

SUNRISE PLAZA MEDICAL OFFICE BUILDING

0 SUNRISE PLAZA DRIVE
FOUR CORNERS, FL 34714

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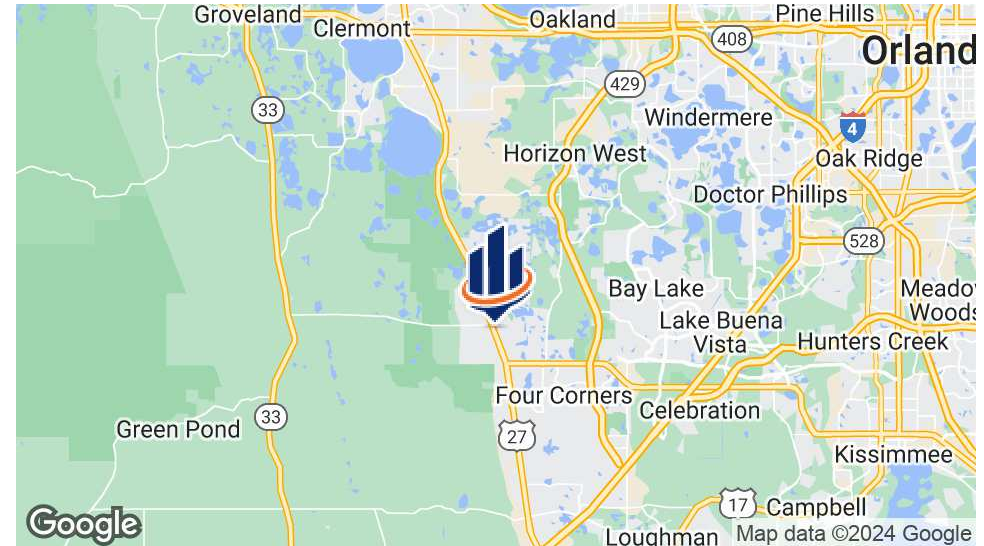
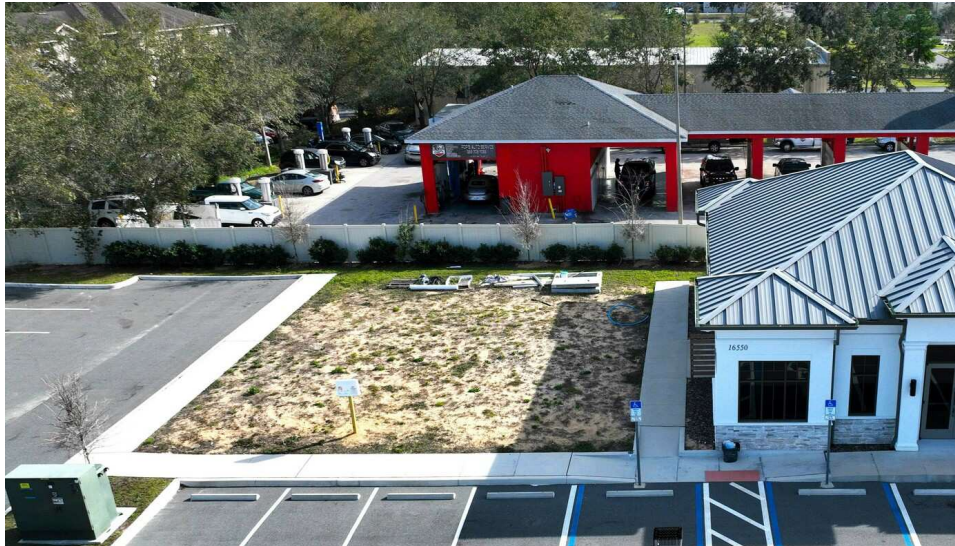
**Walmart Supercenter
5 ± Minutes**



Sunrise Lakes Boulevard



Property Summary



OFFERING SUMMARY

Sale Price:	\$395,000
Lot Size:	0.06 Acres
Price / Acre:	\$6,583,333
Zoning:	PUD
Market/Submarket:	Clermont/Four Corners
Traffic Count:	43,500 Cars/Day
APN:	26-24-26-1700-000-00400 AK 3929601
Property Taxes:	\$4,337.74 [2023]

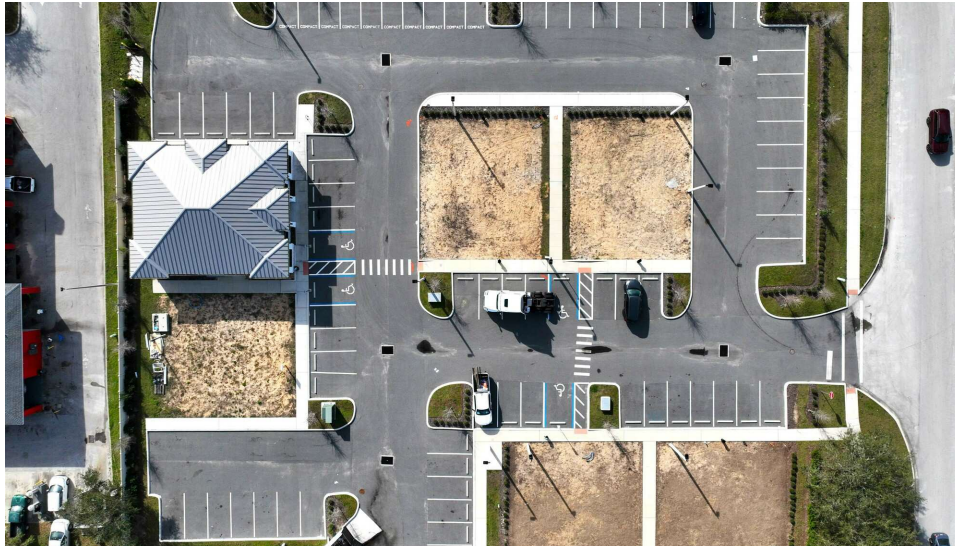
PROPERTY OVERVIEW

Sunrise Medical Plaza Vacant Building Lot (Unit #4 and .06 acre) is located in 4 Corners (Clermont). The owner of this property also owns the adjacent building in a 2452 sqft beautiful Grey Shell condition and would be interested in selling this lot and the building together. This is a fairly new development, so it is ready to be built out. The location is excellent, heavy traffic counts on Highway 27, and there are several ways to access this property directly off of the highway. The property is south of CR 474 and north of I-92 on the east side of Hwy 27.

PROPERTY HIGHLIGHTS

- Medical Professional
- Land 2530 sqft
- Dimensions 55'x46'
- Buildout possible for 1 or 2 tenants
- Association Fee \$305.89
- Easy access to Hwy 27, I92 and I-4

Property Description



LOCATION DESCRIPTION

Located in Lake County within the Four Corners and Clermont area. Just north of I-92 and south of CR 474 on the east side of Hwy 27.

SITE DESCRIPTION

Medical Professional LOT #4 Sunrise Medical Plaza. Located on the Clermont side of 4 Corners just off of Hwy 27 in a fairly new PUD. Plenty of parking and easy access off of Hwy 27. Hard Intersection at Glenbrook Blvd or enter off of Hwy 27 at Sunrise Lakes Blvd.

PARKING DESCRIPTION

78 Parking spaces

Shared

Ratio .05



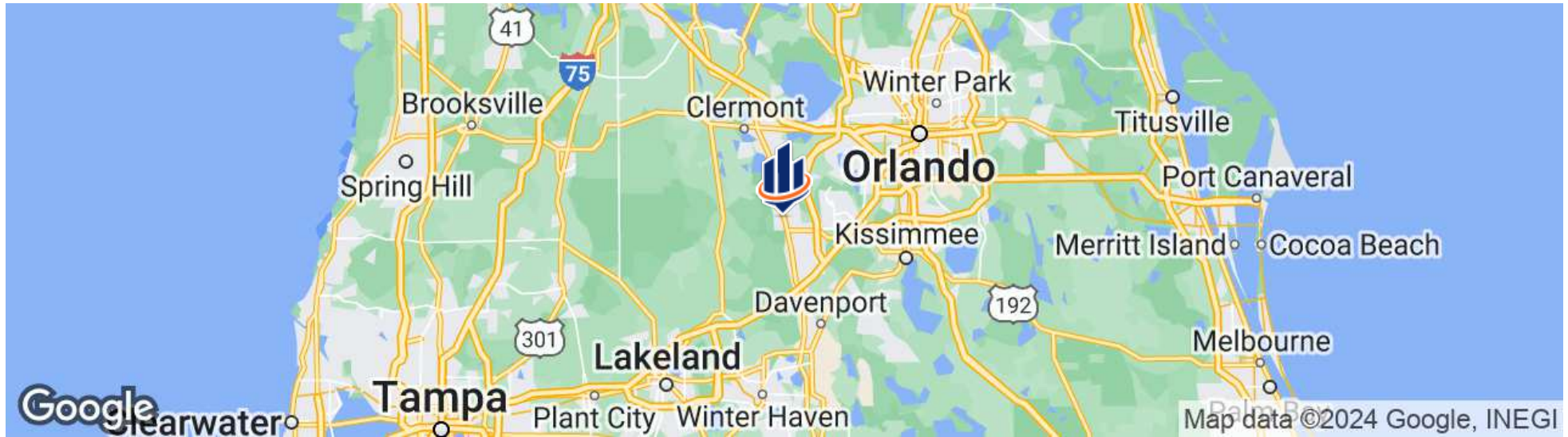


43,500 ±
Cars/Day

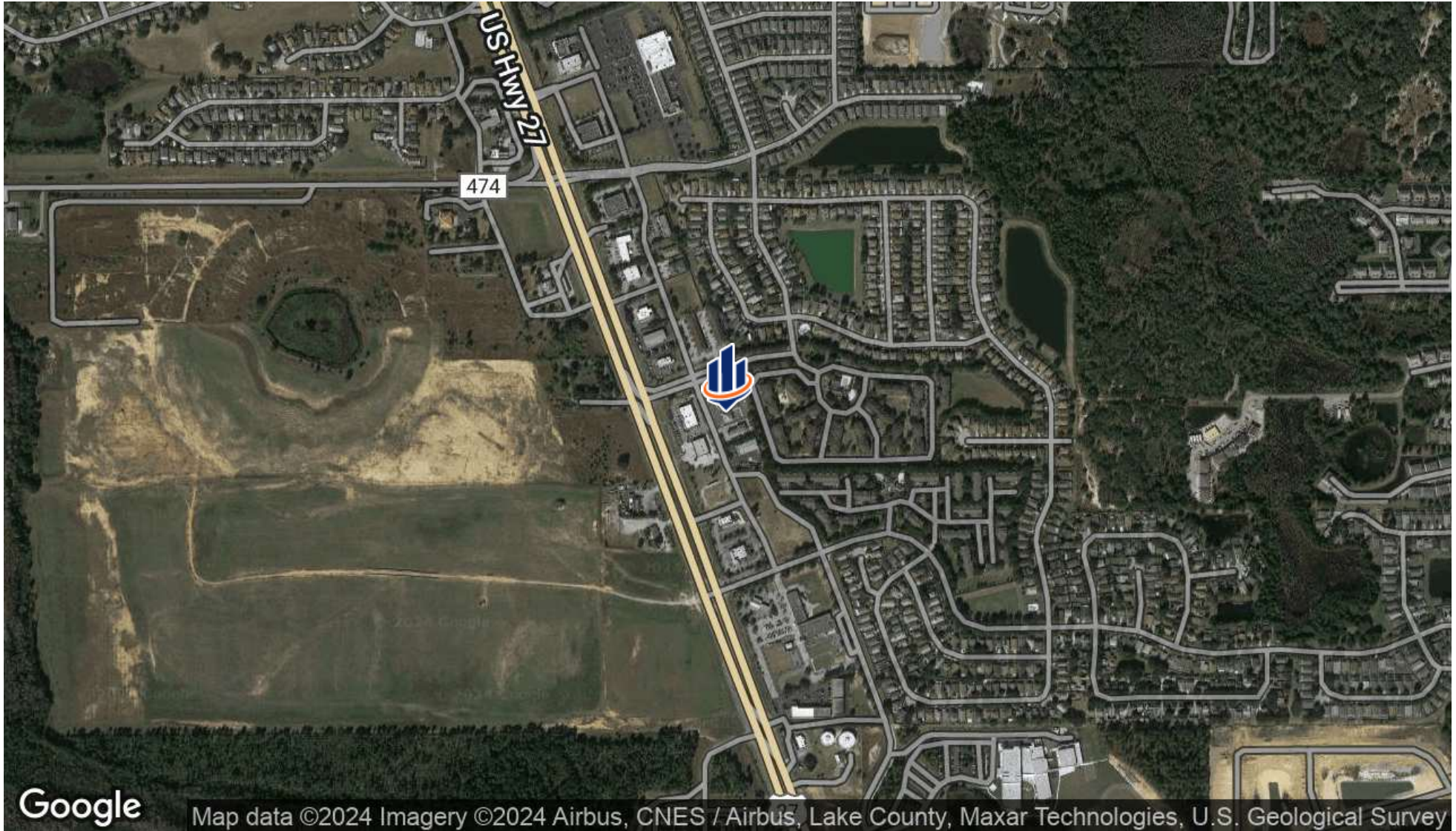
SUBJECT



Regional & Location Map



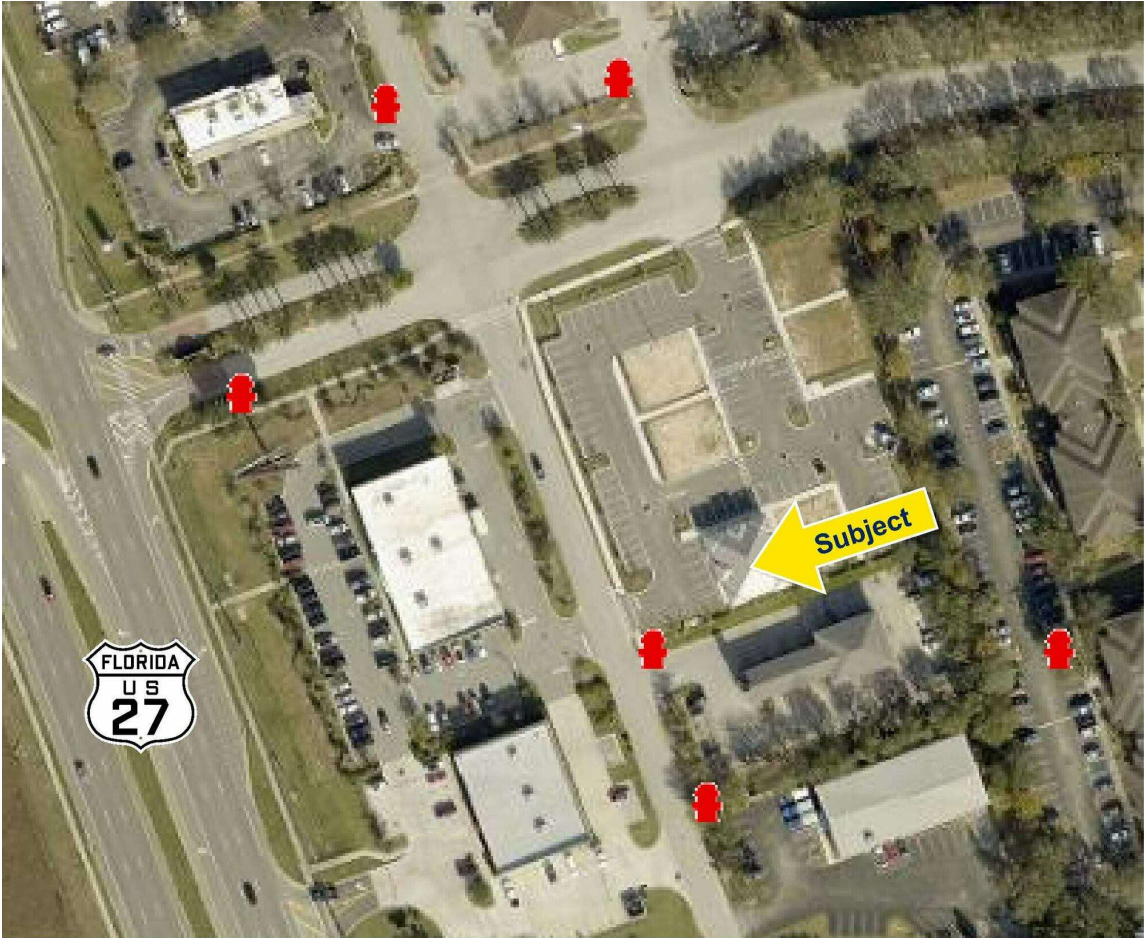
Location Map



Fire Station Map



Fire Hydrants Map



Medical Market Map



Retailer Map



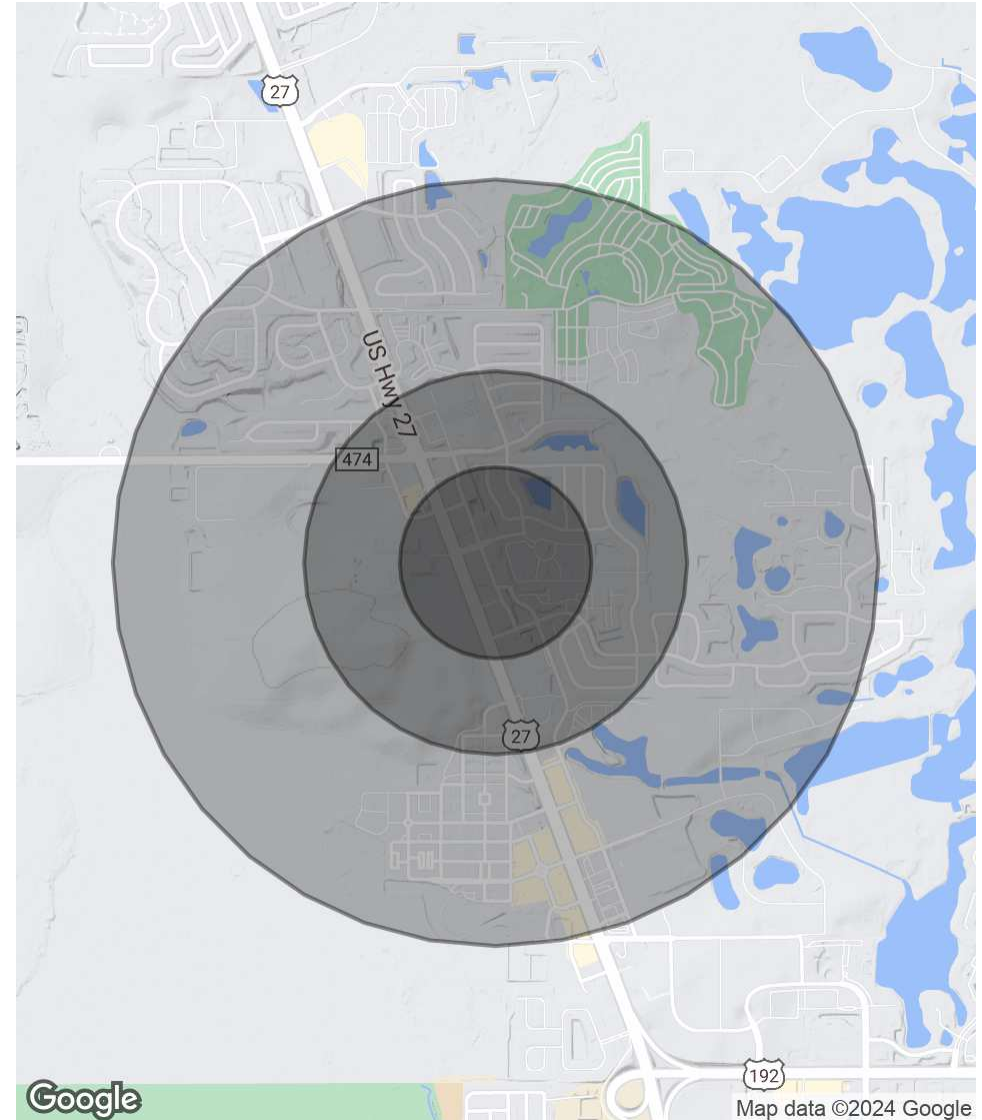
Google

Map data ©2024 Google Imagery ©2024 Airbus, CNES / Airbus, Lake County, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey

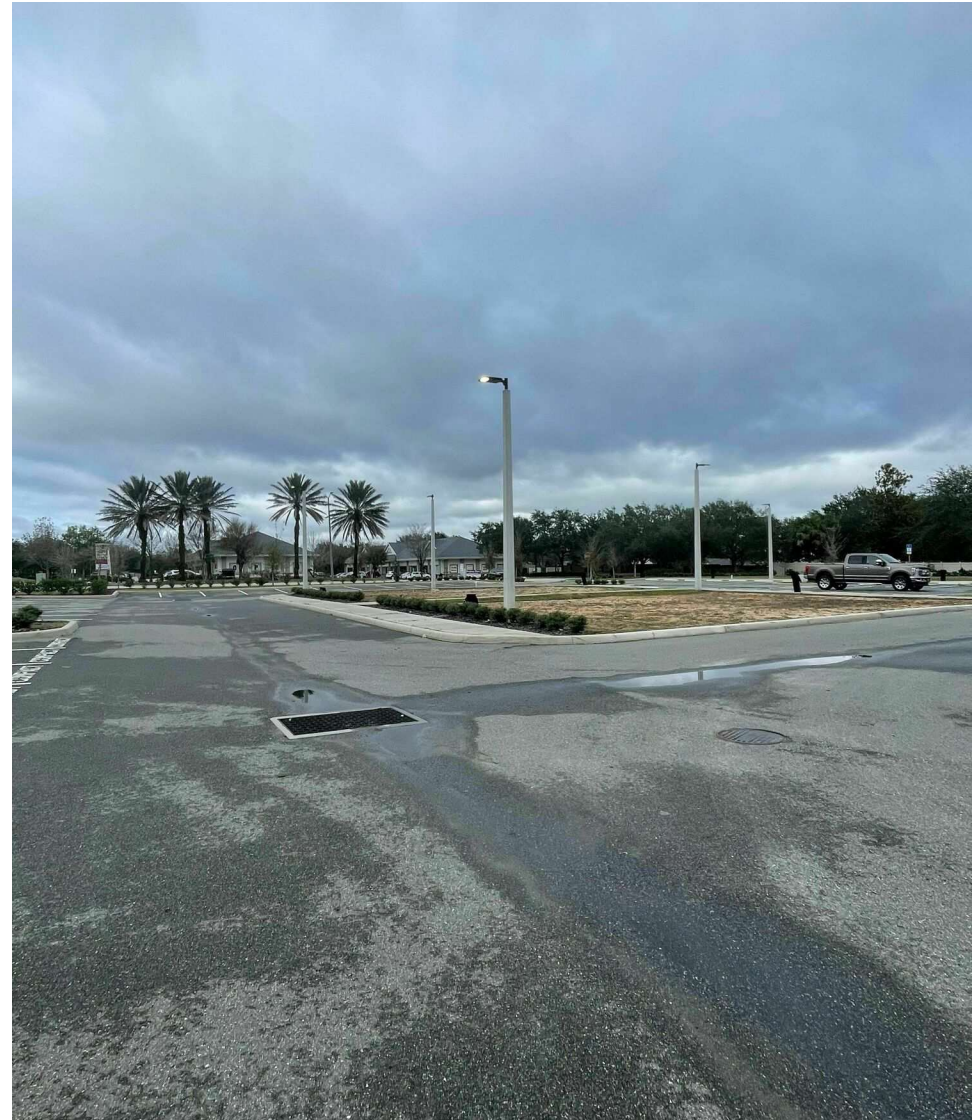
Demographics Map & Report

	0.25 MILES	0.5 MILES	1 MILE
POPULATION			
Total Population	1,433	4,241	7,616
Average Age	32.0	32.0	33.0
Average Age (Male)	21.0	21.8	25.2
Average Age (Female)	39.3	38.8	38.1
HOUSEHOLDS & INCOME			
Total Households	365	1,123	2,401
# of Persons per HH	3.9	3.8	3.2
Average HH Income	\$39,573	\$41,972	\$47,748
Average House Value	\$168,313	\$169,220	\$173,983

* Demographic data derived from 2020 ACS - US Census



Additional Photos





LAKE COUNTY FLORIDA

Founded	1887	Density	385.2 [2019]
County Seat	Tavares	Population	410,139 [2022]
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

*Walt Disney World
Resort ± 20 Minutes*





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PROFESSIONAL BACKGROUND

Trish Leisner, CCIM is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Orlando, Florida.

Trish is a seasoned real estate professional with more than 30 years of experience in the industry. In 2021, she joined our brokerage to expand her commercial services offerings through our marketing strategies, advisor team, and the SVN® international network.

Trish is the founder and broker of RealTeam Realty, Inc. Opened in 2011, the firm is in downtown Clermont, just west of Orlando in Central Florida. Her brokerage team provides services in commercial, land, farms, and residential.

Trish works across four fast-growing central Florida counties: Lake, Orange, Sumter, and Polk. She is a valuable source of expertise for properties in this part of the state. She is originally from Maryland's Chesapeake Bay, moving to Florida 20 years ago. Her varied professional and business background includes:

- Small Area Planner - Anne Arundel County, MD 1998
- Owned two retail stores for 15 years.
- Owned, developed, and managed commercial properties in Maryland and Florida
- Worked in multiple Nuclear Power Stations in Quality Control [1980-1985]
- Farmer and rancher

Like many in our brokerage, Trish loves to be outdoors. She grew up water skiing, snow skiing, and owning horses - jumpers and dressage. She competed in endurance horse racing for several years. For 25 years, Trish was an avid offshore fisherman, traveling up and down the Coast from MD to the Bahamas, fishing in many Big Game Tournaments.



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Ranked 210 on Inc. 5000 Regional List

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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.



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