

SINGLE TENANT NNN

Investment Opportunity



8+ Years Remaining | Tenant Signed 10-Year Lease Extension in 2024 |
Fronting E Hwy 50 (69,500 VPD) | Clermont - 3.62% Annual Population Growth



2400 State Route 50 A | Clermont, Florida

ORLANDO MSA

ACTUAL SITE



EXCLUSIVELY MARKETING BY



WILLIAM WAMBLE

**EVP & Principal
National Net Lease**

william.wamble@srsre.com
D: 813.371.1079 | M: 813.434.8278
1501 W. Cleveland Street, Suite 300
Tampa, FL 33606
FL License No. SL3257920

PATRICK NUTT

**Senior Managing Principal &
Co-Head of National Net Lease**

patrick.nutt@srsre.com
D: 954.302.7365 | M: 703.434.2599
1501 W. Cleveland Street, Suite 300
Tampa, FL 33606
FL License No. BK3120739



NATIONAL NET LEASE

Qualifying Broker: Patrick Nutt, SRS Real Estate Partners-SOFLO LLC | FL License No. BK3120739





OFFERING SUMMARY



OFFERING

Pricing	\$5,500,000
Net Operating Income	\$371,410
Cap Rate	6.75%

PROPERTY SPECIFICATIONS

Property Address	2400 State Route 50 A Clermont, Florida 34711
Rentable Area	12,400 SF
Land Area	0.6 AC
Year Built	2015
Tenant	Ladybird Academy
Lease Signature	Franchisee
Lease Type	NNN
Landlord Responsibilities	Roof & Structure
Lease Term Remaining	8 Years
Increases	10% Every 5 Years Including Options
Options	3 (5-Year)
Rent Commencement	May 1, 2014
Lease Expiration	April 30, 2034

RENT ROLL & INVESTMENT HIGHLIGHTS



LEASE TERM				RENTAL RATES					
Tenant Name	Square Feet	Lease Start	Lease End	Begin	Increase	Monthly	Annually	Cap Rate	Options
Ladybird Academy	12,400 SF	May 1, 2014	April 30, 2034	Current	-	\$30,951	\$371,410	6.75%	3 (5-Year)
				Year 6	10%	\$34,046	\$408,551	7.43%	
				Year 11	10%	\$37,450	\$449,406	8.17%	
				10% Increases Beg. of Each Option					

8+ Years Remaining | Recent Lease Renewal | Rent Increases | Established Tenant | 11-Year Operating History

- The tenant has operated at this location for 11+ years and has 8+ years remaining on their lease with 3 (5-year) options to extend
- The tenant renewed their lease in May 2024 for an additional 10 years, showing commitment and success at this location**
- The lease features 10% rental increases every 5 years throughout the initial term and during each option to extend
- The original multi-unit operator has been in place since 2014
 - Franchisee operated 4 schools and has 2 remaining
 - 2 were sold to the Franchisor to grow the corporate portfolio
- Ladybird Academy is a leader in providing the very best preschool early learning and education with high quality care for children 6 weeks through school age

NNN Leased | Fee Simple Ownership | Limited Landlord Responsibilities | No State Income Tax

- Tenant pays for CAM, taxes, insurance and maintains most aspects of the premises
- Limited landlord responsibilities to roof and structure
- Ideal, low-management investment for an out-of-state, passive investor

Demographics & 5-Mile Trade Area | Proximity to Orlando

- More than 105,730 residents and 37,007 employees support the trade area
- \$117,909 average household income

Fronting E Hwy 50 | Dense Retail Corridor | Part of Larger Center | Surrounding New Development | Long-Term Viability in Underlying Real Estate

- Ideally fronting E Hwy 50 (69,500 VPD), a major East/West retail and commuter throughfare serving Clermont and the greater trade areas
- Part of a larger development that features Addition Financial Credit Union, McAlister's Deli, Dim Sum House, Bruster's, and more
- Across from a brand new development that features Klara (289-units), Tidal Wave Auto Spa, AdventHealth Centra Care, and more
- Just West of Shops at Hancock (Target-anchored), which ranks in the 82nd percentile of all nationwide neighborhood centers according to Placer.ai
- This corridor has seen significant growth with new locations for First Watch, Five Guys, Portillo's, Applebee's, Home2 Suites, Mission BBW, LongHorn Steakhouse, and more
- Near Clermont Landing, a 227,000+ SF community shopping center that ranks in the top 88% (832 out of 7,255) of all nationwide community shopping centers according to Placer.ai
- The nearby Home Depot and Lowe's rank in the top 80% (384 out of 1,974) and 89% (179 out of 1,727) of all nationwide locations according to Placer.ai
- Ideally located near US Hwy 27 (47,500 VPD) and FL Tpke (79,800 VPD), allowing direct on/off ramp access to the site and surrounding Clermont/Orlando trade areas

PROPERTY PHOTOS



WATCH DRONE VIDEO



PROPERTY PHOTOS



PROPERTY PHOTOS



BRAND PROFILE



LADYBIRD ACADEMY

ladybirdacademy.com

Company Type: Private

Locations: 23

Ladybird Academy is a leader in providing the very best preschool early learning and education with high quality care for children 6 weeks through school age. Academies are purpose built in every way to provide a bright and spacious setting with classrooms that are fully equipped for each age range. Ladybird Academy believes children should be encouraged to their maximum potential through a variety of early learning experiences and first class educational curricula including Abeka, math, reading and writing, foreign languages, computer and iPad lessons plus a comprehensive enrichment program which includes art and crafts, dramatic play and physical fitness. Qualified, caring teachers are dedicated to the development of each child.

Source: linkedin.com

PROPERTY OVERVIEW



LOCATION



Clermont, Florida
Lake County
Orlando-Kissimmee-Sanford MSA

ACCESS



State Highway 50: 1 Access Point

TRAFFIC COUNTS



State Highway 50: 69,500 VPD
Legends Way: 4,000 VPD
U.S. Highway 27: 47,500 VPD

IMPROVEMENTS



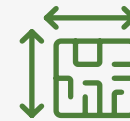
There is approximately 12,400 SF of existing building area

PARKING



100% Cross Access Parking in The Complex

PARCEL



Parcel Number: 28-22-26-1050-000-00A00
Acres: 0.6
Square Feet: 26,214

CONSTRUCTION



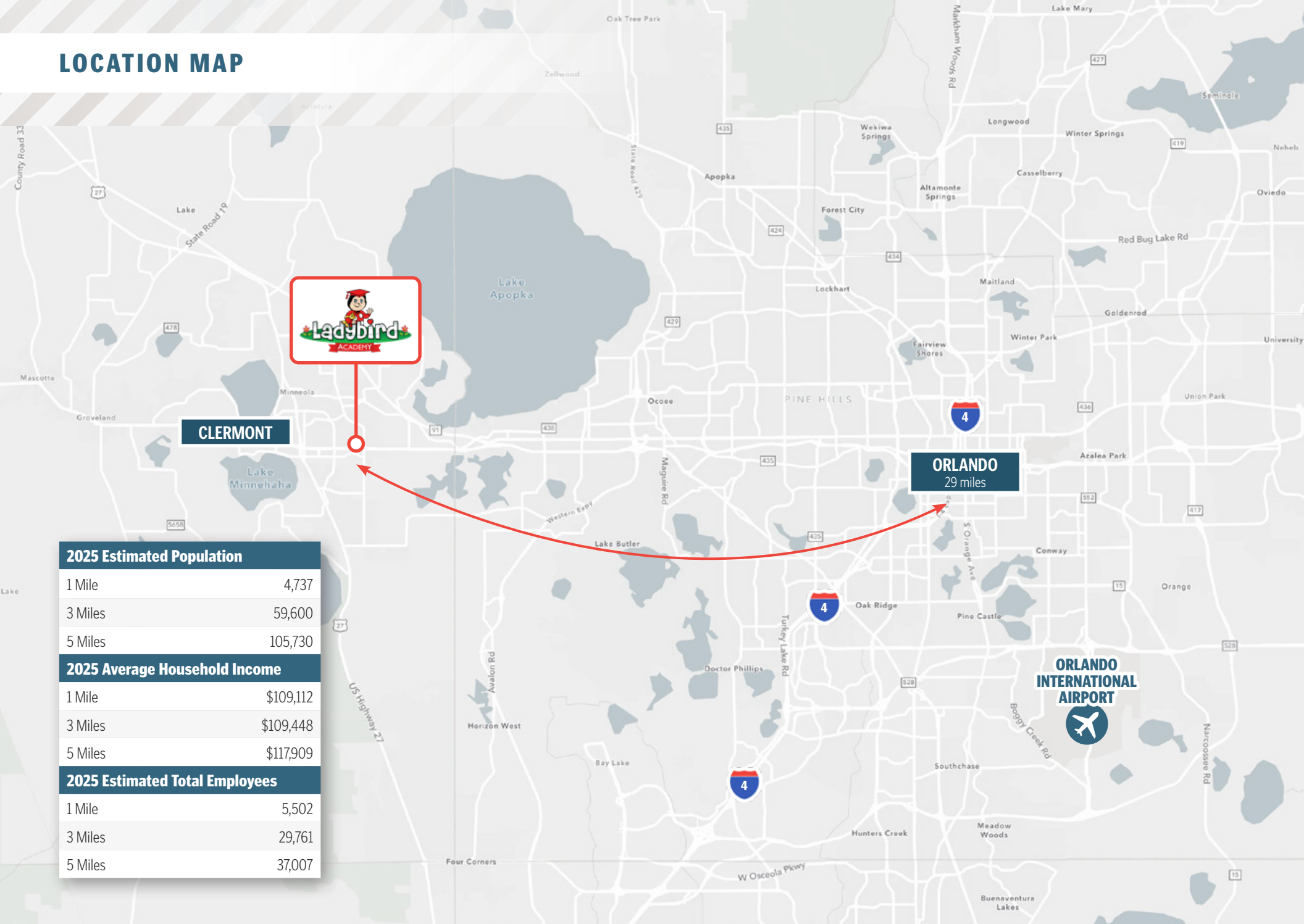
Year Built: 2015

ZONING



C-2 General Commercial District

LOCATION MAP



2025 Estimated Population

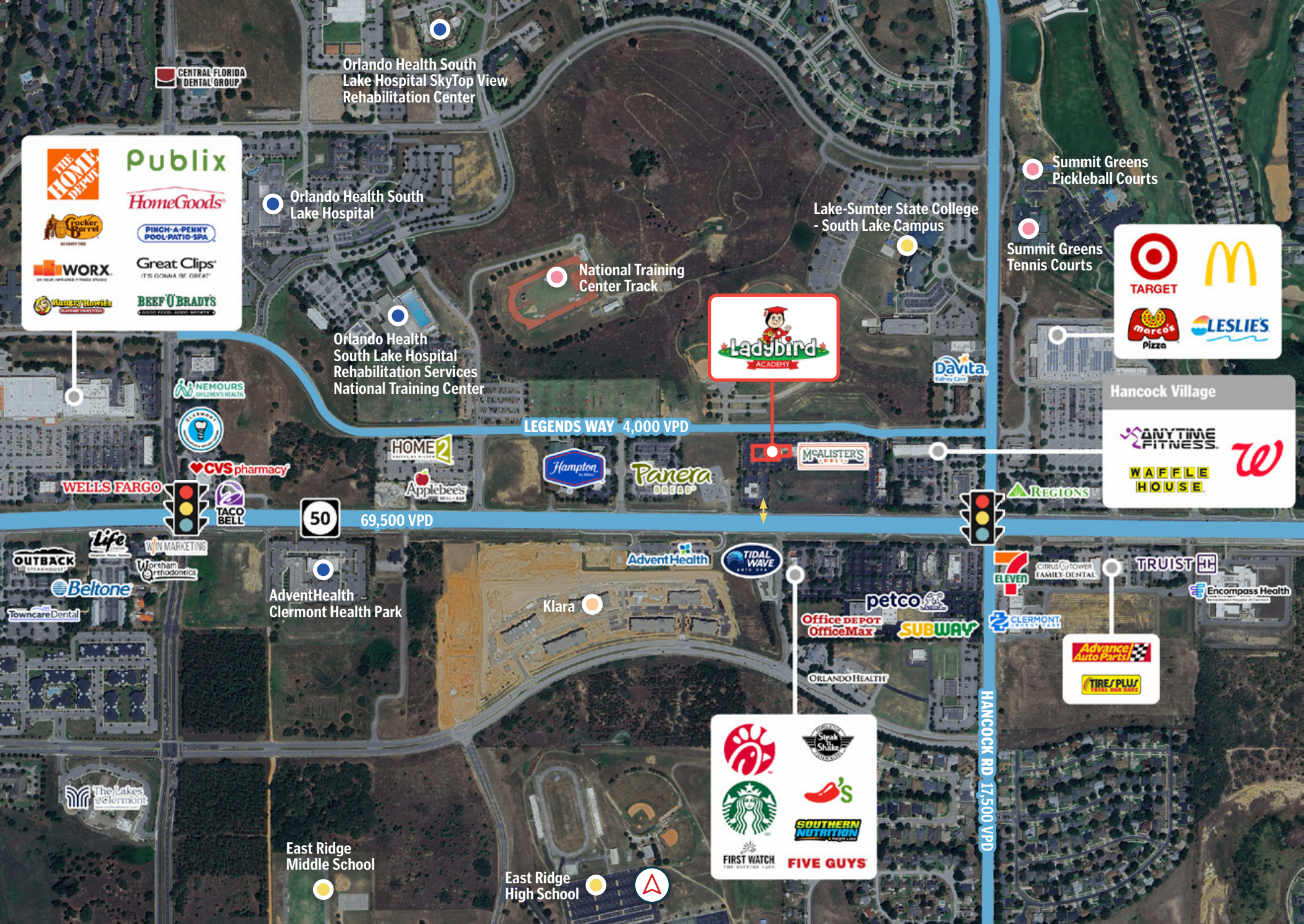
1 Mile	4,737
3 Miles	59,600
5 Miles	105,730

2025 Average Household Income

1 Mile	\$109,112
3 Miles	\$109,448
5 Miles	\$117,909

2025 Estimated Total Employees

1 Mile	5,502
3 Miles	29,761
5 Miles	37,007





LEGENDS WAY

4,000 VPD



Main Street Children's Dentistry & Orthodontics

McALISTER'S DELI

Herbal Nails & Spa

DIM SUM HOUSE

BRU'STER'S

FLORIDA HOT COUNTRY

Addition FINANCIAL

Waffle House

Monument Sign



69,500 VPD



AREA OVERVIEW



	1 Mile	3 Miles	5 Miles
Population			
2025 Estimated Population	4,737	59,600	105,730
2030 Projected Population	5,312	67,210	119,755
2025 Median Age	41.8	43.1	42.9
Households & Growth			
2025 Estimated Households	1,952	23,397	40,110
2030 Projected Households	2,234	26,764	46,002
Income			
2025 Estimated Average Household Income	\$109,112	\$109,448	\$117,909
2025 Estimated Median Household Income	\$94,272	\$90,188	\$96,875
Businesses & Employees			
2025 Estimated Total Businesses	429	2,212	3,378
2025 Estimated Total Employees	5,502	29,761	37,007



CLERMONT, FLORIDA

The City of Clermont, Choice of Champions, is one of the fastest-growing cities in Central Florida and is strategically located just west of Orlando and north of Disney World. The City of Clermont had a population of 49,266 as of July 1, 2025. Clermont is also known for our picturesque hills and pristine lakes; Clermont was founded in 1884 and incorporated in 1916. It has the amenities and assets that make it an attractive location for families, new businesses, educational endeavors, office development, and health and fitness opportunities. It is part of the Orlando–Kissimmee–Sanford Metropolitan Statistical Area.

Key industries in the City of Clermont are World Class Healthcare/Medical, Sports Medicine, National Sports Training, World's Triathlon Training Destination, Olympic Training, Sports Tourism, Business and Professional Services, Technology. With over 14.8 square miles, Clermont is Open for Business and offers everything for growing families. As an epicenter for health, wellness and fitness, the City of Clermont has a thriving healthcare cluster with world class orthopedics, cancer treatment and robotic urologic services treating patients from across the globe.

Clermont offers a multitude of locations to shop. There are commercial and office developments throughout Clermont which provide additional shopping opportunities. The core area of Clermont is located between State Road 50 and the south shore of Lake Minneola. The area provides a variety of unique retail shops, restaurants and businesses, as well as the Art League, the Clermont Community Center and Clermont City Hall. Also located at the west end of downtown is the Historic Village. Clermont and nearby attractions are Lakeridge Winery & Vineyards, Diamond Players Club Clermont, Presidents Hall of Fame, Universal Studios, Walt Disney World, Daytona Beach, Kennedy Space Center.



Mixed-use project planned for phase 2 of Clermont West off of S.R. 50

By TYLER WILLIAMS | Posted July 1, 2024

On Tuesday night, the Clermont Planning and Zoning Commission is set to vote on the second phase of Clermont West, which is planned to include two hotels, a self-storage facility, and a daycare center.

Maitland-based Equinox Development is the developer behind the project, which also includes a phase 1 retail portion with four restaurant locations fronting State Road 50. Phase 2 will be situated on approximately 11 acres behind the retail space. The pair of hotels could rise to five stories and will include about 250 rooms in total, while the 115,000-square-foot self-storage facility will be situated behind the hotels and next to a planned location of The Goddard School, an early childhood development daycare center.

Read Full Article [HERE](#)



Charleston developer scores \$50M construction loan for Vue at Clermont apartments

By LAURA KINSLER | Posted October 12, 2023

Charleston-based Woodfield Development will likely break ground this year on the 289-unit Vue at Clermont apartment community after scoring a \$50.3 million construction loan from Pinnacle Bank.

The Vue is part of a 31-acre mixed-use project with seven commercial lots fronting State Road 50 and the 24.13-acre multifamily lot accessible from Hooks Street. AC Commercial partnered with Woodfield to revise the Planned Unit Development zoning to allow apartments on what would have been another seven commercial lots. The PUD allows a maximum density of 12 units per acre.

Read Full Article [HERE](#)



Clermont Planning & Zoning Commission approves plan for hotel, restaurant

By KATIE SARTORIS | Posted January 5, 2024

The city's Clermont Planning and Zoning Commission on Thursday approved three requests that will allow for a 112-room Marriott TownePlace Suites and 294-seat sit-down restaurant on State Road 50.

The 4.07-acre property sits on SR 50 and straddles Omar Street, about ¾ mile east of U.S. 27. After some discussion, the commission unanimously approved a comprehensive plan amendment, rezoning request and a conditional use permit for the project, Palm Plaza Hotel-Restaurant. The commission's vote is not binding, though; it's just a recommendation. The Clermont City Council will consider these requests at its Jan. 24 meeting, according to city documents.

Read Full Article [HERE](#)



ORLANDO, FLORIDA

Orlando is a city in the U.S. state of Florida and the county seat of Orange County. Located in Central Florida, it is the center of the Orlando metropolitan area. The city of Orlando is the 4th largest city in Florida with a population of 334,854 as of 2024. The city is in the approximate center of the State of Florida and the four-county Orlando-Kissimmee-Sanford Metropolitan Statistical Area (MSA). The city of Orlando is nicknamed “The City Beautiful” and its symbol is the fountain at Lake Eola. Orlando is also known as “The Theme Park Capital of the World” and in 2014 its tourist attractions and events drew more than 62 million visitors. The Orlando International Airport (MCO) is the seventh busiest airport in the United States and the 18th busiest in the world.

Orlando is a major industrial and hi-tech center. Orlando has the 7th largest research park in the country, Central Florida Research Park, with over 1,025 acres. It is home to over 120 companies, employs more than 8,500 people, and is the hub of the nation’s military simulation and training programs. The region’s infrastructure offers reliability, affordability and efficiency - giving businesses seamless access to the people and places they need to reach. Companies can depend on a diverse variety of transportation modes that are critical to the city’s thriving economy. One of the main driving forces in Orlando’s economy is its tourism industry and the city is one of the leading tourism destinations in the world. Nicknamed the ‘Theme Park Capital of the World’, the Orlando area is home to Walt Disney World Resort, Universal Orlando Resort, and SeaWorld Orlando. The convention industry is also critical to the region’s economy. The Orange County Convention Center is now the second-largest convention complex in terms of space in the United States, trailing only McCormick Place in Chicago. The city vies with Chicago and Las Vegas for hosting the most convention attendees in the United States.

The Orlando International Airport (MCO) is Orlando’s primary airport and currently the second busiest airport in the state of Florida closely behind Miami International Airport.



Orlando is best known around the world for its many popular attractions.



Walt Disney World, the most visited vacation resort in the world with more than 48 million visitors every year. The property covers 66 square miles with four theme parks, 24 themed resort hotels, two water parks, and four golf courses.



Universal Orlando Resort the largest property operated by Universal Parks & Resorts and the largest resort in Orlando with two theme parks: Universal Studios Florida and Islands of Adventure. Universal Orlando Resort, and Wet 'n Wild Water Park, the first water park in America.



SeaWorld features marine animals like sea lions, orcas and dolphins with displays and shows. SeaWorld had the first birth of a killer whale in captivity and the first hatching of captive green sea turtles.



AREA OVERVIEW



LARGEST EMPLOYERS

Company	Employees
Walt Disney World	80,000
Advent Health	37,600
Orange County Public Schools	28,125
Universal Orlando Resort	25,000
Orlando Health	24,978
Publix Supermarkets Inc.	19,783
Orlando International Airport (MCO)	18,000
Seminole County Public Schools	10,000
University of Central Florida	10,000
Lockheed Martin	9,000



**Ranked #1 in the Country for
JOB GROWTH**

U.S. DEPT. OF LABOR, BUREAU OF LABOR STATISTICS, 2015-2018



Home to 334,854 Orlando Population as of 2024

AVERAGE
HOUSEHOLD
INCOME
\$100,135



MEDIAN
CITY OF ORLANDO
AGE
35.1



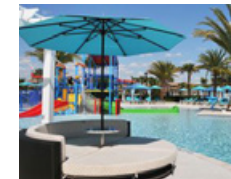
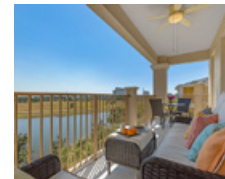
MEDIAN
HOME
COST
\$407,440



MEDIAN
RENTAL
COST
\$1,815



OVER **132,000 HOTEL ROOMS, 20,000 VACATION-HOME RENTALS
& 22,000 VACATION-OWNERSHIP PROPERTIES**



\$217 Billion

GDP of Orlando MSA (as of 2023)

4TH MOST POPULOUS CITY
in Florida





SRS

CAPITAL
MARKETS

THE EXCLUSIVE NATIONAL NET LEASE TEAM

of SRS Real Estate Partners

300+

TEAM
MEMBERS

25+

OFFICES

\$5B+

TRANSACTION
VALUE

company-wide
in 2024

600+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2024

\$2.5B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2024

© 2025 SRS Real Estate Partners, LLC. All rights reserved.

All information in this document and related marketing materials is confidential and intended solely for the recipient and their authorized representatives. This document was prepared by SRS Real Estate Partners, LLC ("SRS") and approved for distribution. While reasonable efforts were made to ensure accuracy, SRS and those represented by SRS make no guarantees, representations, or warranties—express or implied—regarding the completeness or accuracy of the information provided, whether in this document or any other form of communication. Documents have been referred to in summary and should not be considered legal analysis. This material is not all-inclusive and may not contain all the information you require. Any financial projections are provided for reference only and reflect assumptions as of the date of preparation. They may not account for changes in economic performance, market conditions, or future activities related to the property. These materials were created for marketing purposes only and no recipient should make any investment decision predicated on the information contained within. Recipients are strongly encouraged to conduct their own independent evaluation and analysis of any received information and of the subject property.

SRSRE.COM/CapitalMarkets