# OFFICE LOTS ON SUNRISE PLAZA DR

SUNRISE PLAZA DR
CLERMONT, FL 34741

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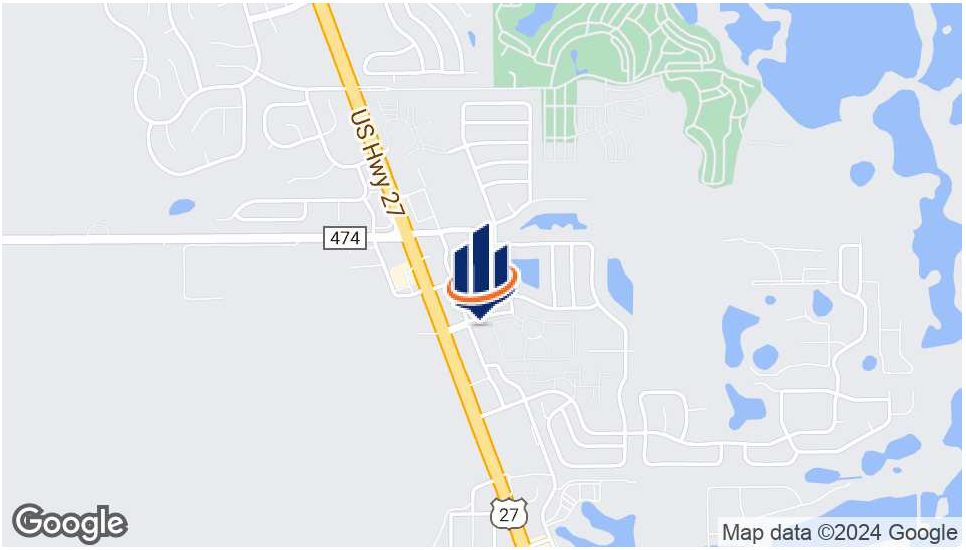
# Property Summary




| | |
|---|---|
| Sale Price (Land Lot) | **$395,000** |

## OFFERING SUMMARY

| | |
|---|---|
| County | Lake |
| Zoning: | PUD |
| Market: | Clermont |
| Submarket: | Four Corners |
| Number of Lots: | 6 |
| Lot Sizes: | 2,500 SF - 2,695 SF |
| Best Use: | Medical/Professional Office |
| APN: | 262426180000H00000 |

## LOCATION OVERVIEW

Active location with high traffic counts and access from both Sunrise Plaza Drive and Sunrise Lakes Blvd, just off US Highway 27. The newly completed South Lake Hospital, Heart of Florida ER, and Advent Health expansion make it a prime location for medical office users.

## PROPERTY HIGHLIGHTS

- 6 individual pads are available
- 2,500-2,695 buildable SF per pad
- Site benefits from access from both Sunrise Lakes Blvd and Sunrise Plaza Drive
- 43,000 ± cars per day on US HWY 27



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# Property Description

## PROPERTY DESCRIPTION

Construction is underway for six individual medical office buildings for sale ranging in size from 2,500 SF to 2,695 SF. This site benefits from high traffic counts on HWY 27, one of Clermont's main commercial corridors, and multiple hospitals in the area. This opportunity delivers optimal suitability for medical/professional office users. The expected delivery date for the structures is September 2021

**The following pricing only includes office land lot. Pricing from the grey shell building will be provided soon:**

Lot 1: 2,500 SF proposed building ($395,000)
Lot 2: 2,500 SF proposed building ($395,000)
Lot 3: 2,530 SF proposed building ($475,000)
Lot 4: 2,530 SF proposed building ($475,000)
Lot 5: 2,695 SF proposed building ($515,000)
Lot 6: 2,695 SF proposed building ($515,000)



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# Land Lots

**# OF LOTS** 6 | **TOTAL LOT SIZE** 2,530 - 2,695 SF | **TOTAL LOT PRICE** $395,000 - $395,000 | **BEST USE**

| STATUS | SUB-TYPE | SIZE | PRICE |
|---|---|---|---|
| Sold | Office | 2,500 SF | $395,000 |
| Sold | Office | 2,500 SF | $395,000 |
| Available | Office | 2,530 SF | $395,000 |
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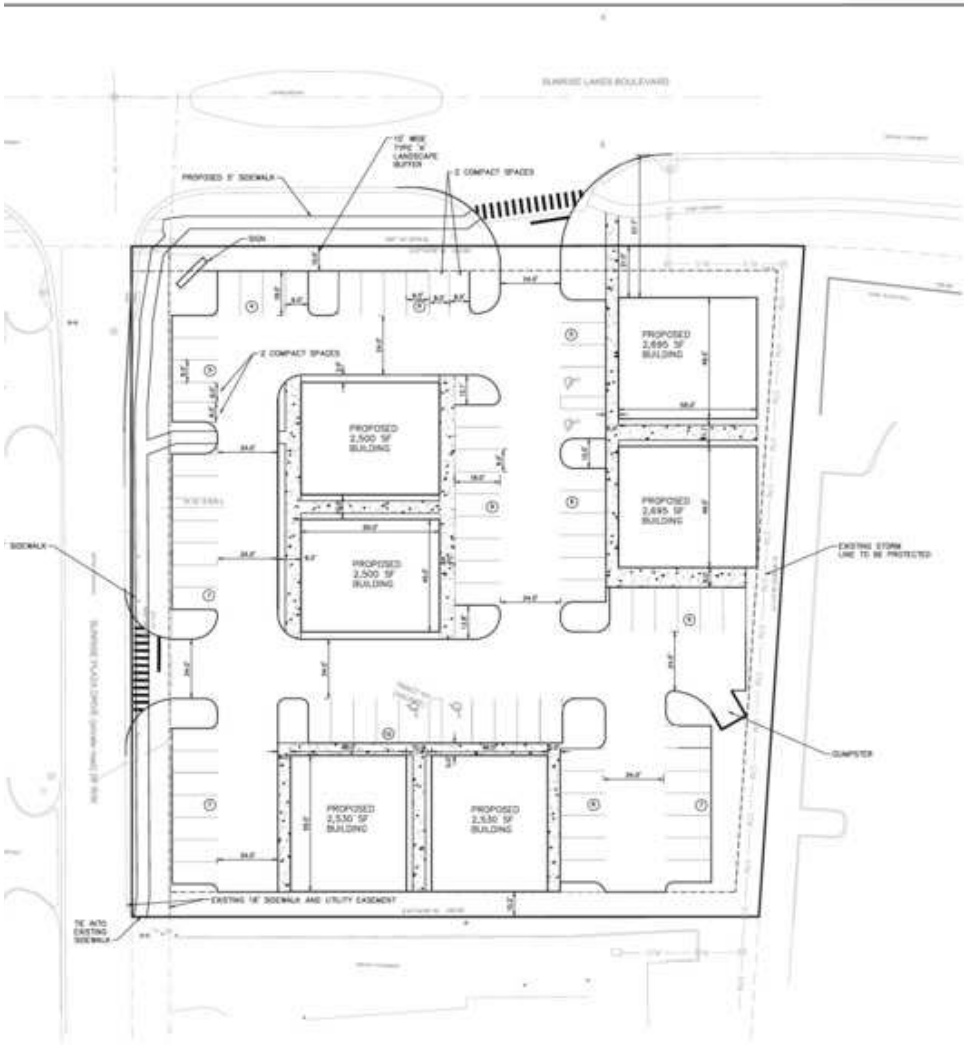




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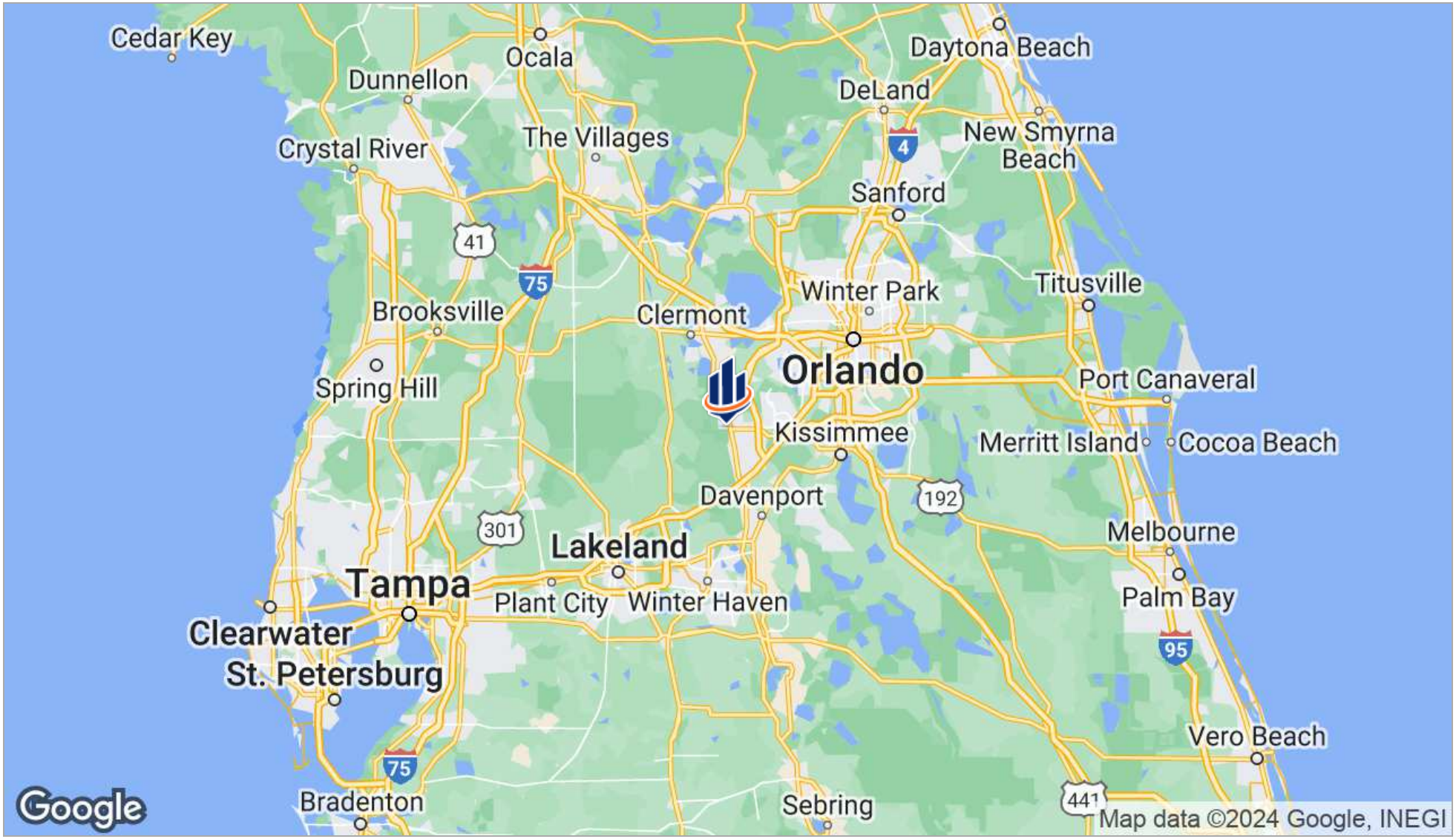
# Regional Map



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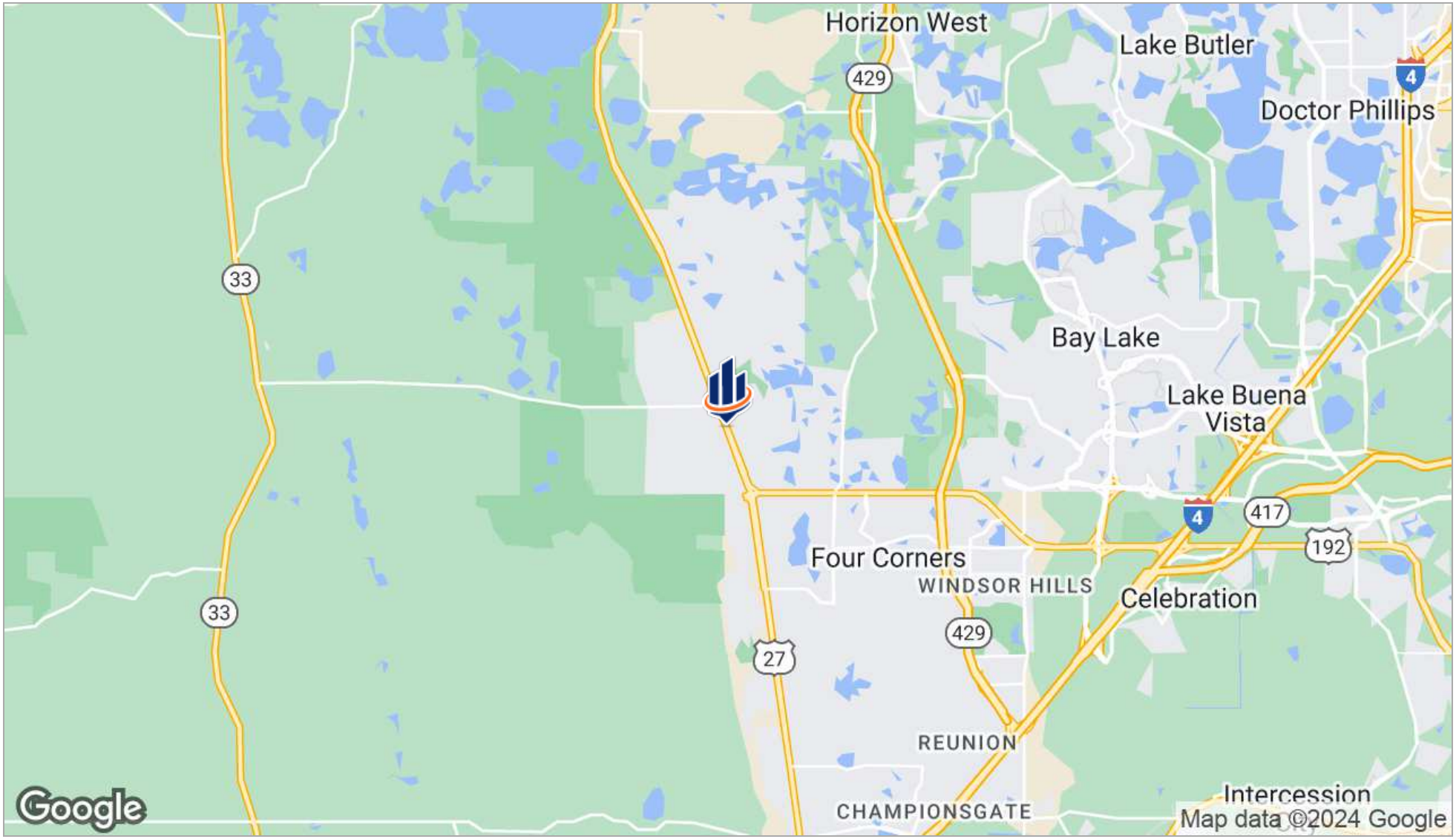
# Location Maps



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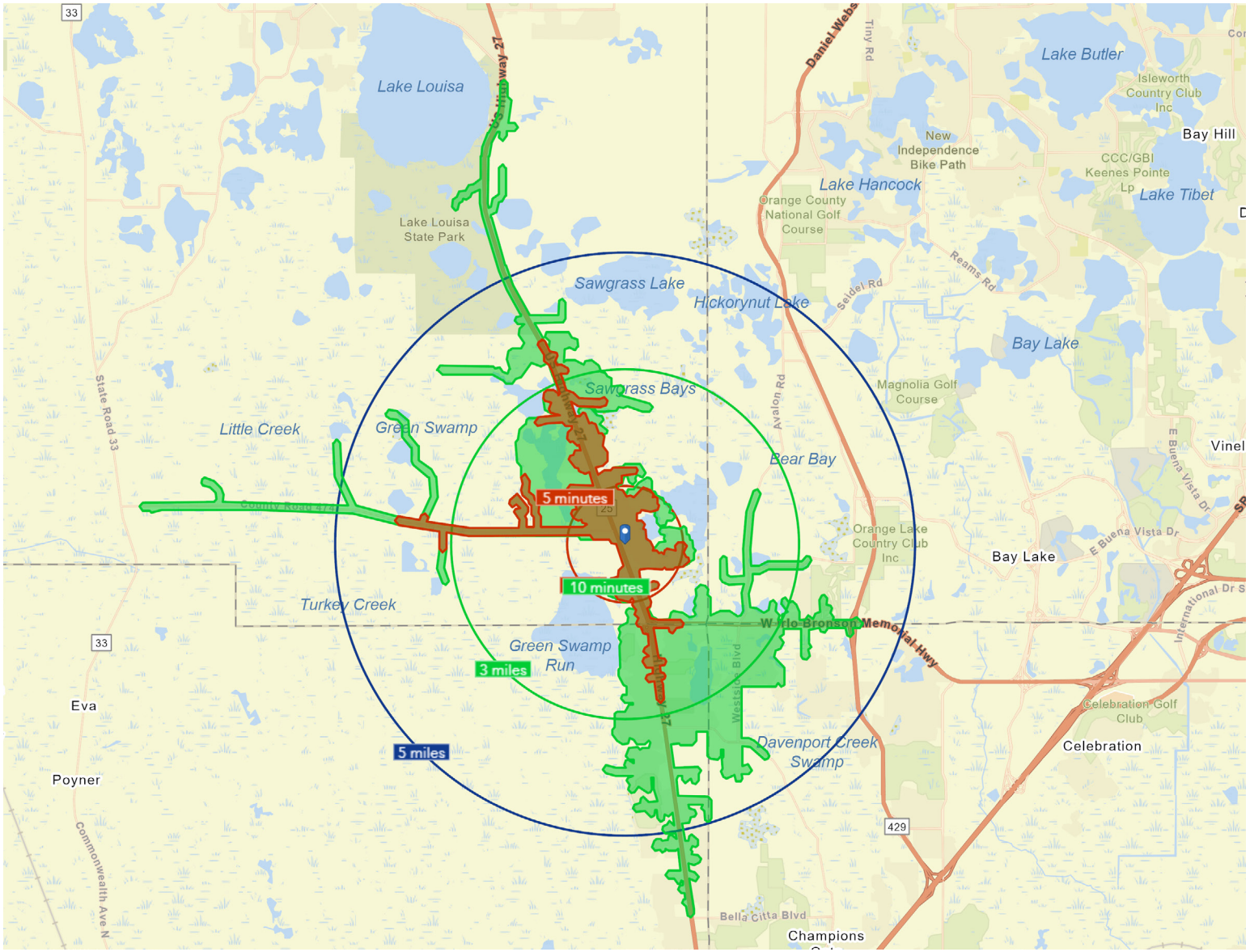
# Benchmark Demographics



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# Benchmark Demographics

| Benchmark Demographics | 1 mile | 3 miles | 5 miles | 5 minutes | 10 minutes | Lake | MSA | FL | US |
|---|---|---|---|---|---|---|---|---|---|
| Population | 5,666 | 27,478 | 37,375 | 8,488 | 26,566 | 356,100 | 2,567,010 | 21,239,528 | 332,417,793 |
| Households | 2,404 | 10,560 | 13,952 | 3,118 | 9,881 | 143,672 | 947,895 | 8,299,404 | 125,168,557 |
| Families | 1,392 | 7,309 | 9,731 | 2,169 | 7,048 | 98,463 | 632,093 | 5,366,533 | 82,295,074 |
| Average Household Size | 2.36 | 2.60 | 2.68 | 2.72 | 2.69 | 2.45 | 2.66 | 2.51 | 2.59 |
| Owner Occupied Housing Units | 686 | 5,946 | 8,204 | 1,561 | 5,801 | 108,832 | 577,679 | 5,375,035 | 79,459,278 |
| Renter Occupied Housing Units | 1,718 | 4,614 | 5,748 | 1,557 | 4,080 | 34,840 | 370,216 | 2,924,369 | 45,709,279 |
| Median Age | 34.9 | 38.0 | 37.8 | 35.4 | 37.6 | 48.00 | 37.50 | 42.50 | 38.50 |

| Trends: 2015 - 2020 Annual Growth Rate | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Population | 2.69% | 2.19% | 2.49% | 1.82% | 2.12% | 1.93% | 2.00% | 1.37% | 0.77% |
| Households | 2.84% | 2.14% | 2.41% | 1.97% | 2.06% | 1.82% | 1.92% | 1.31% | 0.75% |
| Families | 2.70% | 2.04% | 2.31% | 1.81% | 1.99% | 1.76% | 1.87% | 1.26% | 0.68% |
| Owner HHs | 3.17% | 2.34% | 2.62% | 2.03% | 2.41% | 2.12% | 2.23% | 1.60% | 0.92% |
| Median Household Income | 0.94% | 1.25% | 1.31% | 0.94% | 1.31% | 1.95% | 2.35% | 2.37% | 2.70% |

| Households by Income | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| <$15,000 | 9.30% | 8.50% | 8.30% | 8.70% | 8.30% | 10.10% | 10.40% | 11.10% | 10.70% |
| $15,000 - $24,999 | 12.40% | 9.50% | 8.90% | 8.80% | 8.90% | 11.30% | 9.80% | 10.10% | 9.00% |
| $25,000 - $34,999 | 15.10% | 9.70% | 9.50% | 10.10% | 8.90% | 9.70% | 9.40% | 10.10% | 8.90% |
| $35,000 - $49,999 | 12.40% | 15.60% | 15.60% | 12.80% | 15.40% | 16.10% | 14.40% | 14.40% | 12.40% |
| $50,000 - $74,999 | 23.60% | 24.50% | 24.00% | 29.20% | 24.70% | 20.10% | 18.90% | 18.50% | 17.50% |
| $75,000 - $99,999 | 8.20% | 13.20% | 13.80% | 11.70% | 14.00% | 13.00% | 12.40% | 12.30% | 12.60% |
| $100,000 - $149,999 | 15.80% | 13.50% | 13.70% | 14.60% | 14.20% | 12.60% | 13.50% | 12.80% | 15.10% |
| $150,000 - $199,999 | 1.80% | 3.40% | 3.80% | 3.20% | 3.60% | 4.20% | 5.40% | 5.00% | 6.50% |
| $200,000+ | 1.30% | 2.10% | 2.30% | 0.90% | 2.00% | 2.90% | 5.80% | 5.70% | 7.30% |
| | | | | | | | | | |
| Median Household Income | $50,512 | $54,752 | $55,693 | $55,609 | $56,148 | $52,376 | $55,875 | $54,238 | $60,548 |
| Average Household Income | $61,303 | $67,983 | $69,640 | $65,488 | $69,123 | $69,078 | $79,437 | $78,335 | $87,398 |
| Per Capita Income | $25,236 | $25,317 | $25,645 | $23,421 | $25,111 | $27,921 | $29,413 | $30,703 | $33,028 |

| Population by Age | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 0 - 4 | 6.70% | 6.40% | 6.40% | 7.00% | 6.60% | 5.00% | 5.80% | 5.20% | 6.00% |
| 5 - 9 | 6.60% | 6.60% | 6.50% | 7.40% | 6.70% | 5.20% | 5.90% | 5.40% | 6.10% |
| 10 - 14 | 6.20% | 6.20% | 6.20% | 6.90% | 6.40% | 5.40% | 6.00% | 5.60% | 6.30% |
| 15 - 19 | 5.80% | 5.70% | 5.60% | 6.50% | 5.80% | 5.00% | 6.20% | 5.60% | 6.30% |
| 20 - 24 | 6.40% | 5.50% | 5.70% | 5.70% | 5.50% | 4.60% | 7.30% | 6.10% | 6.70% |
| 25 - 34 | 18.40% | 15.00% | 15.30% | 16.00% | 15.20% | 10.90% | 15.60% | 13.30% | 14.00% |
| 35 - 44 | 16.20% | 14.30% | 14.30% | 15.40% | 14.20% | 10.40% | 12.80% | 11.70% | 12.60% |
| 45 - 54 | 12.80% | 12.10% | 12.30% | 12.80% | 12.20% | 11.70% | 12.70% | 12.50% | 12.50% |
| 55 - 64 | 10.30% | 10.70% | 10.90% | 10.60% | 10.60% | 14.10% | 12.40% | 13.70% | 13.10% |
| 65 - 74 | 7.30% | 10.00% | 9.70% | 8.40% | 9.70% | 15.30% | 9.20% | 11.70% | 9.70% |
| 75 - 84 | 2.70% | 6.00% | 5.60% | 2.80% | 5.70% | 8.90% | 4.50% | 6.50% | 4.70% |
| 85+ | 0.60% | 1.50% | 1.40% | 0.60% | 1.40% | 3.30% | 1.70% | 2.80% | 2.00% |

| Race and Ethnicity | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| White Alone | 68.50% | 70.10% | 70.50% | 67.70% | 69.50% | 78.60% | 66.10% | 72.70% | 69.60% |
| Black Alone | 10.50% | 9.80% | 9.50% | 10.80% | 10.00% | 11.00% | 17.30% | 16.50% | 12.90% |
| American Indian Alone | 0.40% | 0.60% | 0.60% | 0.60% | 0.60% | 0.50% | 0.40% | 0.40% | 1.00% |
| Asian Alone | 2.60% | 2.70% | 2.90% | 3.00% | 2.70% | 2.10% | 4.50% | 2.90% | 5.80% |
| Pacific Islander Alone | 0.10% | 0.20% | 0.20% | 0.20% | 0.20% | 0.10% | 0.10% | 0.10% | 0.20% |
| Some Other Race Alone | 13.40% | 12.30% | 12.00% | 13.10% | 12.60% | 4.90% | 7.70% | 4.50% | 7.00% |
| Two or More Races | 4.40% | 4.30% | 4.30% | 4.60% | 4.40% | 2.90% | 3.90% | 3.10% | 3.50% |
| Hispanic Origin (Any Race) | 42.60% | 40.20% | 40.00% | 43.10% | 40.90% | 16.60% | 32.00% | 26.60% | 18.60% |



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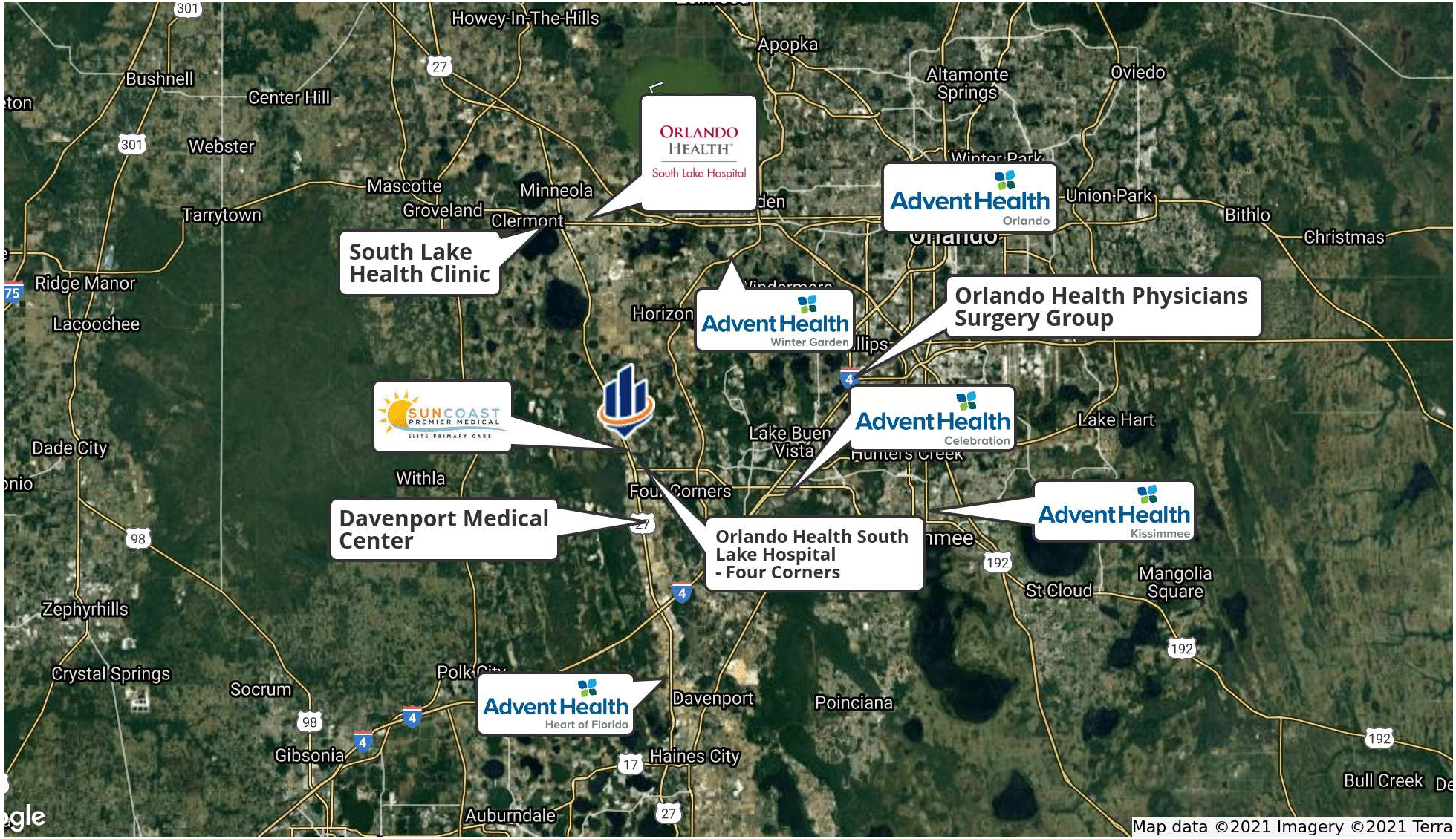
# Medical Market



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# Market Area

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# Neighborhood

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# Site Aerial

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# Additional Photos

Access point (Sunrise Lakes Blvd) serves as the entrance from US 27 to multiple residential neighborhoods



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# Additional Photos

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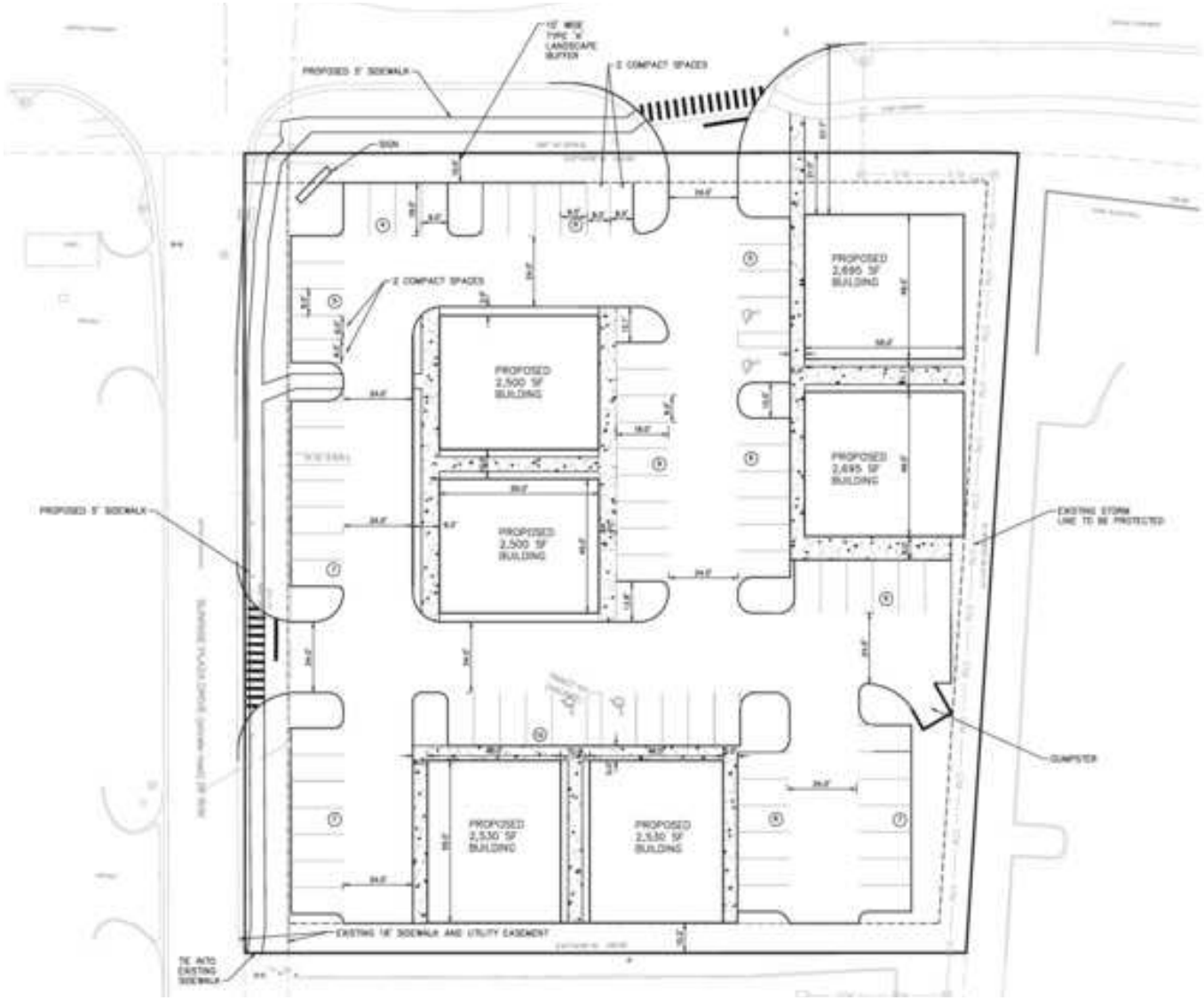
# Site Plan




PARCEL ID: 26-24-26-1800-00H-00000

PROPERTY OWNER: SUNRISE PLAZA H LLC

PROPERTY LOCATION: SUNRISE PLAZA DR, CLERMONT, FL 34711

ZONING: PUD

PROJECT AREA: 1.62 ACRE

TOTAL MEDICAL BUILDING SF: 15,450 SF

PROPOSED IMPERVIOUS AREA: 1.27 AC

PROPOSED IMPERVIOUS PERCENTAGE: 78%

EXISTING MASTER DRAINAGE PLAN SJRWMD PERMIT NO. 40-069-70012

| IMPERVIOUS CALCULATIONS | |
|---|---|
| PUD PROPERTY AREA | = 109.79 AC |
| PUD EXISTING IMPERVIOUS AREA PERCENTAGE | = 52.2% |
| PROPOSED IMPERVIOUS AREA | = 1.27 AC |
| PROPOSED PUD IMPERVIOUS AREA PERCENTAGE | = 53.3% |
| MAXIMUM ALLOWABLE IMPERVIOUS AREA PERCENTAGE PER PUD | = 60% |

* EXISTING AREA AND PERCENTAGE IMPERVIOUS FOUND IN SJRWMD ARCHIVES

BUILDING SETBACKS:

FRONT: 50' FROM ROAD & 15' FROM R/W
SIDE & REAR: 10'

LAKE COUNTY PARKING CALCULATIONS:

MEDICAL AREA REQUIRES 1 SPACE PER 200 S.F.

15,450 SF BUILDING REQUIRES 78 PARKING SPACES. 78 SPACES ARE PROPOSED

Kimley»Horn

CONCEPTUAL SITE PLAN



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# Advisor Bio

**CHRISTINA KURTZ-CLARK CCIM, ALC**

Senior Advisor

christina.kurtzclark@svn.com
**Direct:** *877.518.5263 x420* | **Cell:** *352.223.0817*


## PROFESSIONAL BACKGROUND

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




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# Advisor Bio

**Direct:** | **Cell:**



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