



NN RETAIL STRIP CENTER PROPERTY

FOR SALE

CLERMONT - DOUBLE NET RETAIL INVESTMENT

16908 HIGH GROVE BLVD., CLERMONT, FL 34714



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16908 High Grove Blvd., Clermont, FL 34714

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by CITY Commercial in compliance with all applicable fair housing and equal opportunity laws.

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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY

Executive Summary



OFFERING SUMMARY

Sale Price:	\$1,895,000
Building Size:	5,000 SF
Price / SF:	\$379.00
Cap Rate:	6.7%
Year Built:	2005
Zoning:	P-D
Market:	Orlando-Kissimmee-Sanford MSA
Submarket:	Lake County

PROPERTY OVERVIEW

CITY Commercial, LLC is pleased to present 16908 High Grove Blvd., Clermont, FL, a 4 tenant, fully-occupied, ± 5,000 square-foot, retail strip center located in Clermont, FL which is one of the fastest-growing cities in Florida.

The property is strategically located at the intersection of West 192 and Hwy 27, directly across from Orlando Health's South Lake Hospital. The property is in close proximity to Walt Disney World®, Margaritaville, numerous timeshare resorts and vacation rentals, and South of the Horizon West master-planned community. The building has a critically important drive-through lane, excellent exposure, convenient ingress/egress, and beneficial cross access to the adjacent lots.

Exponential Population Growth: 1-Mile Population Growth: 284%; 5-mile Population Growth: 150% (2010-2021) Both Hwy 27 and West 192 have traffic counts of ± 55,000 vehicles per day. Nearby Theme Parks and Retailers: Disney World®, Margaritaville, Cagan's Crossings, Walmart SuperCenter, Lowe's Home Improvement, Starbucks, Chik-fil-A, McDonald's, Chili's, Verizon, Firestone, Burger King, Taco Bell, BofA and AT&T

Complete Highlights



LOCATION INFORMATION

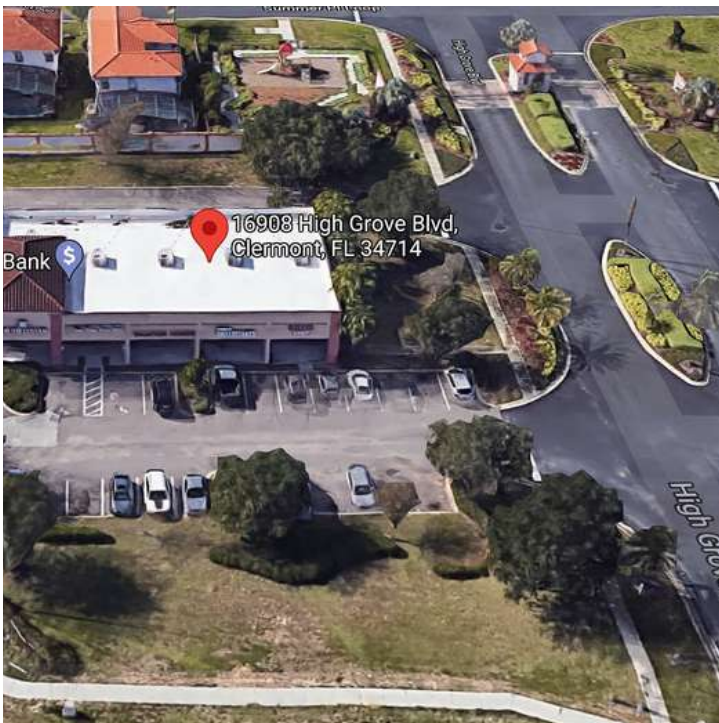
Building Name	CLERMONT - DOUBLE NET RETAIL STRIP CENTER INVESTMENT
Street Address	16908 High Grove Blvd.
City, State, Zip	Clermont, FL 34714
County	Lake
Market	Orlando-Kissimmee-Sanford MSA
Sub-market	Lake County
Signal Intersection	No

BUILDING INFORMATION

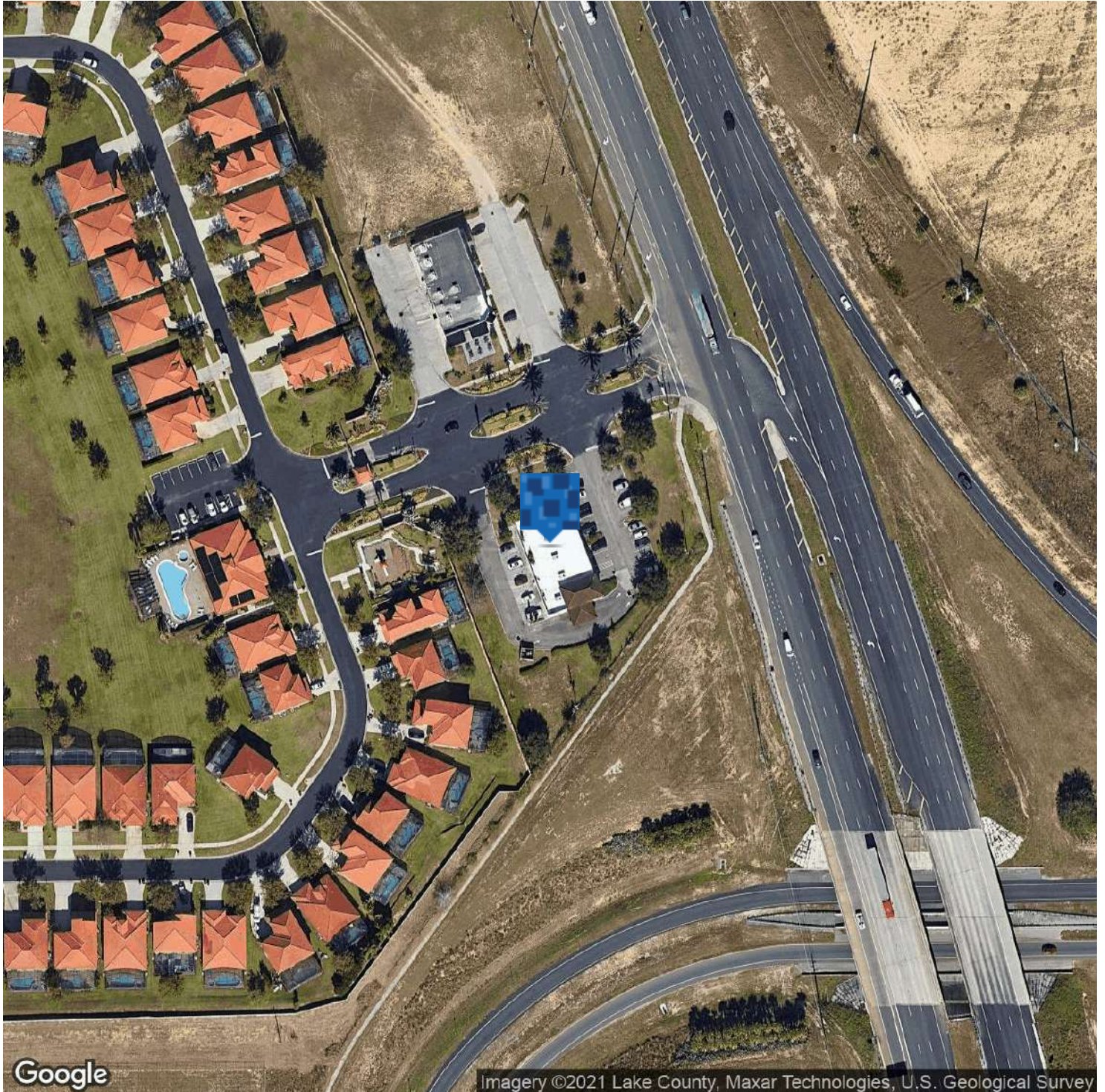
Cap Rate	6.7%
NOI	\$127,096
Purchase Price	\$1,895,000
Occupancy %	100.0%
Year Built	2005
Free Standing	Yes
Walls	Block Construction

PROPERTY HIGHLIGHTS

- This property is 100% leased by four tenants including a Trustco Bank with drive-thru
- Annual Rent Increases
- Directly across from Orlando Health's South Lake Hospital
- Exponential Population Growth: 1-Mile Population Growth: 284%; 5-mile Population Growth: 150% (2010-2021)
- Both Hwy 27 and West 192 have traffic counts of ± 55,000 vehicles per day
- Nearby Theme Parks and Retailers: Disney World, Margaritaville, Cagan's Crossings, Publix, Wawa, Fifth Third Bank, Culver's, Dunkin', RaceTrac, Twistee Treat, McDonald's
- Easily demisable retail bays of ± 1,000 sf each
- Ample parking with 32 marked spaces



Aerial Map



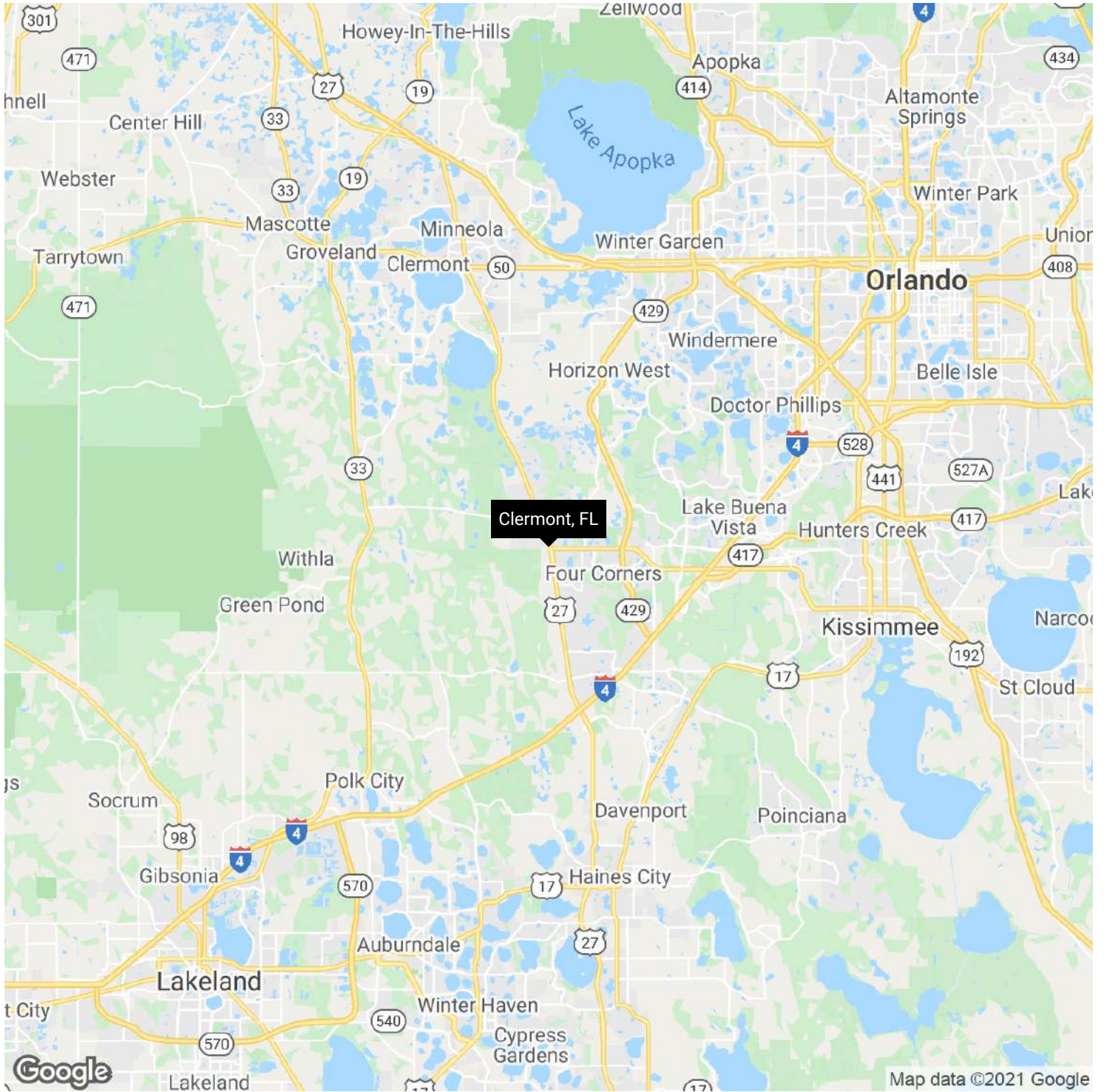
Location Map



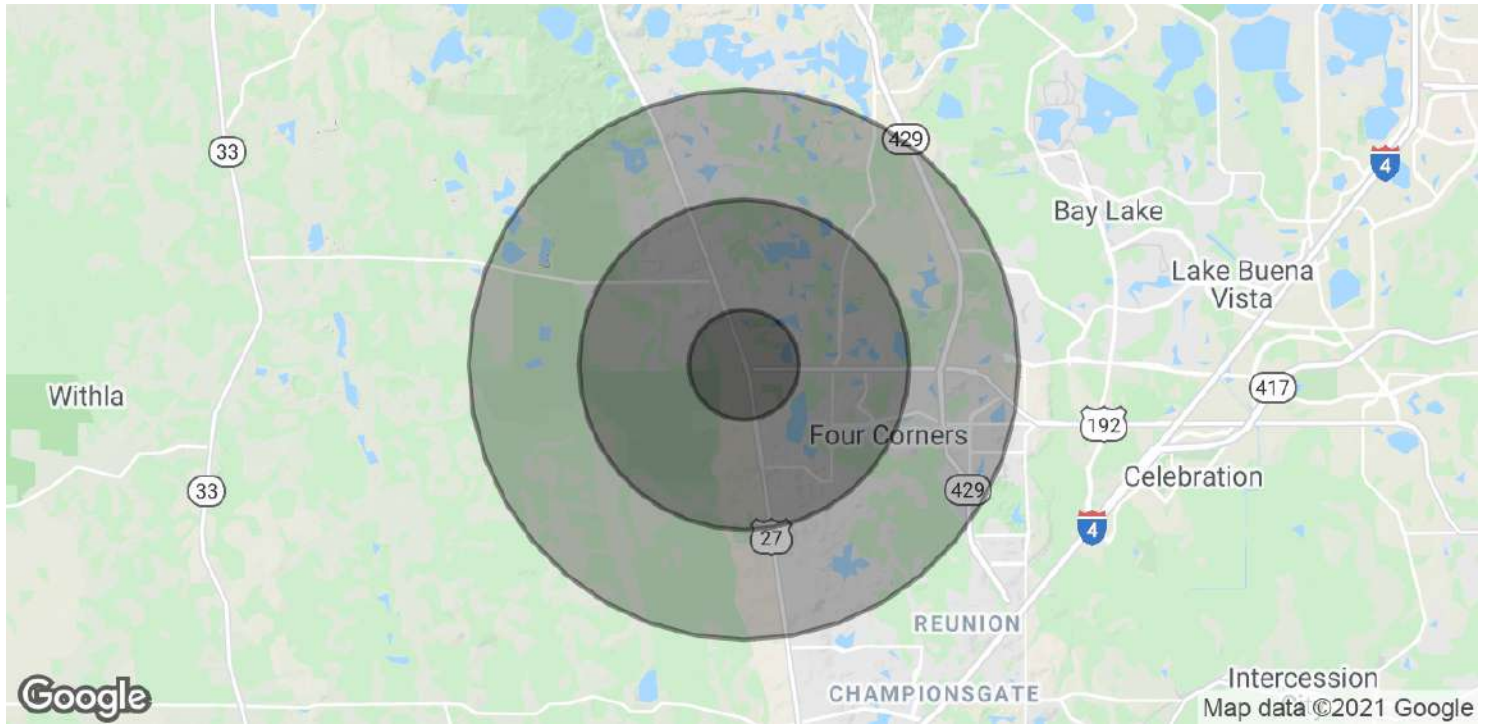
Retailer Map



Regional Map



Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,882	98,034	286,678
Average age	36.9	36.1	35.7
Average age (Male)	38.3	35.4	34.5
Average age (Female)	36.1	37.4	37.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,433	42,205	119,793
# of persons per HH	2.3	2.3	2.4
Average HH income	\$84,287	\$70,854	\$67,396
Average house value	\$280,632	\$354,105	\$320,199

* Demographic data derived from 2010 US Census