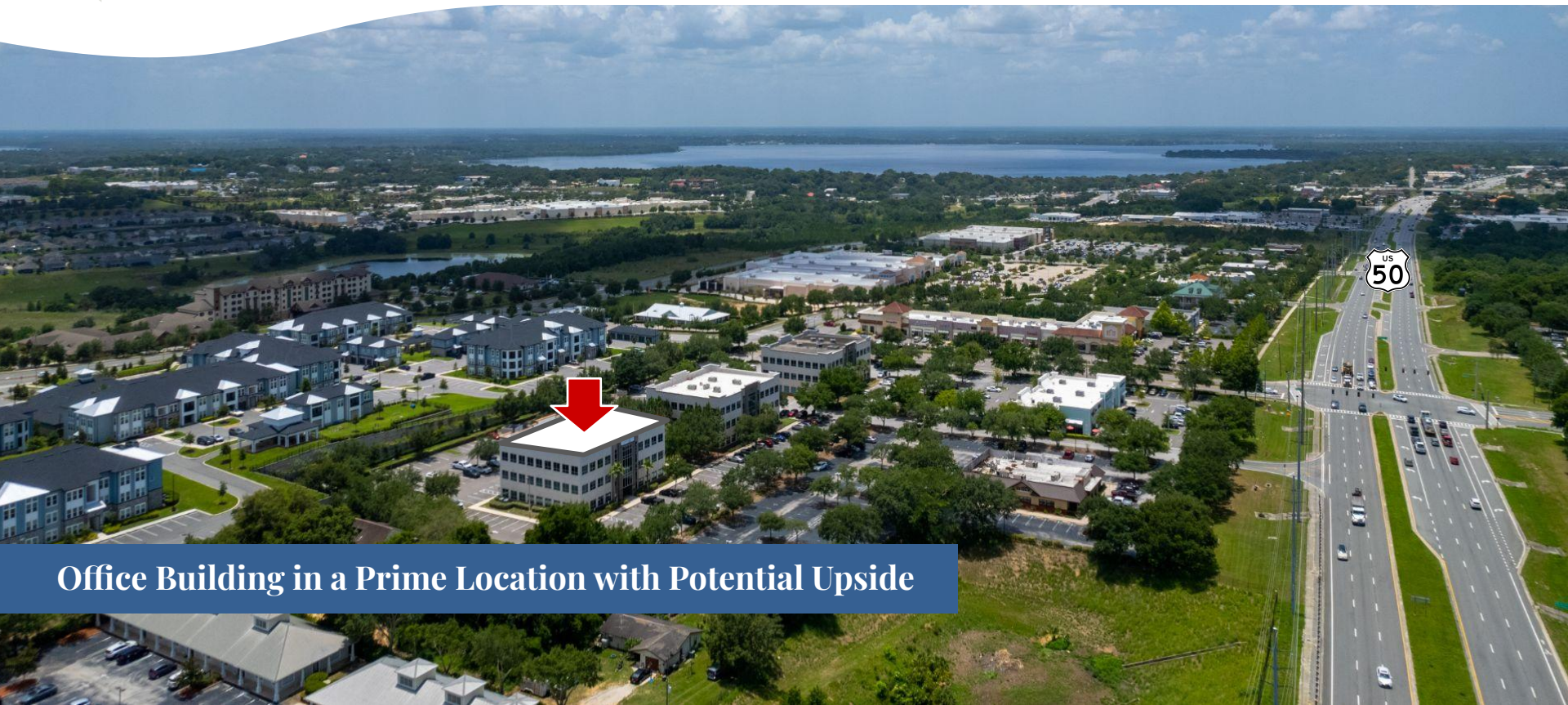




Clermont Investments Office Building

1655 E HWY 50, CLERMONT, FLORIDA 34711



Office Building in a Prime Location with Potential Upside

Executive SUMMARY

\$6,740,541

ASKING PRICE

8%

CAP RATE

\$763,652

ANNUAL INCOME

\$224,408

ANNUAL EXPENSES

\$539,243

NOI

This is an exceptional chance to acquire an office building in a prime location along State Highway 50, with exposure to 52,000 vehicles per day.

Built in 2008, the property maintains a remarkable occupancy rate and features an entire floor of in-demand executive suites. The diverse tenant mix includes medical professionals, a U.S. Government Veterans Assistance Center, and orthodontics practice, a real estate firm with international reach, and various professionals leasing the executive suites.

The building offers a net rentable area (NRA) of **18,924 square feet**, and the seller retains control of the HOA by owning two of the three buildings in the development.



The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, RESMA LLC has not verified, and will not verify, any of the information contained herein, nor has RESMA LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

Property **OVERVIEW**



SUMMARY

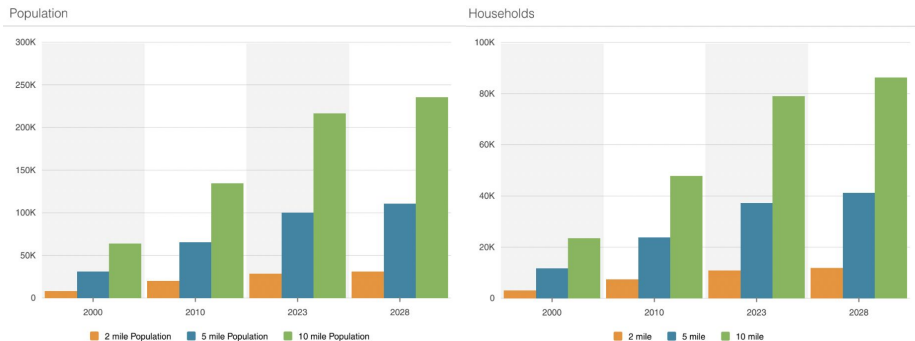
Fully built-out corporate office space for sale with great location in the highly desirable Highway 50 corridor of Clermont. These three-story office buildings are located in the Florida Plaza business center. Just minutes away from the Florida Turnpike and Highway 27, with easy access to Downtown Orlando, Walt Disney World, Universal Orlando and Sea World.

The properties are in the center of much of the recent major commercial development in the city and are within close proximity to many major retailers and restaurants.



POPULATION	2 MILE	5 MILE	10 MILE
2023 POPULATION	28,360	65,515	216,425
2028 POPULATION PROJECTION	31,121	110,567	235,571
ANNUAL GROWTH 2010-2023	3.1%	4.1%	4.7%
ANNUAL GROWTH 2023-2028	1.9%	2.1%	1.8%
MEDIAN AGE	40.4	42	40.6
BACHELOR'S DREGREE OR HIGHER	27%	27%	30%

HOUSEHOLD & INCOME	2 MILE	5 MILE	10 MILE
AVG HOUSEHOLD INCOME	\$80,182	\$91,481	\$102,490
MEDIAN HOUSEHOLD INCOME	\$63,321	\$73,973	\$79,680



Clermont is a city located in Lake County, Florida, United States. In recent years, has experienced significant growth thanks to its attractive amenities and proximity to Orlando. The city is known for its picturesque landscapes, including rolling hills and numerous lakes, making it a popular destination for outdoor enthusiasts and nature lovers.

The real estate market in Clermont has been thriving in recent years. The city offers a range of housing options, including single-family homes, townhouses, and apartments. The median home price in Clermont is above the national average, reflecting the city's desirability and the demand for housing. The real estate market has been competitive, with a steady increase in property values.

Clermont boasts a vibrant community with a variety of amenities. The city has numerous parks, recreational facilities, and sports complexes, providing residents with ample opportunities for outdoor activities. The downtown area features quaint shops, restaurants, and a farmer's market, contributing to a lively and charming atmosphere.

Overall, Clermont, Florida, is a growing city with a diverse population, a thriving real estate market, and a range of amenities that make it an appealing place to live.











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