100% OCCUPIED CLASS "A" INVESTMENT OPPORTUNITY

Building 7 within Cross Ridge Exchange

OFFERING MEMORANDUM

First Capital Property Group, as an exclusive broker, is pleased to offer the opportunity to acquire the fully-leased retail building located within the new Cross Ridge Exchange development in Clermont, FL.

FIRST CAPITAL Property Group
Commercial Real Estate Services

CORFAC INTERNATIONAL
Affiliate Firm
Locally Owned. Globally Connected.

TABLE OF CONTENTS

PROPERTY OVERVIEW

Executive Summary..... 3
Property Description..... 4
Tenants..... 5-6
Rent Roll..... 7
Lease Abstract..... 8-9
Location Overview..... 10
Demographic Profile..... 11
Site Map..... 12
The Neighborhood..... 13

MARKET HIGHLIGHTS

Clermont, Florida Highlights..... 14-17

EXECUTIVE SUMMARY

First Capital Property Group is pleased to present 2605 South Hwy 27 Clermont FL 34711; a premier, 100% occupied retail property located within the vibrant Cross Ridge Exchange development.

This asset is anchored by **Brooklyn Water Bagel**, a nationally recognized fast-causal bagel and café franchisor known for its proprietary water filtration process, authentic New York-style bagels, and strong brand loyalty with all-day breakfast appeal. The neighboring tenant is **Superiority Barbershop**, a hair-style destination with a loyal customer base, having another location in South Miami Heights Florida. Both Brooklyn Water Bagel's and Superiority Barbershop's long-term leases at this location reflect their strategic commitment to the growing Clermont market, offering investors stable, creditworthy income from a two-tenant, net-leased facility.

Positioned within the 17-building Cross Ridge Exchange, this property benefits from over 500 feet of direct frontage and excellent visibility from both US Highway 27 and Cross Ridge Road. With over 64,000 AADT, the location is ideally situated to attract strong and consistent traffic.

Strategically located between Walmart Supercenter and BJ's Wholesale Club, and less than one mile from Clermont's primary retail corridor, the property enjoys proximity to major national retailers and is just south of Clermont Landing, a 340,000 SF retail power center.

OFFERING GLA	LAND AREA	OCCUPANCY
2,985 SF	**0.14 AC**	**100%**
YEAR BUILT	CAP RATE	PRICE
2024	**6.0%**	**$2,373,050**

HIGHLIGHTS

New Construction built in 2024 by Schmid Construction, voted "Best Builder/Contractor" for South Lake County

High Average Income of $108,829 within 5 minutes of the 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: 2605 US Highway 27
Clermont, FL 34711

County: Lake County

Zoning: PUD

Land Use Code: 1610 - STRIP CENTER

Parcel ID: 32-22-26-2500-000-00700

Land Size: 6,150 SF / 0.14 acres

Building Size: ±2,985 SF

Stories: 1 Floor

Year Built: 2024

Property Type: Class "A" Retail Building

Number of Suites: 1 Suite

Frontage: ± 500 ft on US HWY 27

Slab/Foundation: Concrete Block Stucco

Parking: 524 Spaces Throughout Development

PROPERTY SNAPSHOT

Brand new construction with concrete block within the highly desirable Cross Ridge Exchange mixed-use development. The building has two front double-doors, 3 back doors, and patio space in the rear.

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
64,000 AADT
US Highway 27

AVERAGE HOUSEHOLD INCOME
$108,829
(5 minute radius)

EMPLOYMENT POPULATION
± 30,737
(10 minute radius)

DAYTIME POPULATION
± 66,200
(10 minute radius)

FOR FULL OFFERING MEMORANDUM, PLEASE FILL OUT THE CONFIDENTIALITY AGREEMENT OR CONTACT BROKERS

615 East Colonial Drive, Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2026 First Capital Property Group, Licensed Real Estate Brokers & Managers.

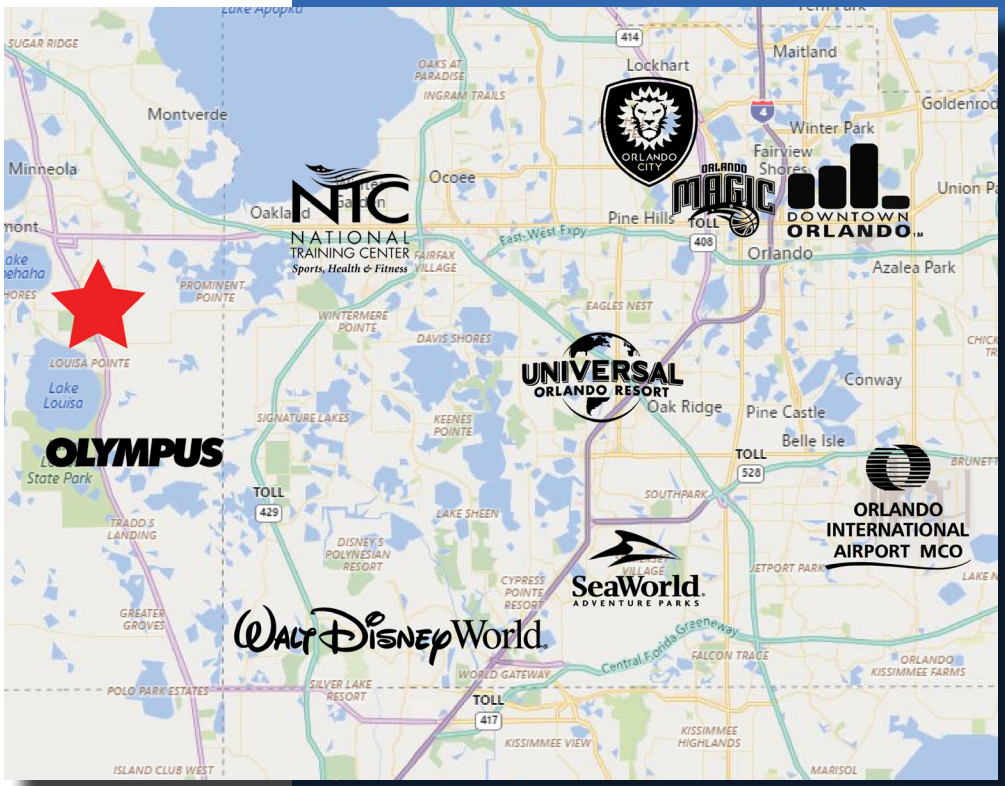
FIRST CAPITAL Property Group

Commercial Real Estate Services

LOCATION OVERVIEW

LOCATION HIGHLIGHTS

- **Prime Visibility & Accessibility:** Located along US Hwy 27 with over 46,500 AADT and 500+ feet of direct frontage, offering exceptional visibility and direct access from both US Highway 27 and Cross Ridge Road
- **Thriving Retail Corridor:** Positioned between Walmart Supercenter and BJ's Wholesale, less than a mile from Clermont's main retail corridor and just south of the 340,000 SF Clermont Landing retail power center
- **Dynamic Market Opportunity:** Situated in one of Central Florida's fastest-growing areas, Clermont, named the "Most Business-Friendly City in Central Florida" for smaller municipalities by WalletHub, providing a stable and high-demand investment environment



DRIVE TIMES & TRAFFIC COUNTS

2 minutes (1.2 miles)

10 minutes (7.5 miles)

12 minutes (7.6 miles)

19 minutes (14.8 miles)

23 minutes (21 miles)

32 minutes (24.6 miles)

Surrounding Businesses

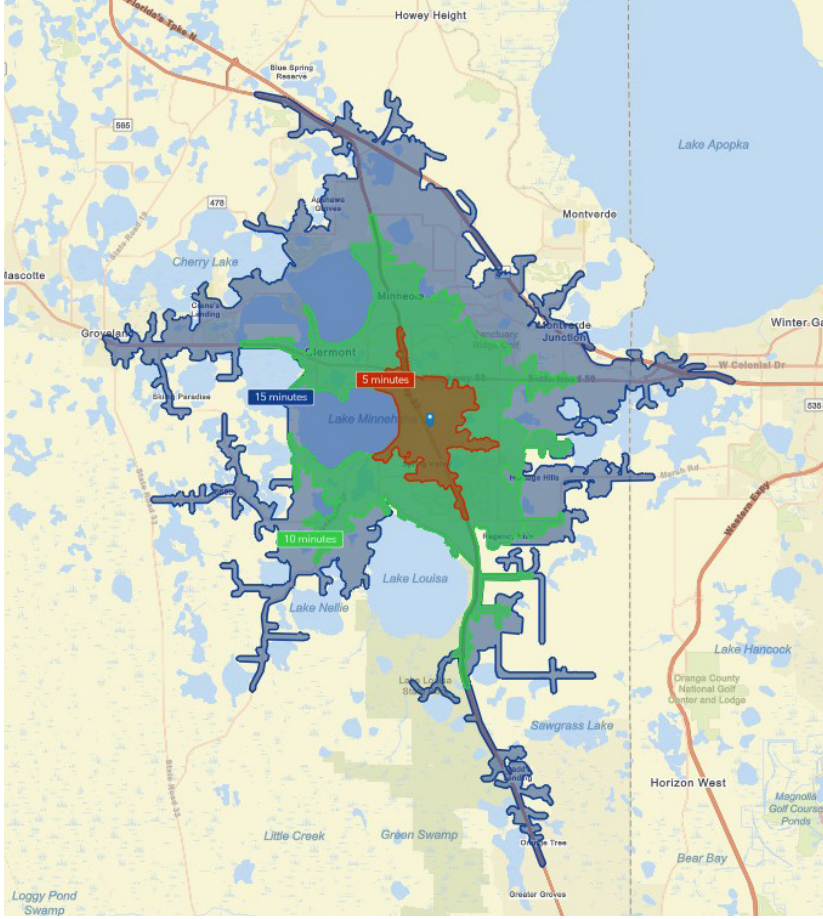
2026	5 Mins	10 Mins	15 Mins
Retail Businesses	78	304	423
Food & Drink Businesses	59	190	240

Average Annual Daily Trips

2025	
Citrus Tower Park Blvd	15,100
US HWY 27	64,000

DEMOGRAPHIC PROFILE

	5 MINS	10 MINS	15 MINS
TOTAL POPULATION	9,888	66,200	105,342
DAYTIME POPULATION	8,213	58,047	113,551
MEDIAN AGE	40.0	43.7	42.1
MALE POPULATION	49.1%	48.5%	48.7%
FEMALE POPULATION	50.9%	51.5%	51.3%
TOTAL HOUSEHOLDS	3,218	22,742	42,790
AVERAGE # OF PERSONS PER HH	2.52	2.53	2.64
AVERAGE HH INCOME	$108,829	$114,192	$126,237
AVERAGE HOUSE VALUE	$423,766	$453,912	$475,431
TOTAL BUSINESSES	638	2,631	3,576
TOTAL EMPLOYEES	11,557	30,737	37,115



SITE MAP

BJ's
CLERMONT
KIDS DENTISTRY
POKÉMOTO
JOSIE'S
HIBACHI
PARLOR DOUGHNUTS
TENKAEO LLC
Scientific
CLOSED
CATHCART BUSINESS SERVICES INC.
PINKY'S NAIL SALON
MAGRUDER LASER VISION
US HWY 27
36,500 AADT
Cross Ridge Road
RHEUMATOLOGY
LIGHT BUSINESS CONSULTING
MASTER
BROOKLYN
Optum
Florida Blue
Walmart
50
W Colonial Dr
27
S HWY 27
Citrus Tower Blvd
BROOKLYN
BAGELS COFFEE DELI

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.

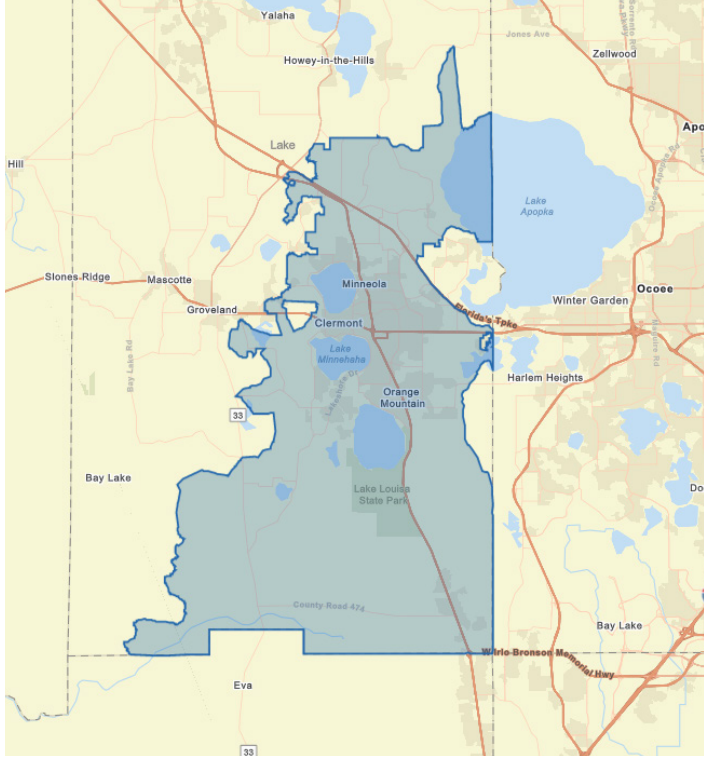
From those who want to be close to Orlando for work, enjoy being close to the **theme parks**, desire an abundance of **outdoor activity** options, want world-class **healthcare** options or top-notch **training opportunities**, Clermont has something for everyone.

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.

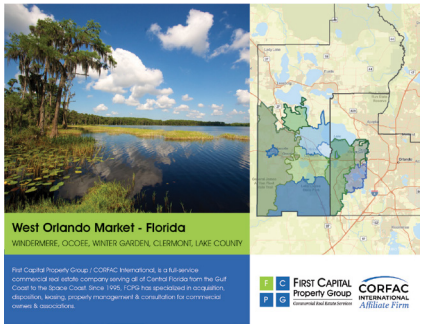
Lake County has 14 municipalities account for over 50% of county's population.

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

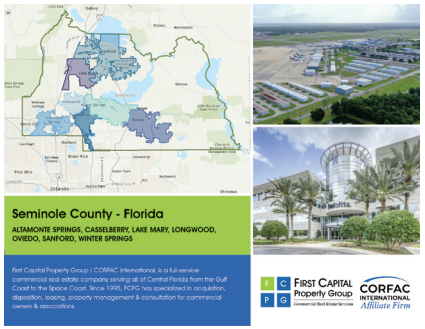


LEARN MORE ABOUT THE SURROUNDING MARKET IN OUR "WHY WEST ORLANDO" PACKET

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: $2,373,050
CAP RATE: 6.0%

Trey Gravenstein
Vice President of Brokerage Services
407.872.0177 ext. 119
Trey@FCPG.com

Michael Castrilli
Vice President of Brokerage Services
407.872.0177 ext. 133
Michael@FCPG.com

FIRST CAPITAL Property Group
Commercial Real Estate Services

CORFAC INTERNATIONAL
Affiliate Firm
LOCALLY OWNED. GLOBALLY CONNECTED.

615 E. Colonial Dr. Orlando, FL | www.FCPG.com

This Offering Memorandum contains select information pertaining to the business and affairs of the above referenced Property. It has been prepared by First Capital Property Group (FCPG). This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller and FCPG. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by FCPG from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness or this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.