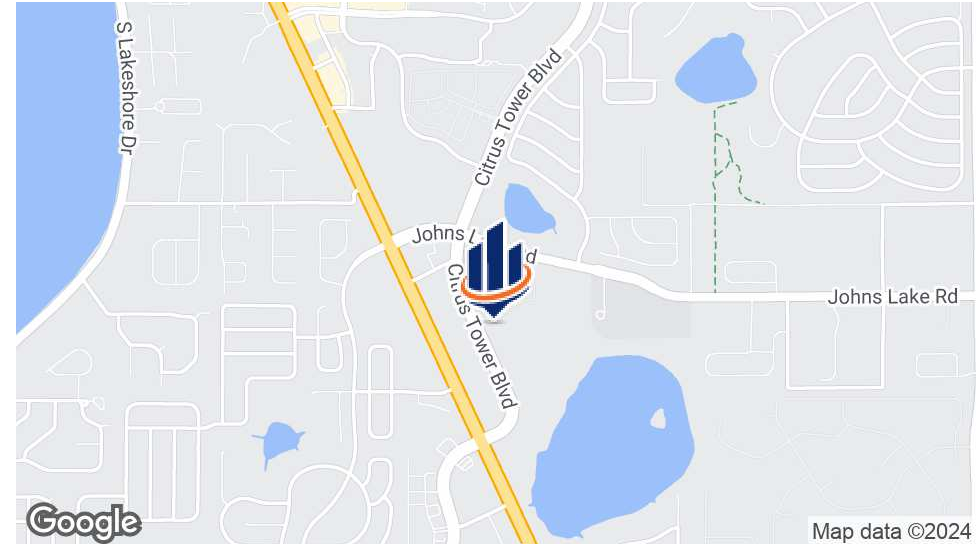


CITRUS TOWER BLVD MEDICAL BUILDING

3105 CITRUS TOWER BLVD
CLERMONT, FL 34711

Christina Kurtz-Clark CCIM, ALC
Senior Advisor
877.518.5263 x420 | 352.223.0817
christina.kurtzclark@svn.com

Property Summary



Sale Price

\$1,300,000

OFFERING SUMMARY

Building Size:	2,995 ± SF
Price / SF:	\$434.06
Cap Rate:	3.85%
NOI:	\$50,000
Taxes:	\$8,692.58 (2021)
Year Built:	2010
APN:	322226130100000300
Zoning:	PUD

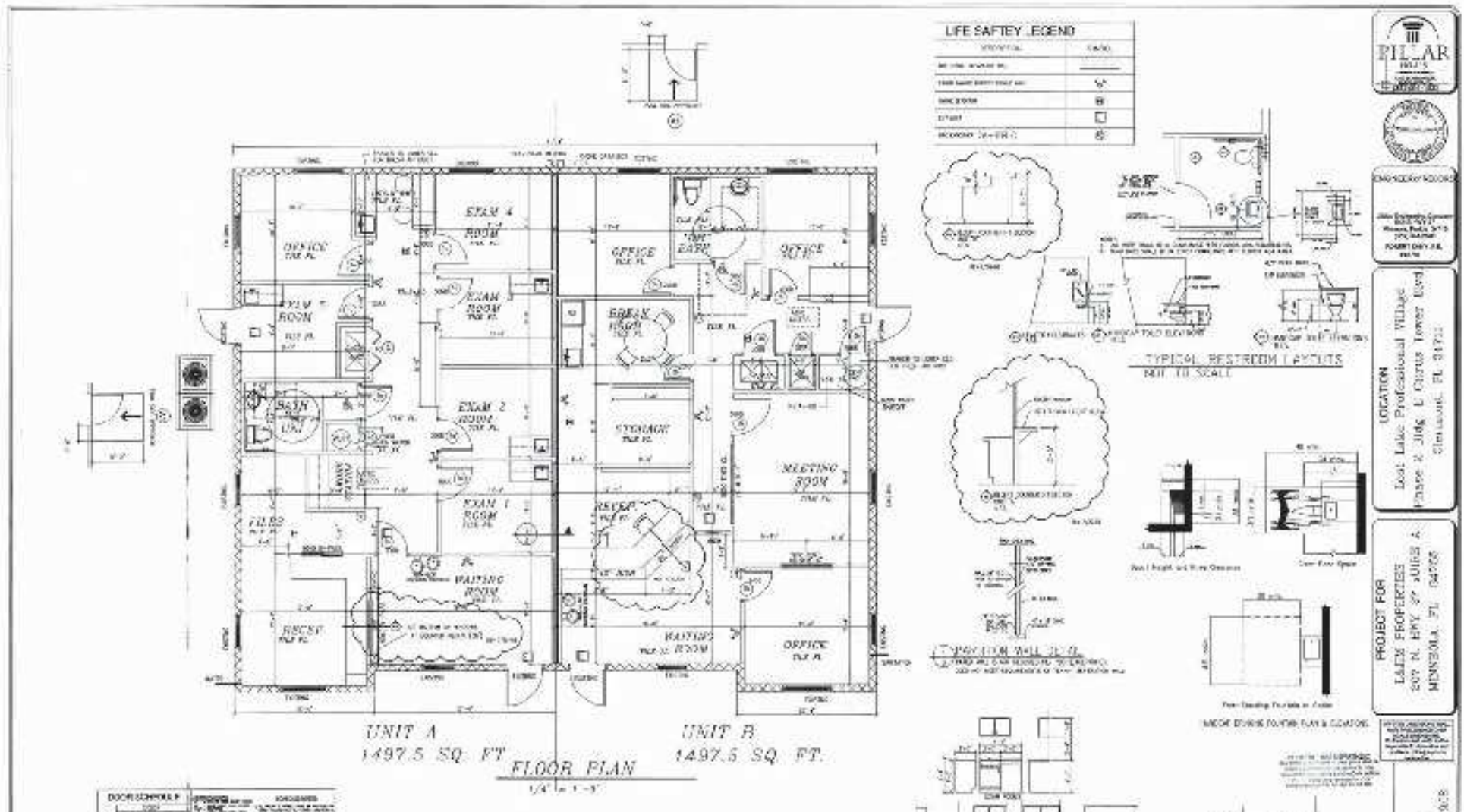
PROPERTY OVERVIEW

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.

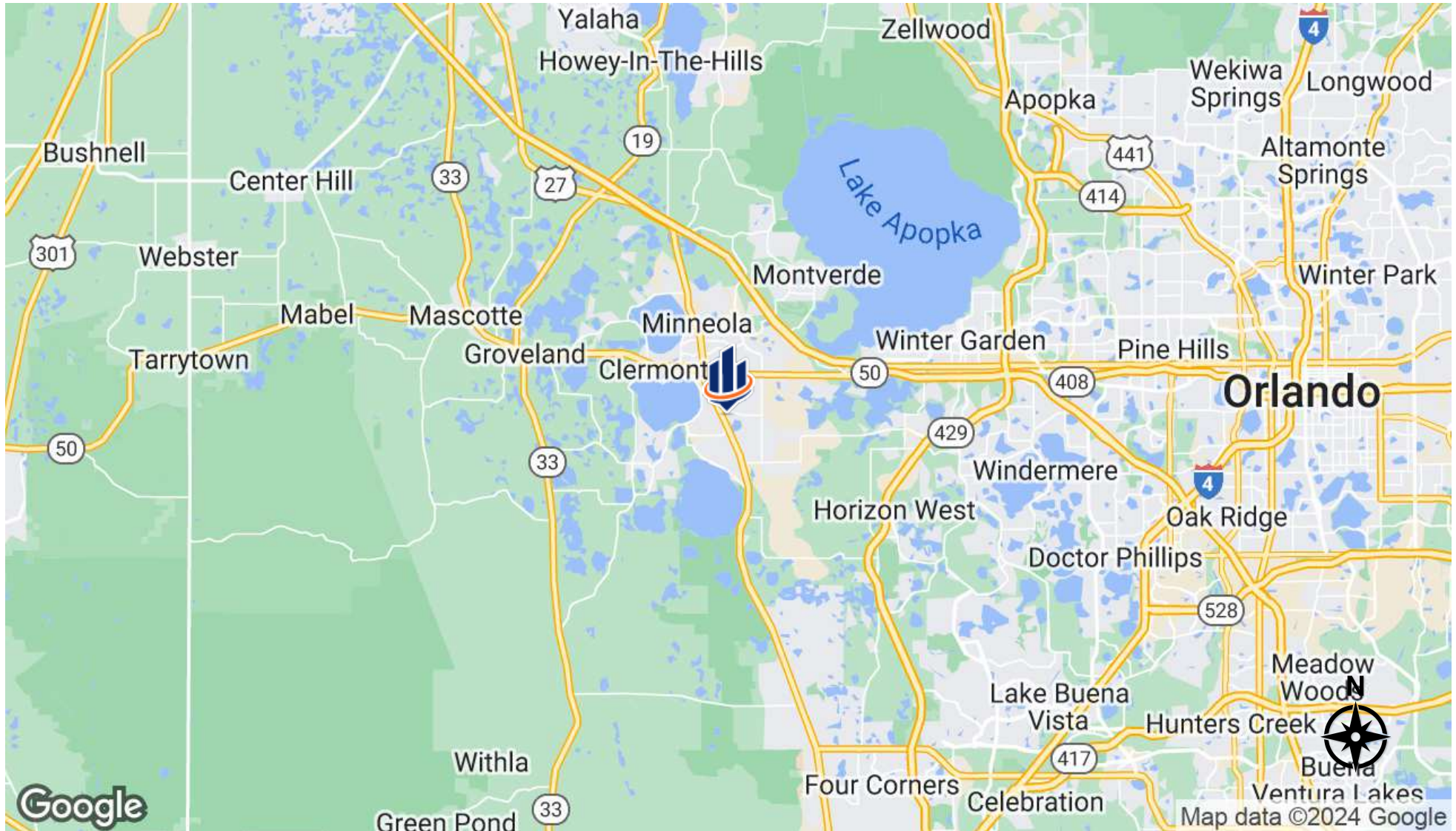
LOCATION OVERVIEW

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.

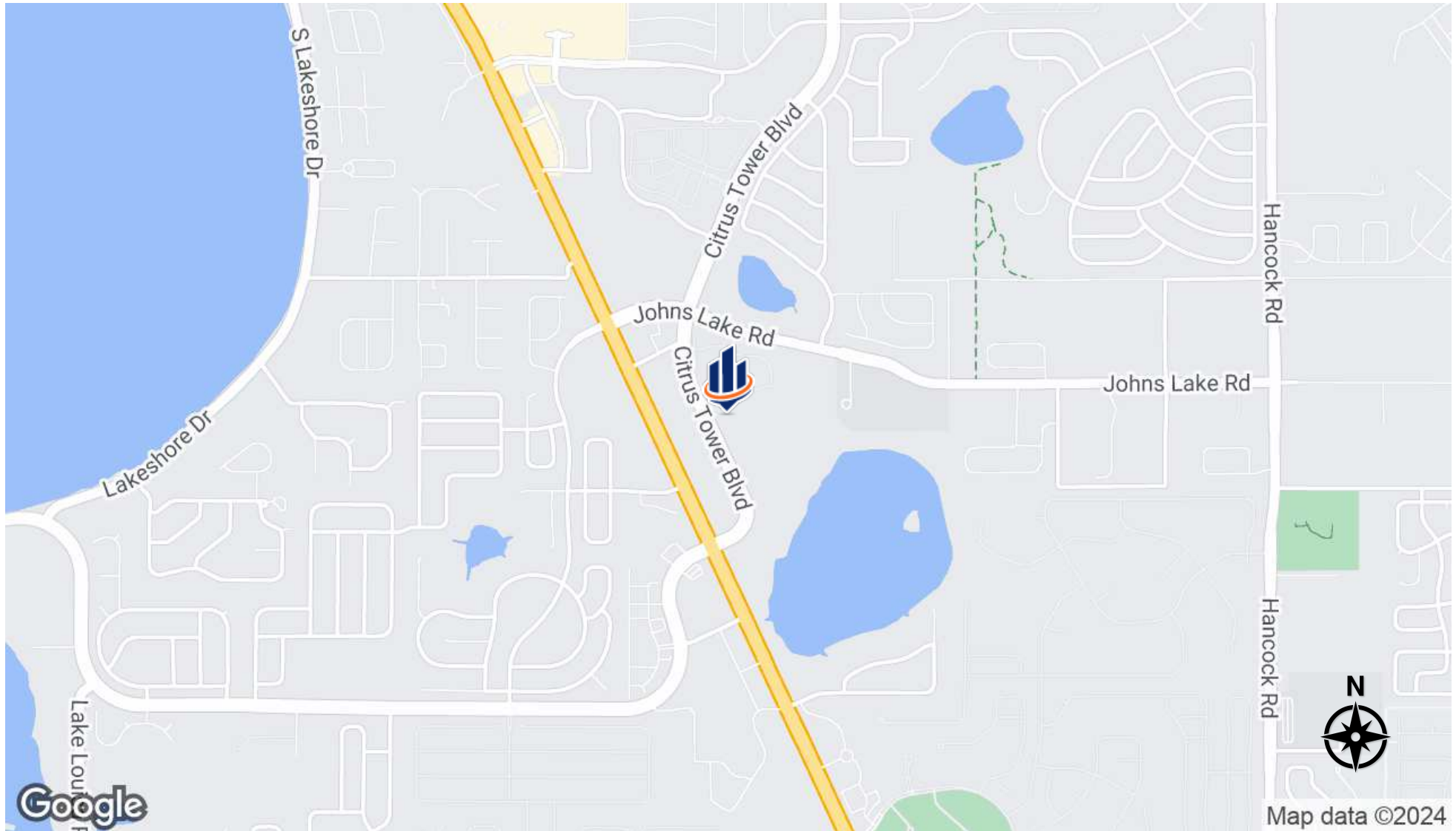
Floor Plan



Regional Map



Location Map



Demographics Map & Report

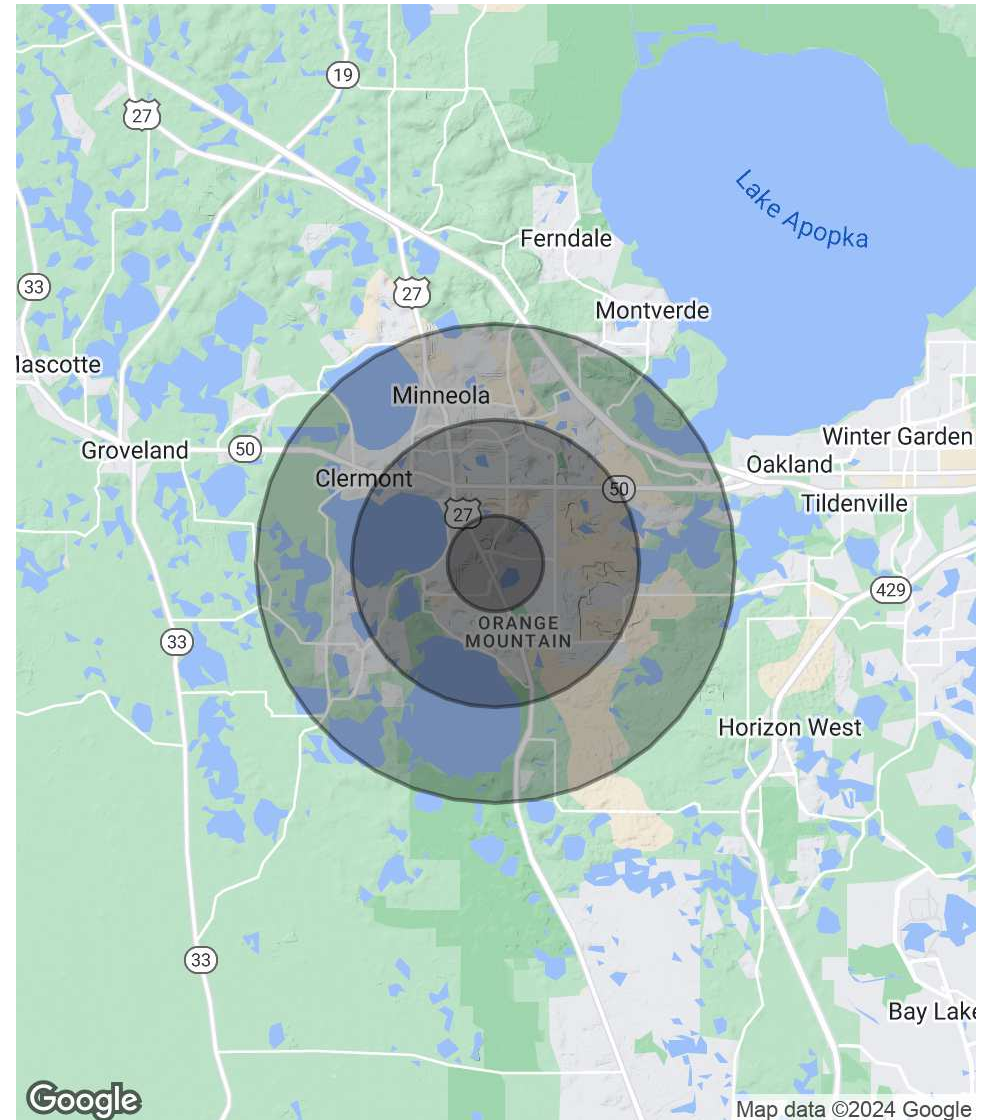
POPULATION

	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	416,179 [2023]
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. The county was created in 1887 from portions of Sumter and Orange counties and was named for the many lakes contained within its borders. During the 1800s, growing cotton and breeding cattle were the two main industries driving the economy. In the latter part of the 19th century, citrus tree cultivation gained momentum and eventually became the region's leading industry during the 1940s and 50s.

Lake County is the 18th largest county in Florida today, as the area has tripled in size over the past 15 years. With its Central Florida positioning, Lake County boasts great access to US Hwy 27, I-75, the Florida Turnpike, and the



CLERMONT
LAKE COUNTY

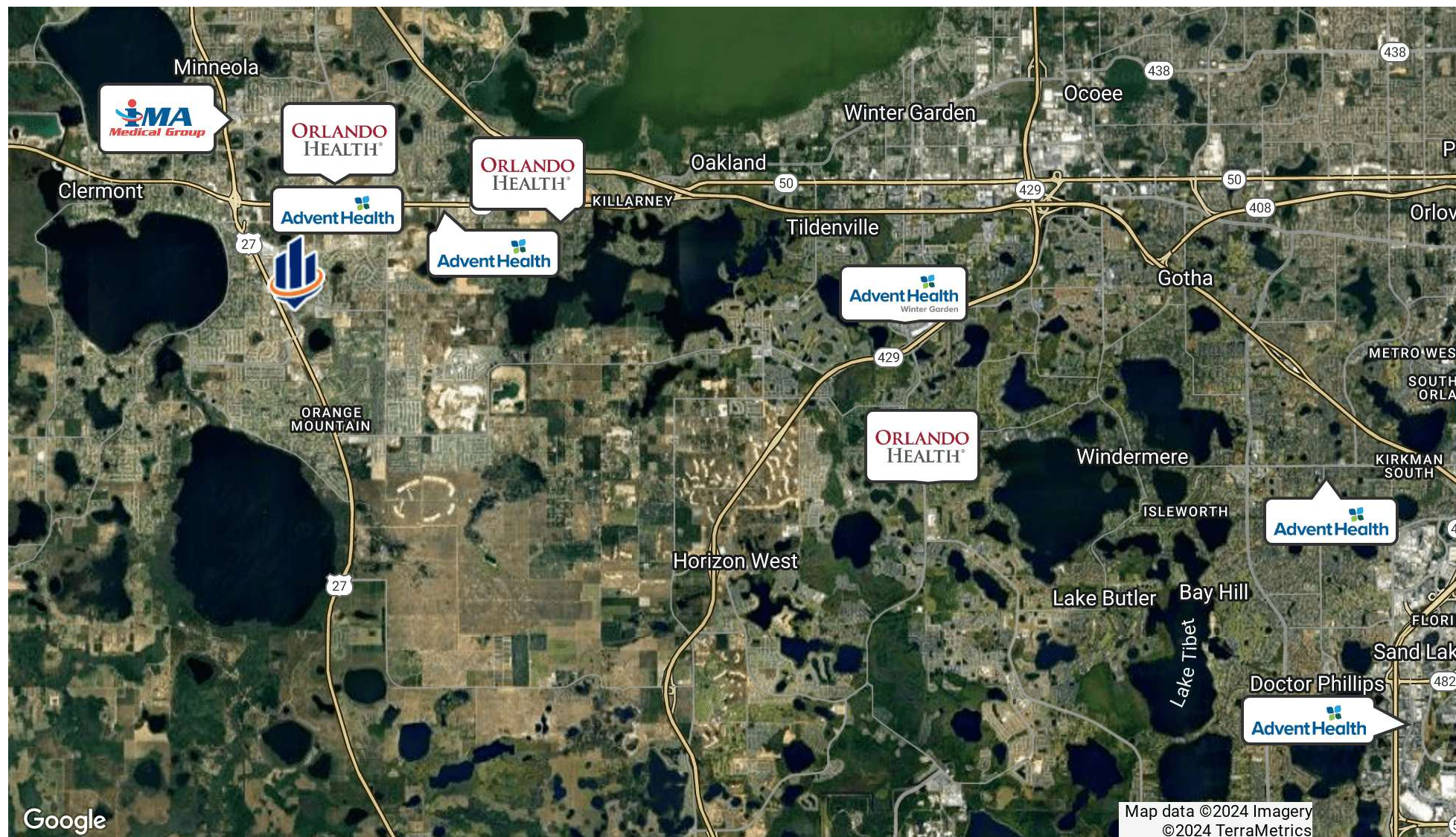
Founded	1916
Population	47,823 [2023]
Area	11.5 sq mi
Website	www.clermontfl.gov
Major Employers	South Lake Hospital Vista Clinical and Diagnostics PUR Clinic South Lake Pain Institute University of Florida

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.

Medical Market



Market Area Map



Neighborhood Aerial



Retailer Map





CHRISTINA KURTZ-CLARK CCIM, ALC

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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"

MEMBERSHIPS

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

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The SVN® brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition.

Today, SVN® International Corp., a full-service commercial real estate franchisor of the SVN® brand, is comprised of over 1,600 Advisors and staff in over 200 offices across the globe. Geographic coverage and amplified outreach to traditional, cross-market and emerging buyers and tenants is the only way to achieve maximum value for our clients.

Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value NetworkSM and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues and communities.

Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.

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Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



For more information visit www.SVNsaunders.com

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