100% OCCUPIED INVESTMENT OPPORTUNITY

Kids Central, Inc.

OFFERING MEMORANDUM

First Capital Property Group, as an exclusive broker, is pleased to offer the opportunity to acquire the medical office building located up the road from Orlando Health South Lake Hospital in Clermont, FL.

FIRST CAPITAL Property Group
Commercial Real Estate Services

CORFAC INTERNATIONAL
Affiliate Firm
LOCALLY OWNED. GLOBALLY CONNECTED.

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EXECUTIVE SUMMARY

KIDS CENTRAL, INC.®
Building Better Lives

First Capital Property Group is pleased to present 423 Citrus Tower Blvd Units 101-104 Clermont, FL 34711; a 100% occupied office/retail property located within the new Citrus Tower Blvd Office Park development. This asset is anchored by Kids Central Inc. – Florida Lutheran Services a State of Florida funded leader in child welfare support services. Kids Central Inc.'s long term lease at this location reflects its strategic commitment to the growing Clermont market offering investors stable, creditworthy income from a single tenant net-leased facility.

Positioned within the Citrus Tower Blvd office/retail condo building, this property benefits from over 300 feet of direct frontage and excellent visibility from Citrus Tower Blvd and Mohawk Road. This property is positioned at the center of a dynamic, mixed-use ecosystem comprised of office, medical, retail, and small-bay flex warehouse users—creating a rare convergence of daytime population, employment density, and consumer demand.

Strategically located near the Citrus Tower Blvd Publix anchored power center and one mile from Orlando Health's South Lake Hospital and medical corridor, the property naturally attracts a wide cross-section of people, including professionals, healthcare workers, patients, logistics operators, entrepreneurs, and daily consumers.

OFFERING GLA	LAND AREA	OCCUPANCY
7,200 SF	**0.16 AC**	**100%**
YEAR BUILT	CAP RATE	PRICE
2023	**6%**	**$4,458,000**

HIGHLIGHTS

High Average Income of $113,293 within 10 min drive time of property

Rapidly Growing Submarket with a projected annual growth rate 2.72% through 2028 within five miles of the Property.

Clermont voted "Best City to Live in Central FL" by Orlando Business Journal Readers Choice for 2017

Largest City in Lake County at a population of over 44,800 within the 19 square miles of city limits

2nd Best State for Business in the United States by Chief Executive Magazine (2021)

PROPERTY DESCRIPTION

Address: 423 Citrus Tower Blvd. Units 101 - 104
Clermont, FL 34711

County: Lake County

Zoning: PUD

Land Use Code: 1940 - MEDICAL OFFICE CONDO

Parcel ID: 20-22-26-1000-000-00A01
20-22-26-1000-000-00A02
20-22-26-1000-000-00A03
20-22-26-1000-000-00A04

Land Size: 7,190 SF / 0.16 acres

Building Size: ±7,200 SF

Stories: 1 Floor

Year Built: 2023

Property Type: Class "A" Retail Building

Number of Suites: 4 Suite

Slab/Foundation: Concrete Block Stucco

PROPERTY SNAPSHOT

New Construction with concrete block within the mixed-use development of Citrus Tower Blvd. The building has four front and rear doors allowing the building to be sub-divided for future tenants use.

Located within a property owners association, common area maintenance cost are shared throughout the association and professionally managed with licensed and insured vendors.

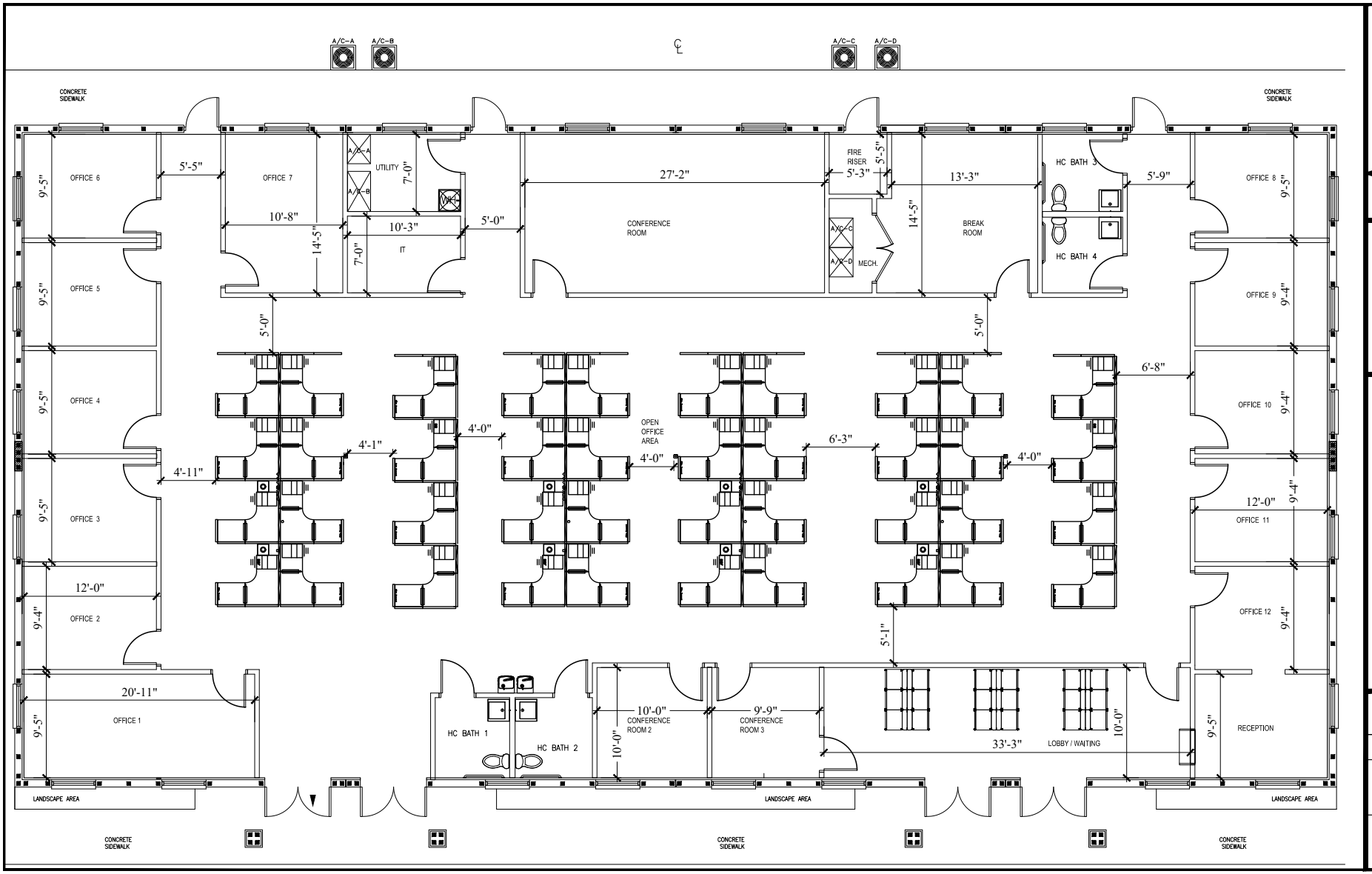
TRAFFIC COUNT
31,000 AADT
US Highway 27

AVERAGE HOUSEHOLD INCOME
$113,293
(10 minute radius)

EMPLOYMENT POPULATION
± 29,823
(10 minute radius)

DAYTIME POPULATION
± 61,627
(10 minute radius)

FLOORPLAN



ALL PHASES DESIGN
C: 321.265.1420
E:allphasesdesign21@gmail.com

PROGRESS PRINT
NOT FOR CONSTRUCTION

423 CITRUS TOWER BLVD
CLERMONT, FL 34711

PRELIMINARY FLOOR PLAN

DRAWING NUMBER
A 1

DATE
08.23.23

LOCATION OVERVIEW

DRIVE TIMES & TRAFFIC COUNTS

5 minutes (1.4 miles)

8 minutes (2.7 miles)

12 minutes (6.8 miles)

16 minutes (11.7 miles)

23 minutes (20.1 miles)

30 minutes (23.3 miles)

Surrounding Businesses

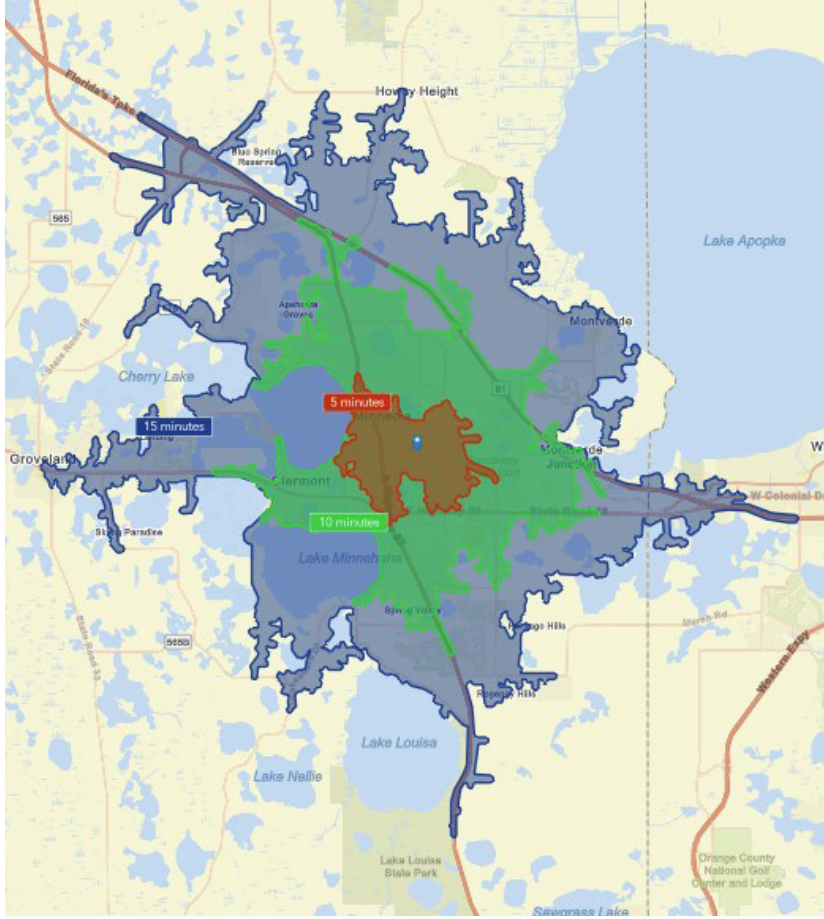
2026	5 Mins	10 Mins	15 Mins
Retail Businesses	74	299	425
Food & Drink Businesses	31	181	243

Average Annual Daily Trips

2025	
Citrus Tower Park Blvd	15,100
US HWY 27	31,000

DEMOGRAPHIC PROFILE

	5 MINS	10 MINS	15 MINS
TOTAL POPULATION	13,572	52,583	111,960
DAYTIME POPULATION	23,614	61,627	105,183
MEDIAN AGE	38.9	39.9	43.1
MALE POPULATION	48.4%	48.7%	49.1%
FEMALE POPULATION	51.6%	51.3%	51.9%
TOTAL HOUSEHOLDS	5,240	19,696	42,790
AVERAGE # OF PERSONS PER HH	2.57	2.65	2.58
AVERAGE HH INCOME	$93,053	$113,293	$127,722
AVERAGE HOUSE VALUE	$390,185	$444,080	$479,233
TOTAL BUSINESSES	634	2,454	3,609
TOTAL EMPLOYEES	14,564	29,823	38,245



THE NEIGHBORHOOD

WEST ORLANDO MARKET: CLERMONT

Clermont is the **largest city in Lake County** at a population of over 44,800 within the 19 square miles of city limits. Located just 20 minutes west of Orlando near major transportation networks, the **picturesque hills and pristine lakes** draw a diverse demographic.

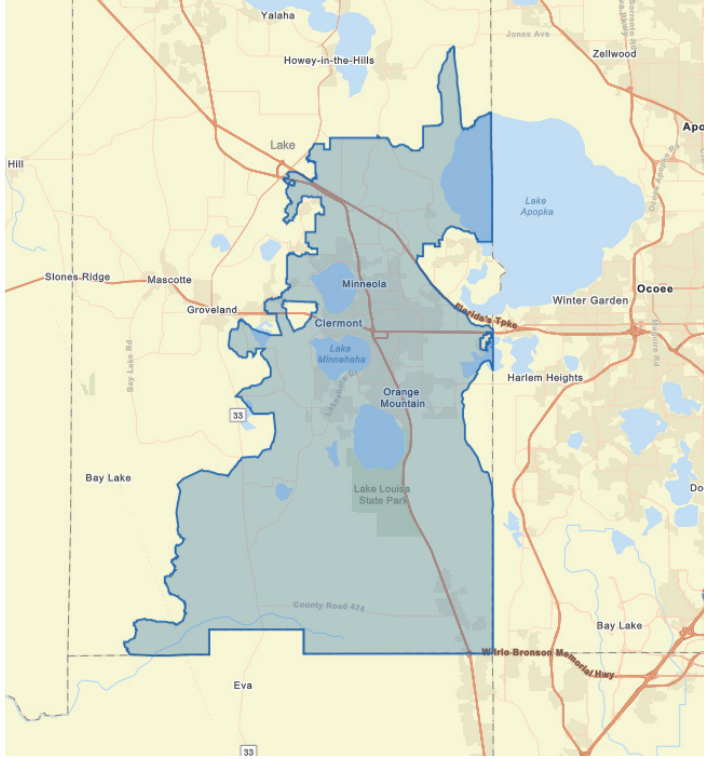
From those who want to be close to Orlando for work, enjoy being close to the **theme parks**, desire an abundance of **outdoor activity** options, want world-class **healthcare** options or top-notch **training opportunities**, Clermont has something for everyone.

Over 23 parks, 3.5 miles of paved trails, 4 piers, a boardwalk, splash pad and boat ramps are some of the **recreation programs, sports and activities** available in the Clermont area.

GROWTH

The area's **low cost of living** coupled with the area's focus on **innovation,** including but not limited to the 18 miles of optical fiber and cutting edge healthcare service options, continues to drive an influx of people moving to the region.

Advent Health invested $35 million into Clermont with their first facility in the region. Located at SR 50 and Citrus Tower Blvd, the campus includes a 19,000 SF ER with 24 patient rooms and a 36,000 SF health park with primary and specialty care practices. The campus helps to **fill the need for specialty physicians** in the area and provide a seamless experience with single check-in, single bill, online forms and overall more convenient experience.



4.01% ANNUAL POPULATION INCREASE SINCE 2010 (ESRI)

2,093 HOUSING UNITS UNDER CONSTRUCTION IN 2018/2019
CLERMONTFL.GOV

DEMOGRAPHICS

Population

POPULATION
± 136,290

PROJECTED ANNUAL GROWTH
2.78%

DAYTIME POPULATION
±116,417

MEDIAN AGE
± 41.3

Income

AVERAGE HOUSEHOLD INCOME
$109,346

AVERAGE DISPOSABLE INCOME
$86,977

AVERAGE NET WORTH
$1,125,104

Employment

EMPLOYEES
40,276

Housing

HOUSEHOLDS
51,514

AVERAGE HOME VALUE
$462,063

WEST ORLANDO MARKET: CLERMONT

± $20,000,000
INVESTMENT INTO DOWNTOWN MASTER-PLAN

± 100 EVENTS DOWNTOWN
ANNUALLY

"TOP 25 PLACES TO RETIRE"
BY MONEY MAGAZINE & FORBES (2016)

"MOST BUSINESS FRIENDLY CITY IN CENTRAL FL"
BY WALLET HUB

"BEST CITY TO LIVE IN CENTRAL FL"
ORLANDO BUSINESS JOURNAL READERS CHOICE, 2017

TOP 15 BEST LAKE TOWNS IN THE U.S.
TRAVEL & LEISURE, 2021

DOWNTOWN MASTER PLAN

The City of Clermont is **investing over $20 million into the award-winning Master Plan** to redevelop the Downtown core which includes over 32 projects. The Master Plan offers insight on how to keep the community growing and continue to maintain Clermont as one of the nations **top places to live and train for the world's elite athletes** tagging Clermont as the "Choice of Champions."

CHOICE OF CHAMPIONS

Clermont is home to the National Training Center which draws athletes from around the world. In the 2020 Tokyo Summer Olympics, at least **eighteen athletes trained in Clermont** and represented ten different countries across various track and field events. These Olympians earned 8 medals.

If Lake County were an independent country, it would have finished in the top three in the final medal count at the 2016 Summer Olympics in Rio de Janeiro. Clermont is also home to the Special Olympics Florida Headquarters, and Sommer Sports, the oldest American owned multi-sport event company. A **10-mile clay loop** also attracts Olympians and residents alike with its scenic views and rolling hills.

THE LEAGUE OF AMERICAN BICYCLISTS since 1880

RRCA RUNNER FRIENDLY COMMUNITY

NTC NATIONAL TRAINING CENTER Sports, Health & Fitness

WEST ORLANDO MARKET: LAKE COUNTY

REAL FLORIDA. REAL CLOSE.

Located 35 minutes to the West of Downtown Orlando, Lake County is 'real close' to all of the Orlando MSA attractions while providing over **1,400 named bodies of water with 10 miles of designated blueways, 950 acres of park land, over 14 miles of paved trails,** dozens of golf courses, unique-to-Florida hills and lake views throughout the county.

Lake County is comprised of four section: Forest Gateway, Northwest Lake, Golden Triangle and South Lake. South Lake, said to be **"a training ground for triathlons and a designated "Runner Friendly Community," bustling South Lake's hills make it a hot spot for athletes"** is within the West Orlando Market and includes Wellness Way and Olympus.

UNIQUE ADVENTURES

Sugarloaf Mountain, the highest point in peninsular Florida is located in South Lake County. This provides unique-to-Florida terrain for runners and bikers, and unique views over the area from the 312 feet above sea level summit.

Lake County has many **adventure options** including: ecotourism, fishing, sea planes, hot air balloons, off-road courses, agritourism (wineries, u-pick farms, and citrus groves), art & museums, antiques & shopping, golfing, equestrian, theatre, spas and more.

BUSINESS FRIENDLY

Lake County is dedicated to being a **premiere destination in Florida for business and industry.** Elevate Lake, the Department of Economic Development, has created an extensive business support system that is aimed at improving business retention and expansion through **assisting businesses in achieving their goals**.

The dedication to ensuring that businesses in Lake County also have a large workforce that is well-trained and highly-skilled drove Elevate Lake to establish a **well built-out partnership program with local training facilities, educational institutions and regional CareerSource** Central Florida representatives. Lake County offers numerous, attractive incentives for new businesses.

VISIT LAKE · REAL FLORIDA. REAL CLOSE.

16.2%
INCREASE IN JOBS IN LAKE COUNTY (2013 - 2018)

23%

TOP 3
FASTEST GROWING COUNTIES IN FL (23% GROWTH BY 2030)

5TH
BEST COUNTY FOR INCOME INVESTMENT

Lake County's population is expected to grow 28% by 2030, according to the University of Florida Bureau of Economic and Business Research.

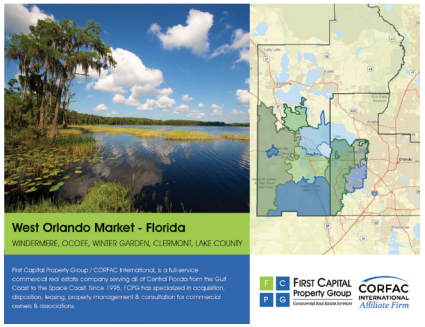
Lake County has 14 municipalities account for over 50% of county's population.

Located 60 miles from 4 international airports or executive airports and within 1.5 hr drive of 3 seaports.

More than 500,000 students enrolled in higher education within 100 mile radius of Lake County.

Lake County's millage rate is one of the lowest in the region making it appealing to existing and prospective business owners.

SURROUNDING MARKET INFORMATION

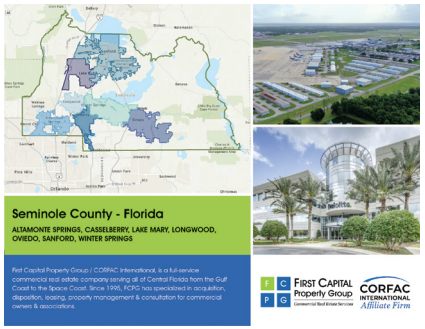


LEARN MORE ABOUT THE SURROUNDING MARKET IN OUR "WHY WEST ORLANDO" PACKET

www.FCPG.com/Why-West-Orlando

LEARN MORE ABOUT THE ORLANDO MARKET IN OUR "WHY ORLANDO" PACKET

www.FCPG.com/WhyOrlando



LEARN ABOUT SEMINOLE COUNTY MARKET IN OUR "WHY SEMINOLE COUNTY"PACKET

www.FCPG.com/Why-Seminole-County

LEARN MORE ABOUT THE SURROUNDING MARKET IN OUR "WHY SOUTHEAST ORLANDO" PACKET

www.FCPG.com/Why-Southeast-Orlando

ASKING PRICE: $4,458,000
CAP RATE: 6%

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