

SAUNDERS COMMERCIAL

1,424 SF Office/Retail Building Downtown Clermont

644 West Avenue, Clermont, Florida 34711

Marvin Puryear
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PROPERTY OVERVIEW

Sale Price:	**$950,000**
Property Type:	Office/Retail
Building Size:	1,424 SF
Price / SF:	$667.13
Lot Size:	0.24 Acres
Year Built:	1925/Renovated
Zoning:	CBD-Central Business District (Clermont)
APN:	24-22-25-0100-095-01000

1,424 SF office/retail building situated in the heart of Downtown Clermont's Central Business District, offered on a fully fenced ±0.24-acre site. The property presents a move-in-ready commercial opportunity with significant capital improvements already completed—ideal for an owner-user, professional services occupant, or investment acquisition. This property is currently leased until May 31, 2027.

Building & Site Highlights:
The building has been comprehensively updated, with improvements including new windows, updated HVAC, a replaced roof (2017), modernized plumbing and electrical systems, interior crown molding detailing, and fresh interior and exterior paint. A 30' x 20' accessory storage structure with double garage doors provides operational flexibility uncommon for a building of this size. Front decking with ADA-compliant wheelchair accessibility and rear decking enhance both functionality and curb appeal. The fully fenced site offers six dedicated on-site parking spaces, supplemented by shared street parking—a notable advantage in a downtown CBD setting.

Zoning-CBD (Clermont)-allowed permitted uses:
Retail Business, Personal Service Establishments, Professional Offices, Lodges and Clubs, Restaurants less than 3,000 SF, and Medical Marijuana Dispensaries.



- 1,424 SF office/retail building with a 30x20 accessory storage structure with double garage doors
- Capital improvements have already been completed on the property
- 0.24 acres fully fenced lot
- 6 dedicated on-site parking with shared street parking
- Minutes to US Highway 27, State Road 50, and Florida's Turnpike
- Located in Clermont's actively developing downtown core — the city is investing in infrastructure, streetscaping, and business growth that is driving increased foot traffic and rising property values
- New 12.3-acre Lumberyard District mixed-use development underway: 392 residential units + 55,000 SF of entertainment and commercial space adjacent to Victory Pointe
- Two blocks from the South Lake Trail — part of Florida's nationally designated 250-mile Coast-to-Coast Trail connecting the Gulf to the Atlantic, and a recognized Trail Town asset drawing cyclists, walkers, and visitors year-round
- Two blocks from Lake Minneola Waterfront Park and the Chain of Lakes — with a new fishing pier and boat docking facility under development that will bring waterborne visitors directly into the downtown business district
- National Training Center, Lake-Sumter State College, and Orlando Health South Lake Hospital all nearby



Location & Market Context

The property sits steps from the South Lake Trail, a Rails-to-Trails conversion and the backbone of Clermont's identity as a nationally designated Trail Town. The South Lake Trail connects with the West Orange Trail to create 36 miles of continuous paved multi-use trail, positioning Clermont at the midpoint of Florida's 250-mile Coast-to-Coast Trail linking the Gulf to the Atlantic. This corridor is projected to generate more than $120 million in annual economic impact statewide, and West Avenue properties capture that daily foot and wheel traffic directly. Downtown Clermont's waterfront is anchored by Lake Minneola—the crown jewel of an 11-lake, 10,000-acre Chain of Lakes. A new fishing pier and daytime docking facility are under development to give waterborne visitors direct access to the downtown business district. Boaters, anglers, cyclists, triathletes, and families arrive from across the region, driving local commerce. Additionally, a new 12.3-acre mixed-use development is underway adjacent to Victory Pointe Park, bringing 392 residential units and 55,000 SF of entertainment and commercial space to the immediate area.

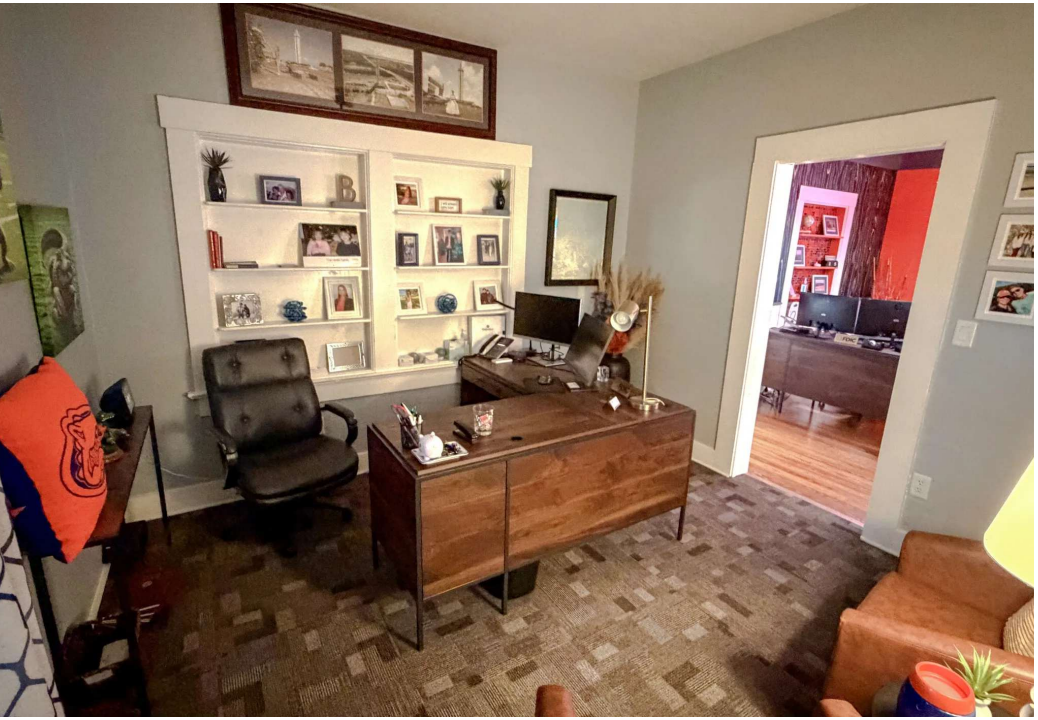
Clermont is designated a "Bicycle Friendly Community," "Runner Friendly Community," and "Trail Town," having drawn world-class endurance events for over 34 years. 644 West Avenue sits at the intersection of it all: the trail, the waterfront, the investment, and the growth. This market continues to attract capital, residents, and commercial activity at an accelerating pace—and this address places an owner or operator precisely at its center.

Strategically positioned minutes from Highway 27, State Road 50, and Florida's Turnpike, this property sits approximately 30 miles west of Orlando in Clermont — one of the fastest-growing cities in Central Florida and the nation

ADDITIONAL PHOTOS









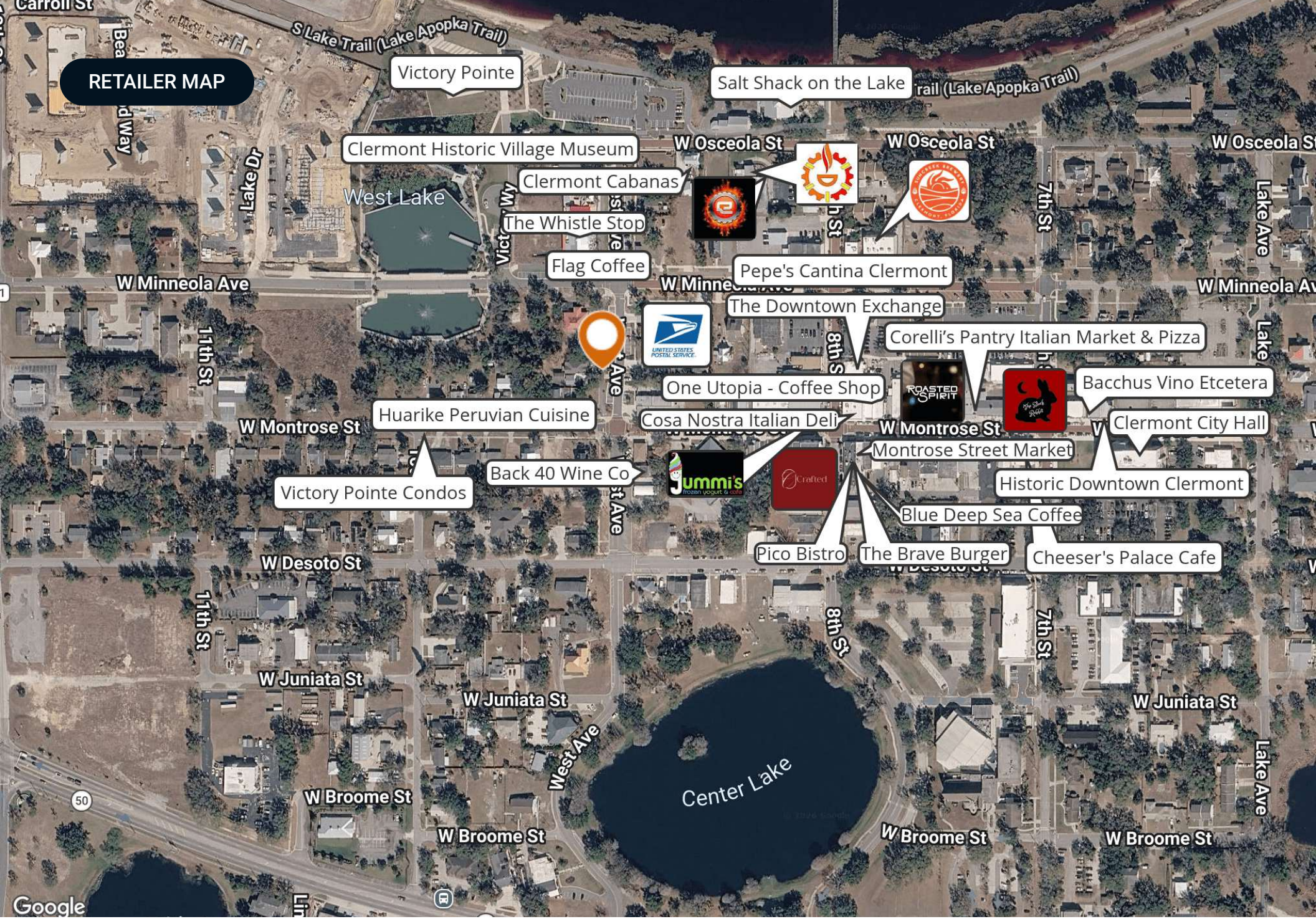
ADDITIONAL PHOTOS

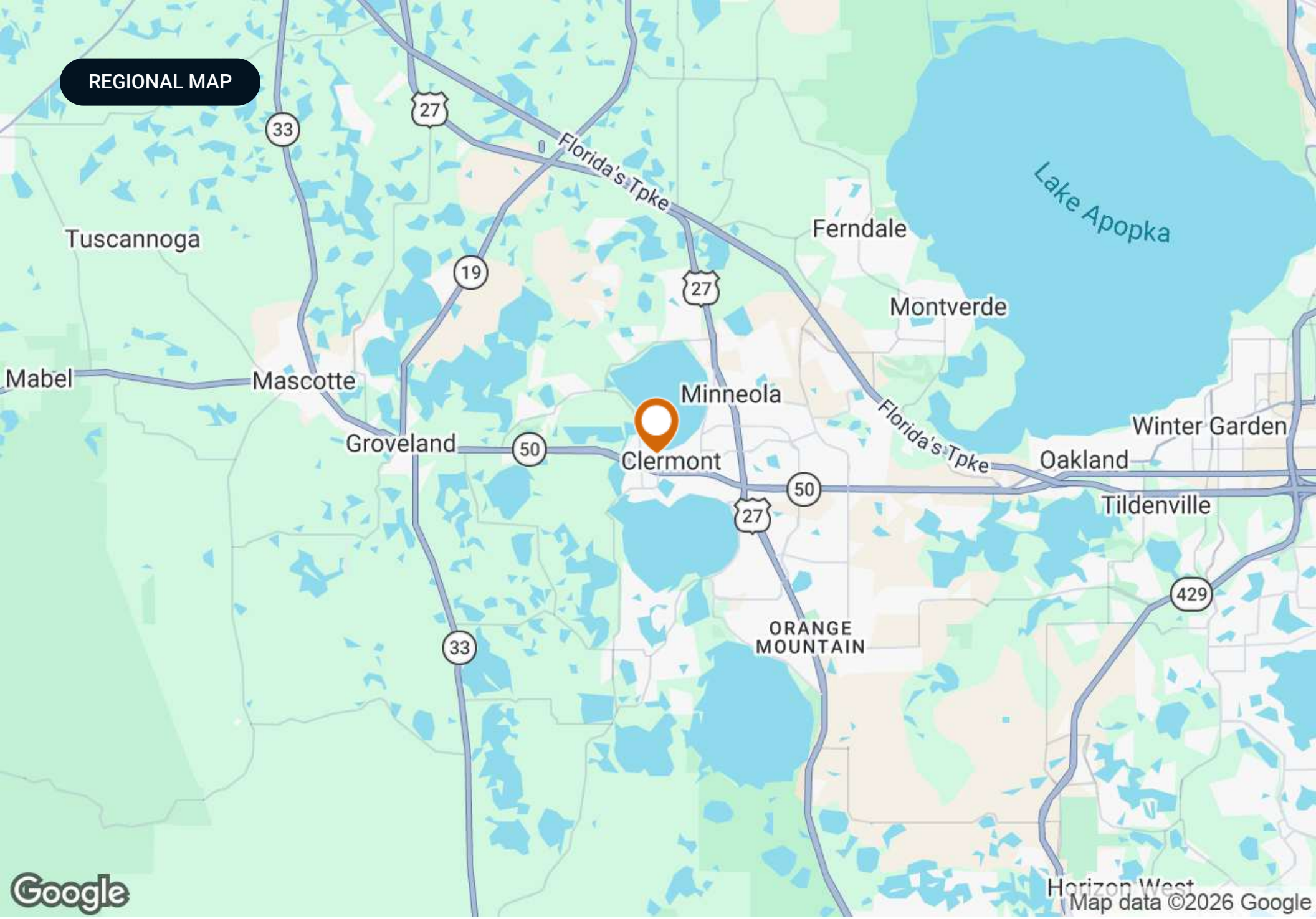


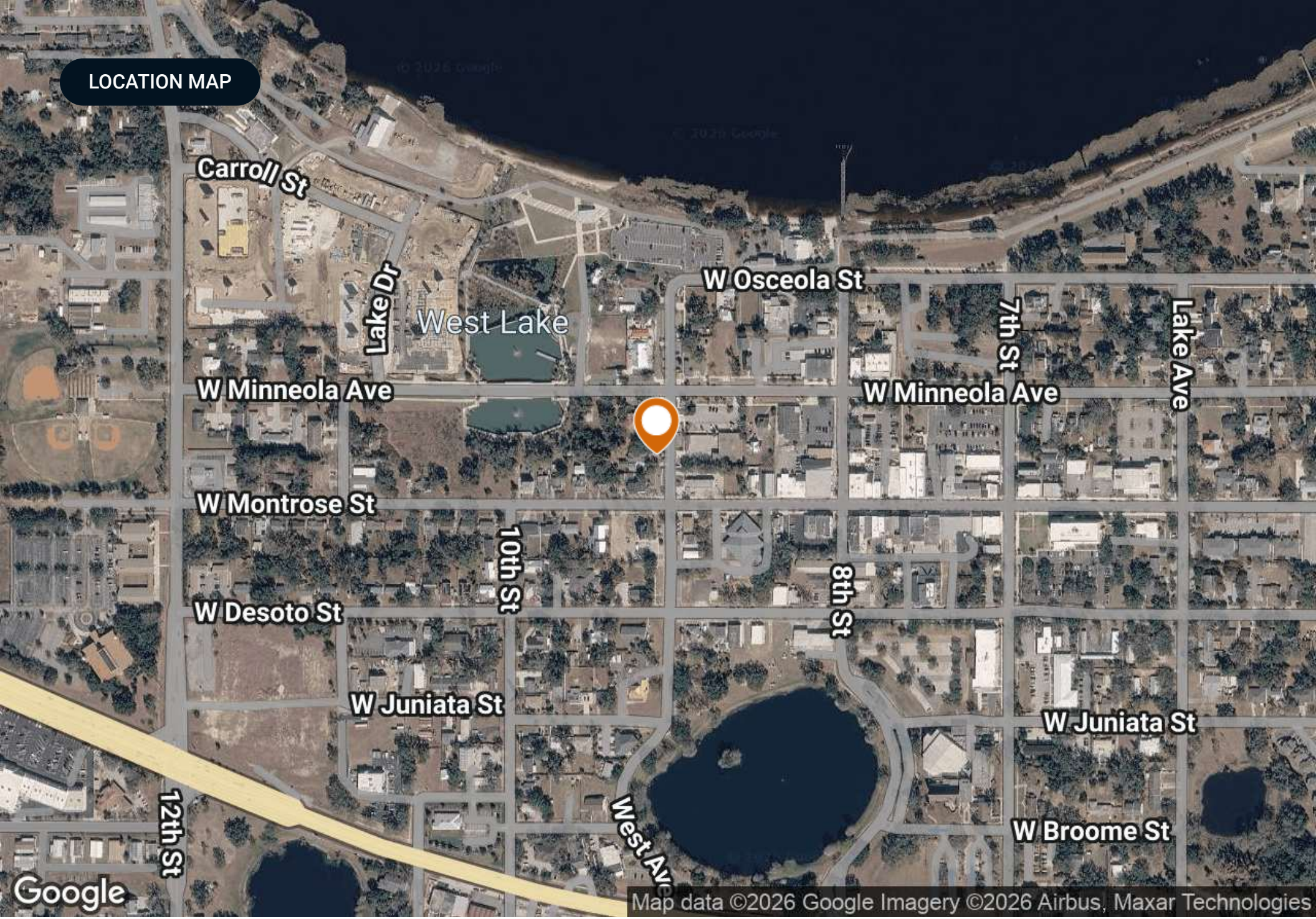







RETAILER MAP
Victory Pointe
Salt Shack on the Lake
Clermont Historic Village Museum
Clermont Cabanas
The Whistle Stop
Flag Coffee
Pepe's Cantina Clermont
The Downtown Exchange
Corelli's Pantry Italian Market & Pizza
One Utopia - Coffee Shop
Bacchus Vino Etcetera
Huarike Peruvian Cuisine
Cosa Nostra Italian Deli
Clermont City Hall
Montrose Street Market
Back 40 Wine Co
Historic Downtown Clermont
Victory Pointe Condos
Blue Deep Sea Coffee
Pico Bistro
The Brave Burger
Cheeser's Palace Cafe
West Lake
Center Lake
S Lake Trail (Lake Apopka Trail)
W Osceola St
W Minneola Ave
W Montrose St
W Desoto St
W Juniata St
W Broome St
11th St
8th St
7th St
Lake Dr
West Ave
Lake Ave
Google


REGIONAL MAP
27
33
Florida's Tpke
Lake Apopka
Tuscannoga
Ferndale
19
27
Montverde
Mabel
Mascotte
Minneola
Florida's Tpke
Winter Garden
Groveland
50
Clermont
Oakland
50
Tildenville
27
429
ORANGE
MOUNTAIN
33
Google
Horizon West
Map data ©2026 Google

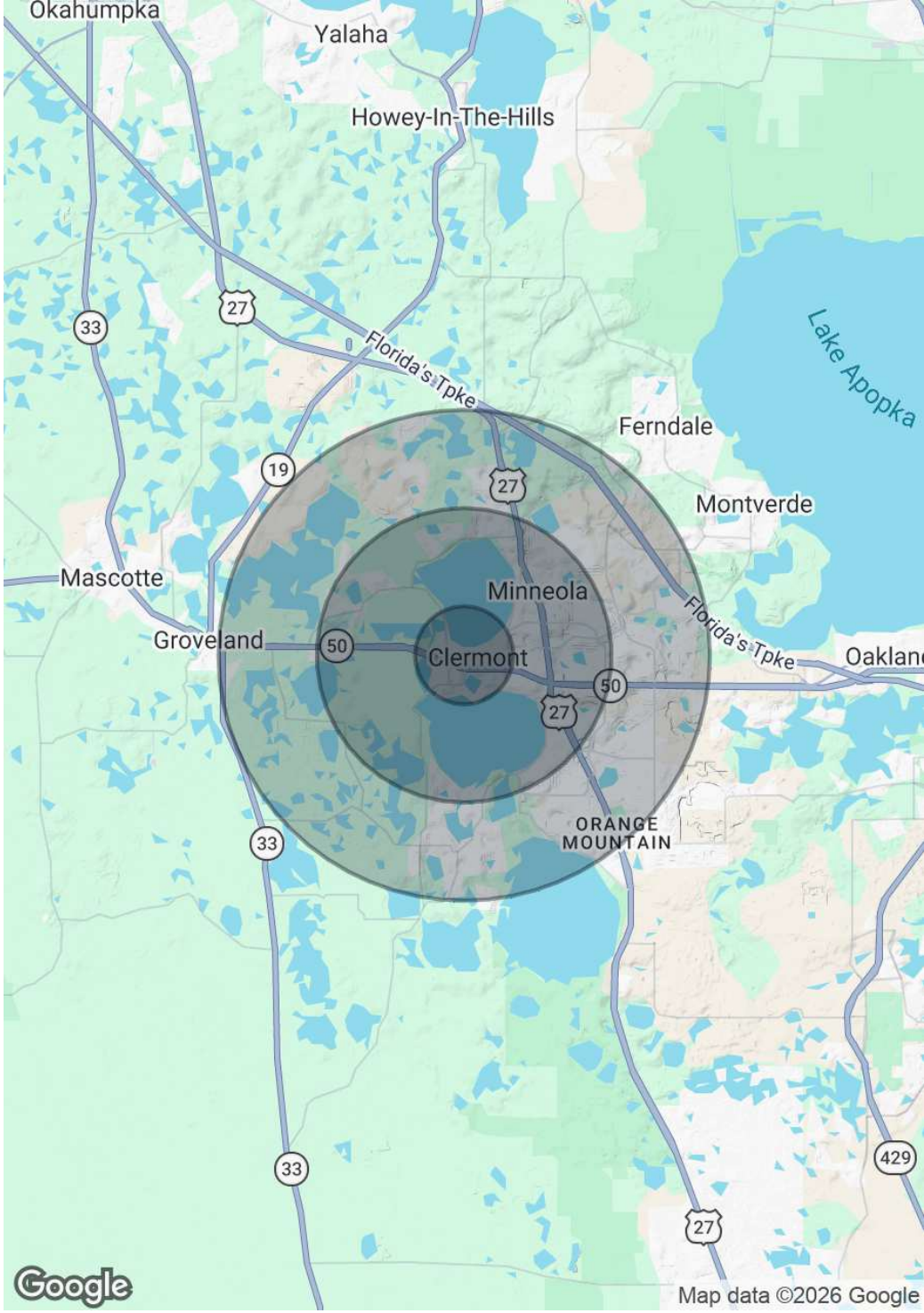

LOCATION MAP
Carroll St
Lake Dr
West Lake
W Osceola St
7th St
Lake Ave
W Minneola Ave
W Minneola Ave
W Montrose St
10th St
8th St
W Desoto St
W Juniata St
W Juniata St
12th St
West Ave
W Broome St
Google
Map data ©2026 Google Imagery ©2026 Airbus, Maxar Technologies

DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
Total Population	3,716	35,914	90,157
Average Age	37.6	39.2	42.3
Average Age (Male)	39.3	37.9	41.5
Average Age (Female)	35.1	39.5	41.8

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,440	12,819	32,030
# of Persons per HH	2.6	2.8	2.8
Average HH Income	$89,791	$100,588	$106,552
Average House Value	$396,619	$374,920	$393,627

2023 American Community Survey (ACS)





Clermont

LAKE COUNTY

Founded	1916
Population	47,823 (2023)
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 Center

Clermont was founded in 1884 and incorporated in 1916. Located just west of Orlando and north of Walt Disney World, Clermont is part of the Orlando-Kissimmee-Sanford Metropolitan Statistical Area. 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 that 'small town' feel they crave. Overall, lifestyle and amenities have been the primary reasons why homebuyers choose to purchase their homes in 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, Clermont is also a prime location for commercial real estate.

Branded as 'The Choice of Champions,' Clermont is becoming a mecca for health and fitness. The city has become a great home or training location for 20 recent Olympians. Keeping health in mind, Clermont also boasts a thriving healthcare industry with world-class orthopedics, cancer treatment, and robotic urologic services.

ADVISOR BIOGRAPHY



Marvin Puryear

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Professional Background

Marvin Puryear is a Senior Advisor at Saunders Real Estate, specializing in development land with a proven track record of large-parcel transactions across Central Florida.

Primarily focused on Lake, West Orange, and surrounding counties, Marvin works at the intersection of institutional-grade deal execution and deep local market intelligence. He represents landowners, developers, and institutional clients in the sale of development land ranging from single-product parcels to multi-use assemblages exceeding 400 acres. Developers, national homebuilders, and major lenders call Marvin first, not because he has the biggest database, but because he knows which deals are viable before a contract is ever drafted.

The Orlando Business Journal has quoted Marvin in more than 58 articles since 2020, more than any other broker in Lake County. He has been the go-to market voice on Clermont growth, the Wellness Way corridor, Groveland industrial demand, and development land absorption across the I-4 west corridor. In 2023, OBJ formally recognized him as a “Power Player.”

Marvin is a preferred commercial broker for many major national and regional banks for REO asset valuation and disposition throughout Central Florida. He has served as an expert witness in large-scale property valuation matters presented before city councils and county commissions throughout the region.

Before joining Saunders Real Estate, Marvin spent 20 years building and running two internationally franchised brokerages simultaneously: ERA Professional Real Estate Services, a 60–80 agent office ranked as high as Top 5 in the United States and Top 50 internationally, and Coldwell Banker Commercial Atlantic Properties,
where he served as Broker of Record and produced consistent top-ranking commercial sales in Lake County. Both firms were sold in 2014.

Prior to his real estate career, Marvin spent 10 years in corporate management in Chicago, including National Marketing Director at Tripp Lite, Operations Manager at CompUSA, and Regional Manager at Lifetouch. That background in national marketing, operations, and regional market strategy runs directly through the way he approaches commercial brokerage today.

Marvin’s practice is built on a single premise: a seller’s land is only worth what a qualified buyer will pay, and a qualified buyer is only found when the asset is properly positioned, priced, and marketed to the right capital sources. He evaluates highest-and-best use before a property goes to market, identifies the buyer pool most likely to close, and structures transactions to minimize contingency exposure and maximize net proceeds.

Marvin specializes in:
• Residential Development
• Commercial Development
• Retail
• Office
• Industrial

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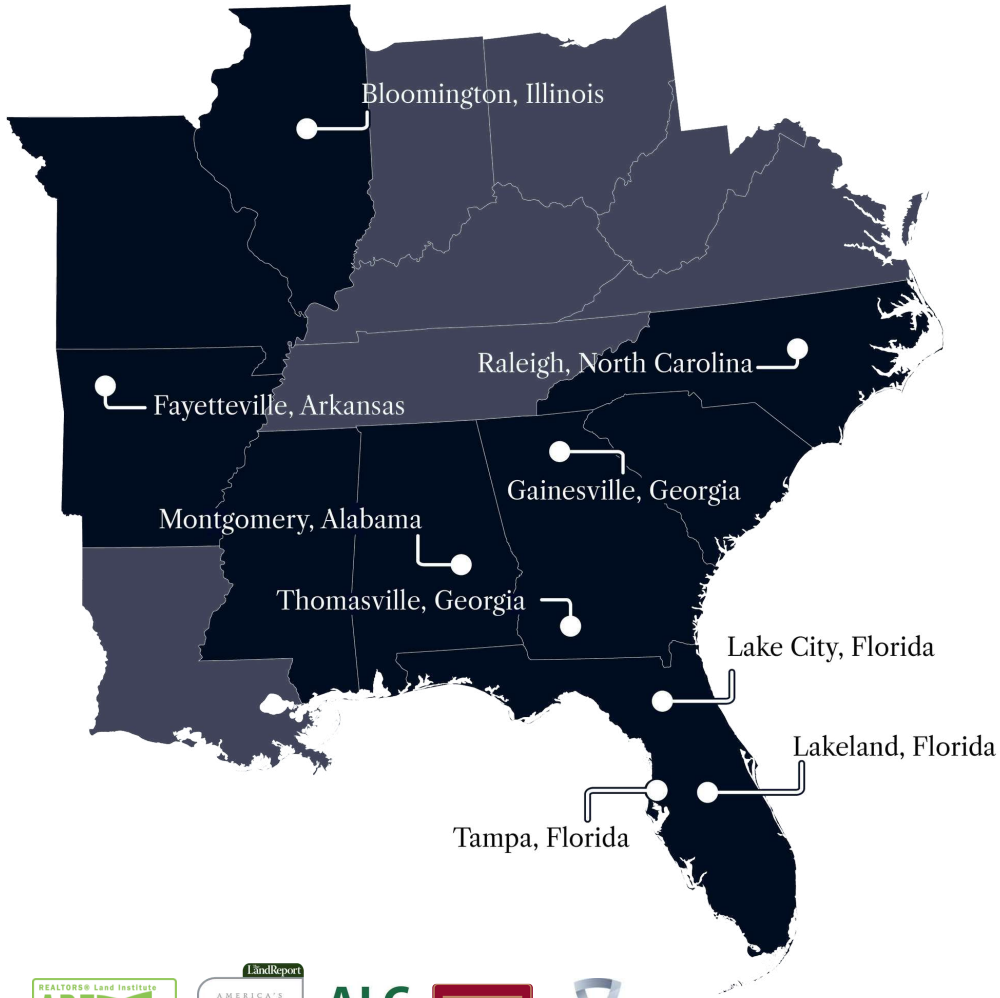
SAUNDERS AUCTIONS

SAUNDERS VALUATIONS

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A LEGACY OF EXCELLENCE

At Saunders Real Estate, we deliver full-service real estate solutions, built on more than 30 years of trusted experience. Our dedicated teams offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



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