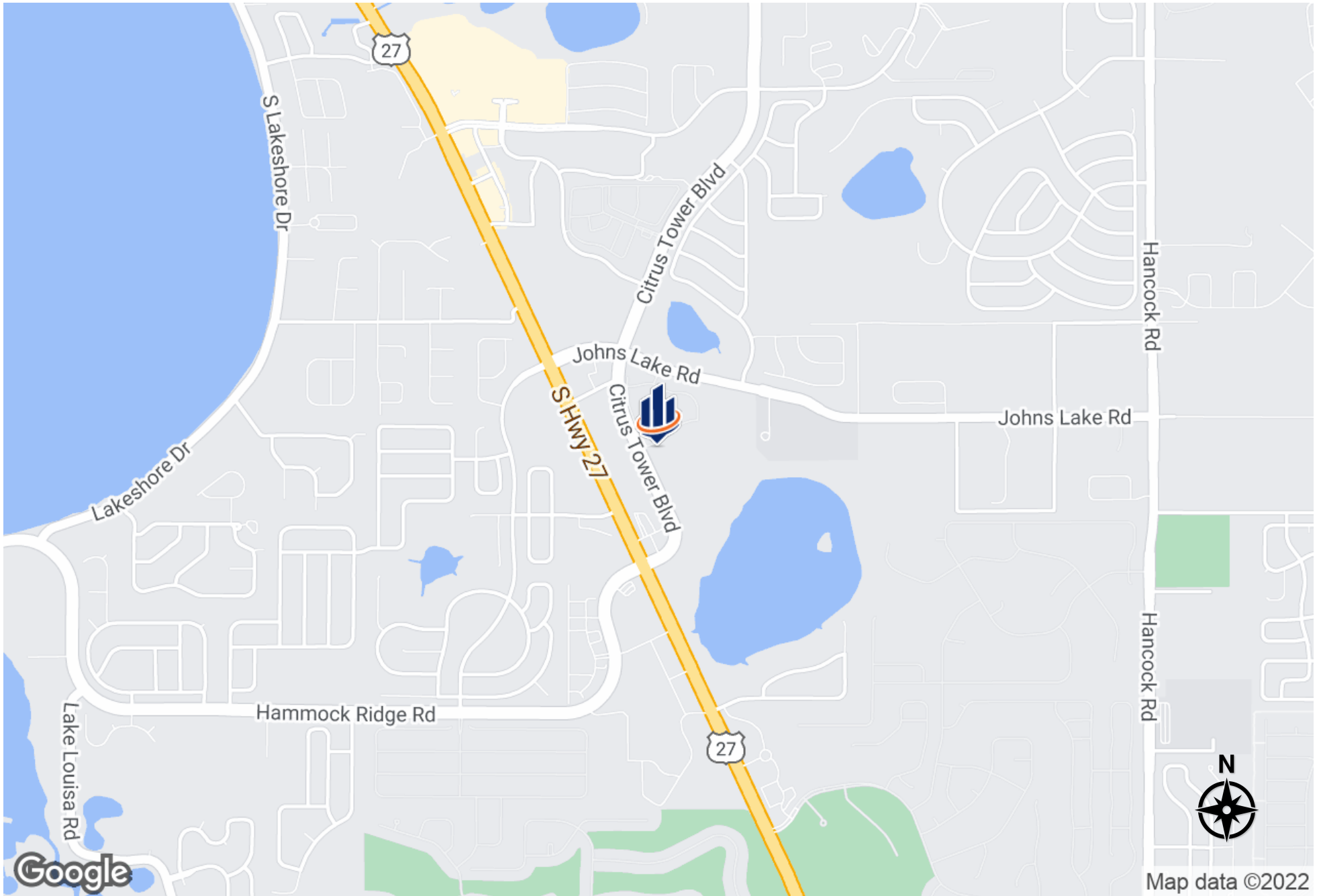
Prime office building located in the busy commercial US Hwy 27 corridor less than 1.5 miles from the new Adventhealth Clermont campus and Orlando Health South Lake. Great opportunity for an owner-user or investor with two 1,500 ± SF units. One unit will be vacant 5/2022 with the other leased out until Q2 2023.

### LOCATION OVERVIEW

Great location with easy access to US Hwy 27 and US Hwy 50. Property is surrounded by other medical office buildings including a brand new VA medical campus, Adventhealth Clermont, and Orlando Health South Lake.







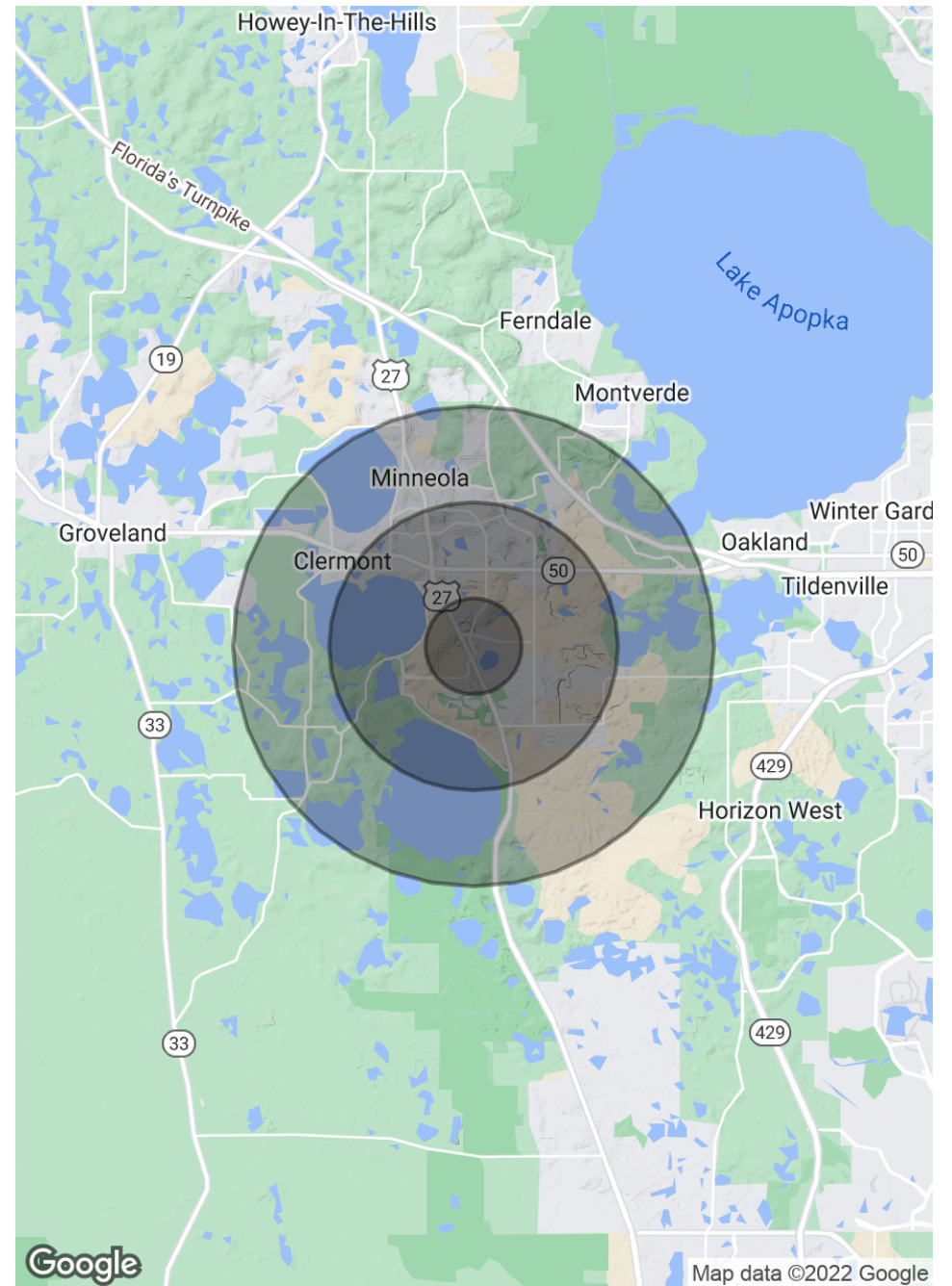
## POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,036	29,735	61,898
AVERAGE AGE	39.7	39.6	39.8
AVERAGE AGE (MALE)	37.6	37.6	38.3
AVERAGE AGE (FEMALE)	41.1	40.8	40.6

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,405	10,545	22,019
# OF PERSONS PER HH	2.9	2.8	2.8
AVERAGE HH INCOME	\$77,983	\$78,462	\$76,434
AVERAGE HOUSE VALUE	\$302,408	\$299,438	\$301,221

\* Demographic data derived from 2020 ACS - 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.



**CLERMONT**  
LAKE COUNTY

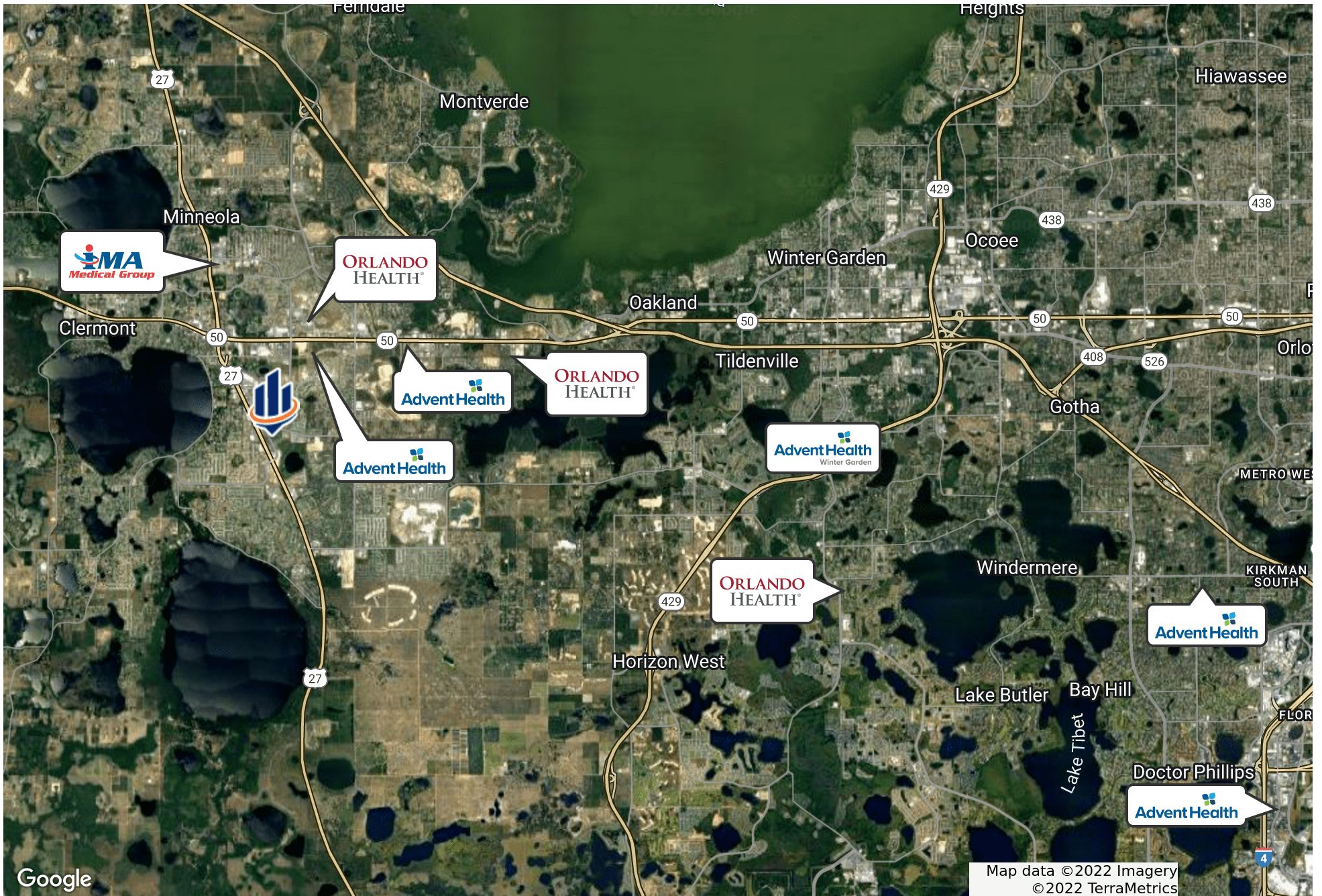
<b>FOUNDED</b>	1916
<b>POPULATION</b>	36,693 (2018)
<b>AREA</b>	11.5 sq mi
<b>WEBSITE</b>	<a href="http://www.clermontfl.gov">www.clermontfl.gov</a>
<b>MAJOR EMPLOYERS</b>	South Lake Hospital Vista Clinical and Diagnostics PUR Clinic South Lake Pain Institute University of Florida Cancer

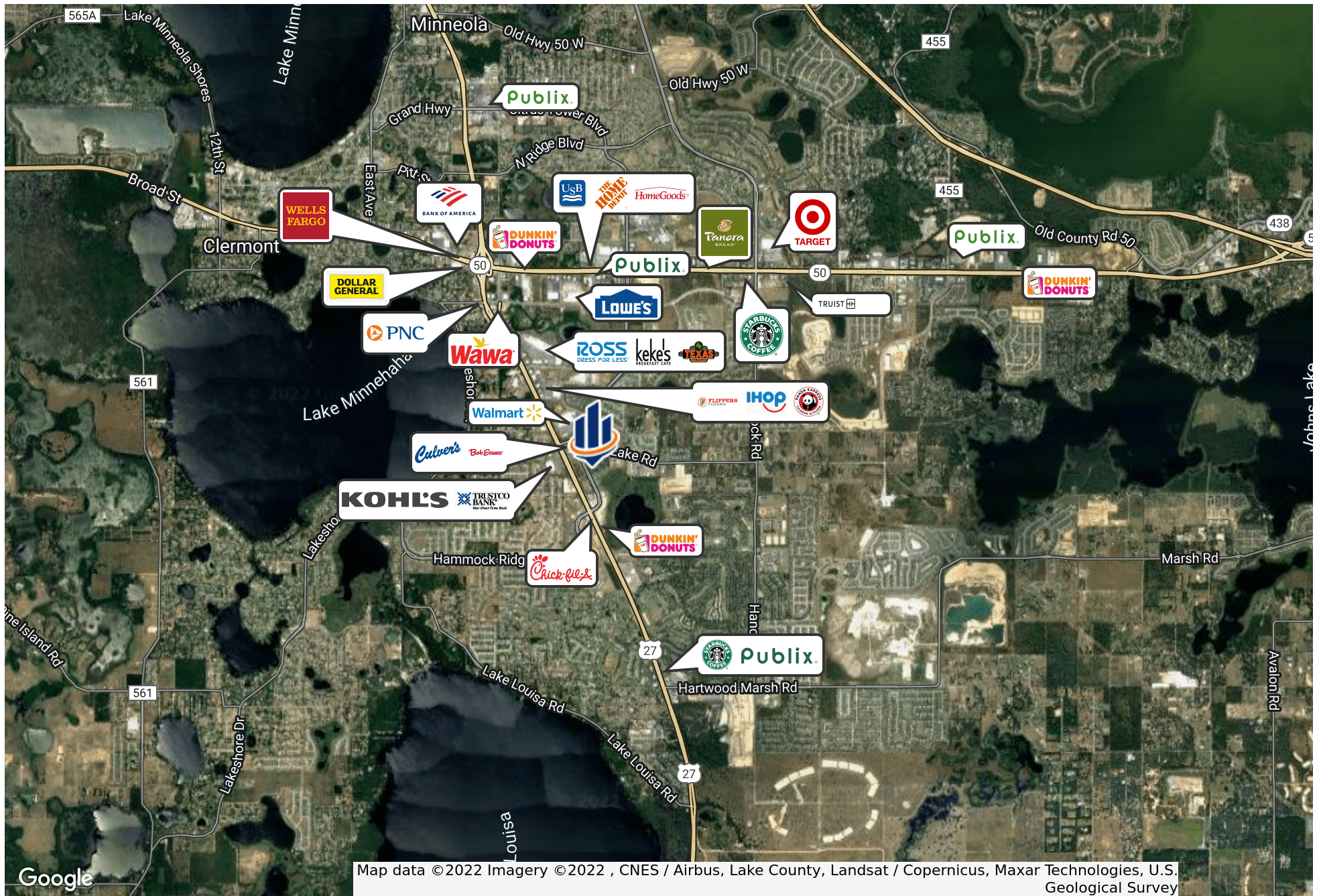
Clermont was founded in 1884 and incorporated in 1916. Clermont is part of the Orlando-Kissimmee-Sanford Metropolitan Statistical Area, located just west of Orlando and north of Walt Disney World. As the largest city in Lake County, Clermont continues to expand along with Central Florida’s growing population.

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.

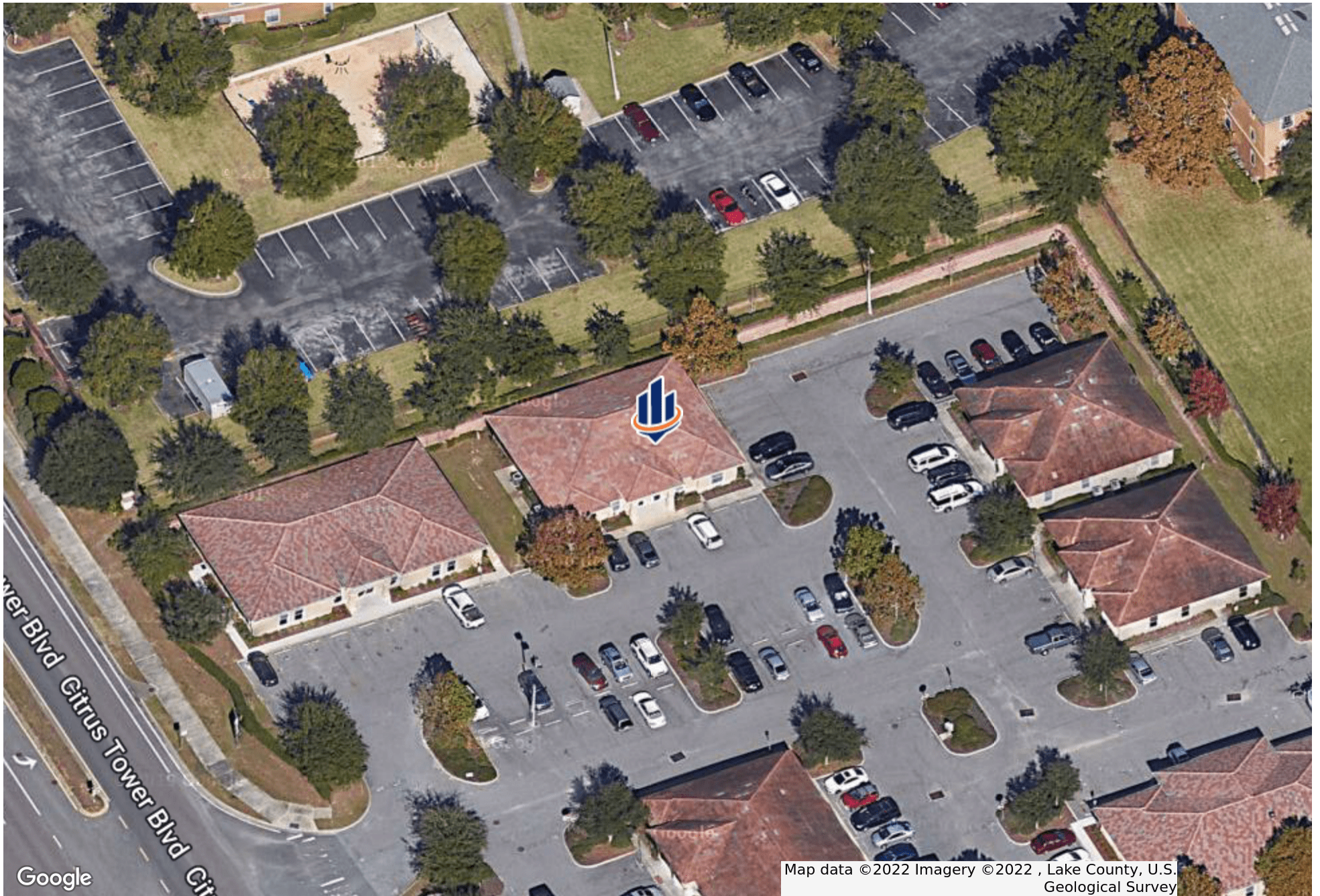
Branded as “The Choice of Champions,” Clermont is becoming a mecca for health and fitness. It is a home or training location for 20 recent Olympians. The city boasts a thriving healthcare industry with world-class orthopedics, cancer treatment, and robotic urologic services.













## CHRISTINA KURTZ-CLARK CCIM, ALC

Senior Advisor

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### PROFESSIONAL BACKGROUND

Christina Kurtz-Clark, CCIM, ALC is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

As a Former restaurant/bakery owner and membership/events coordinator for the South Lake County Florida Chamber of Commerce, Christy has an abundance of knowledge and experience working with business and government.

She was awarded the 2007 Top Producer of Commercial Real Estate for Lake County by the Central Florida Commercial Association of Realtors (CFCAR) and designated as a Certified Commercial Investment Member (CCIM) in 2004. She was awarded the Accredited Land Consultant designation by the Realtors Land Institute in 2008.

Christy is a current member of the Central Florida Commercial Association of Realtors, Realtors Land Institute, Leadership Lake County, South Lake Chamber of Commerce, South Lake Historical Society, South Lake Animal League, and board member of the Asian American Real Estate Association (AREAA) in Central Florida.

### EDUCATION

- 2007 CFCAR "Top Producer"

### MEMBERSHIPS

- CCIM
- RLI
- AREAA- Greater Orlando
- ORRA
- CFCAR
- ICSC

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## CHRIS SETTINERI

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### PROFESSIONAL BACKGROUND

Chris Settineri is an Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

With a background in video production and marketing, Chris puts his creative experience to work in promoting the unique qualities of every listing to a targeted audience.

Chris graduated from Florida Southern with a Bachelor of Science degree in Communications and Business. Before obtaining his real estate license, Chris worked with the commercial research team at SVN Saunders Ralston Dantzler, producing in-depth analytics for commercial properties.

Like many of our agents, Chris enjoys hunting and fishing, and has a deep appreciation for Florida land.

Chris specializes in:

- Commercial Properties
- Development Land
- Recreational Properties

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