

SUNRISE PLAZA DEVELOPMENT SITE

APPROVED COMMERCIAL DEVELOPMENT OPPORTUNITY | FOUR CORNERS / CLERMONT

1544 Sunrise Plaza Drive, Clermont, Florida 34714

PRICING UPON REQUEST



0.626 AC

SITE

4,698 SF

APPROVED CONCEPT

RETAIL / OFFICE

PLANNED USE

PZ2024-180

MAJOR SITE PLAN

INVESTMENT HIGHLIGHTS

- Cleared vacant commercial development site positioned just off the U.S. Highway 27 corridor.
- Lake County Major Site Plan PZ2024-180 approved June 25, 2025 for a proposed 4,698 SF commercial building.
- Retail / office concept with an approximately 135-foot storefront.
- Nearby national retailers include Walgreens, Lowe's, Walmart, Wawa, McDonald's, Dollar Tree, Publix and Starbucks.
- Approximately 28,000-42,500+ AADT on nearby U.S. Highway 27.
- Detailed civil and architectural package available for buyer review.

SHERIF NASSIF | EMPIRE NETWORK REALTY | 407-683-1672

APPROVED COMMERCIAL BUILDING CONCEPT

PLANNED LAYOUT

STOREFRONT

PLAN USE

ALT. KEY

SUNRISE PLAZA

APPROVED COMMERCIAL DEVELOPMENT OPPORTUNITY

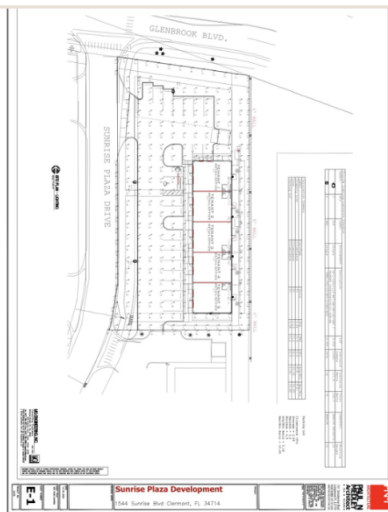
1544 Sunrise Plaza Drive | Clermont, Florida 34714

The image displays architectural drawings for Sunrise Plaza. It includes a front elevation showing a three-story building with large windows and a flat roof, and a rear elevation showing a two-story building with a flat roof. A site plan shows the building's footprint on a lot, with surrounding streets and landscaping. A table of proposed plan notes is also included.

PROPOSED PLAN NOTES

NO.	DESCRIPTION
1	REAR ELEVATION
2	FRONT ELEVATION
3	REAR ELEVATION
4	FRONT ELEVATION
5	REAR ELEVATION
6	FRONT ELEVATION
7	REAR ELEVATION
8	FRONT ELEVATION
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92	FRONT ELEVATION
93	REAR ELEVATION
94	FRONT ELEVATION
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96	FRONT ELEVATION
97	REAR ELEVATION
98	FRONT ELEVATION
99	REAR ELEVATION
100	FRONT ELEVATION

Architectural concept and elevation imagery from the development package.



Development imagery is provided for marketing context. Purchaser should verify all dimensions and current approval requirements.

Approved / conceptual site plan shown for reference. Buyer to verify current governmental requirements.

SITE & TRADE AREA

STRONG RETAIL CORRIDOR | DENSE RESIDENTIAL GROWTH | DIRECT LOCAL ACCESS

NEARBY RETAIL AERIAL



- Immediate proximity to Walgreens and the U.S. Highway 27 commercial corridor.
- Convenient access from Sunrise Plaza Drive near Glenbrook Boulevard.
- Four Corners / Clermont location serving established residential communities and tourism-related demand.

NEARBY RETAIL & TRAFFIC GENERATORS

Walgreens

Lowe's

Walmart

Wawa

Publix

Starbucks

McDonald's

Dollar Tree

28,000-42,500+ AADT

Nearby U.S. Highway 27

High-growth Clermont / Four Corners trade area

Near U.S. 192, Disney-area employment and expanding residential communities

2025

Demographics

For Sale

1 Mile Radius



3 Mile Radius



5 Mile Radius



HIGH-GROWTH FOUR CORNERS RETAIL CORRIDOR
92,704 PROJECTED RESIDENTS WITHIN 5 MILES BY 2030

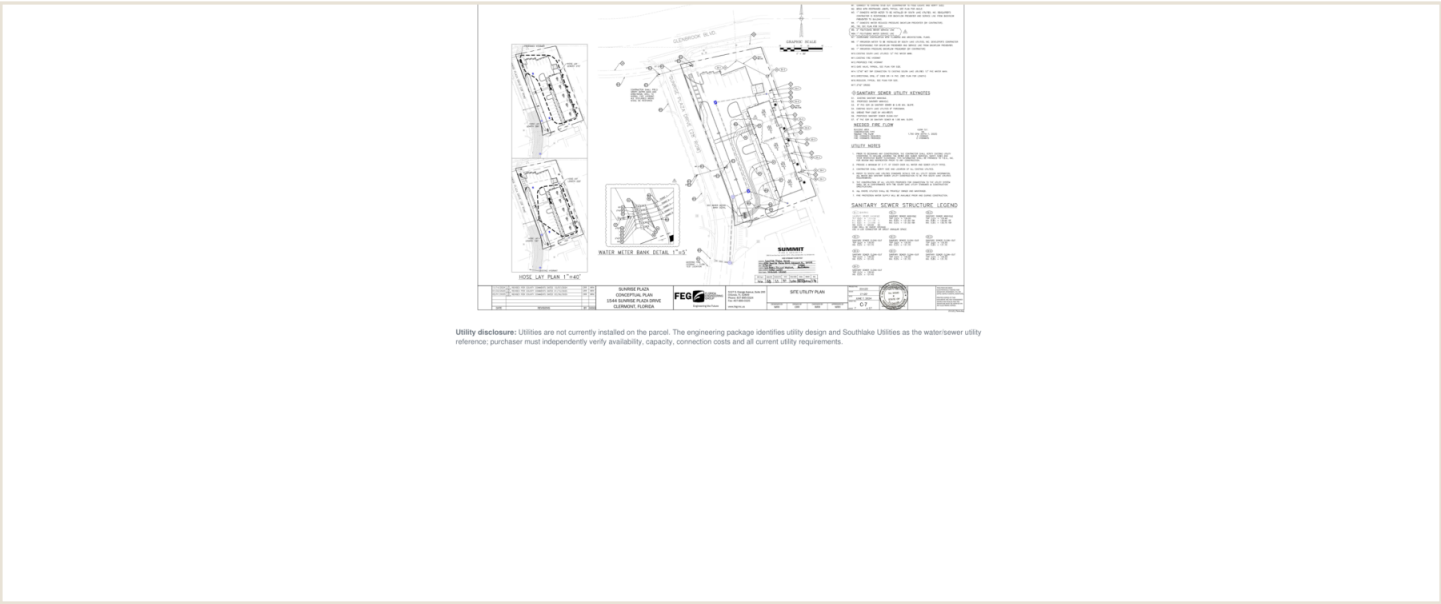
Source: Esri 2025
 Sites USA 2025

ENTITLEMENTS & ENGINEERING

DEVELOPMENT PACKAGE AVAILABLE FOR PURCHASER DUE DILIGENCE

KEY PACKAGE COMPONENTS

Lake County Major Site Plan	PZ2024-180 Approved June 25, 2025
Lake County Zoning Permit	Permit #60532
Approved Development	Approximately 4,698 SF commercial building
SJRWMD Environmental Resource Permit	Permit #70012-19 Sunrise Plaza Retail
Civil Construction Set	17-page set with grading, drainage, utilities, landscape, irrigation, photometrics and AutoTURN
Utilities	Not installed on-site; buyer to verify availability, capacity, fees and connections



Engineering plan excerpt from the civil construction package.

DUE DILIGENCE NOTICE

This marketing flyer is not a representation that the property is fully permitted, shovel-ready or pad-ready. Prospective purchasers must independently verify zoning, land use, site-plan status and expiration, permits, utilities, capacity, impact fees, access, easements, environmental matters, engineering, dimensions, development costs and all governmental requirements.

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