

SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



New Construction w/ 15-Year Lease | Fronting US Hwy 27 (43,500 VPD) | Below Market Rents at \$23/SF



43,500
VEHICLES PER DAY

U.S. HIGHWAY 27

GOLDEN EAGLE VILLAGE
Publix ups
Great Clips
IT'S GONNA BE GREAT
Domino's Pizza

ELITE RESORTS AT
CITRUS VALLEY
305 LOTS



HEARTLAND
DENTAL



NEC Golden Eagle Blvd & US Hwy 27

CLERMONT FLORIDA (ORLANDO MSA)



ACTUAL SITE

EXCLUSIVELY MARKETED 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
200 SW First Avenue, Suite 970
Fort Lauderdale, FL 33301
FL License No. BK3120739



NATIONAL NET LEASE

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





EAGLE RIDGE CLERMONT
265 RESIDENTIAL UNITS



NEW RETAIL
DEVELOPMENT
(UNDER CONSTRUCTION)

GOLDEN EAGLE BLVD.



43,500
VEHICLES PER DAY

U.S. HIGHWAY 27



PROPERTY PHOTOS



WATCH DRONE VIDEO



OFFERING SUMMARY



OFFERING

Pricing	\$3,039,000
Net Operating Income	\$155,000
Cap Rate	5.10%

PROPERTY SPECIFICATIONS

Property Address	NEC Golden Eagle Boulevard & U.S. Highway 27 Clermont, Florida 34714
Rentable Area	6,858 SF
Land Area	1.07 AC
Year Built	2024
Tenant	Mavis
Guaranty	Corporate
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Term	15 Years
Increases	8% Every 5 Years (Initial Term) 10% Every 5 Years (Option Periods)
Options	3 (5-Year)
Rent Commencement	December 2024
Lease Expiration	December 2039

RENT ROLL & INVESTMENT HIGHLIGHTS



Tenant Name	Square Feet	LEASE TERM		RENTAL RATES				
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
Mavis	6,858	Dec. 2024	Dec. 2039	Current	-	\$12,917	\$155,000	3 (5-Year)
(Corporate Guaranty)				Year 6	8%	\$13,950	\$167,400	
				Year 11	8%	\$15,066	\$180,792	
10% Increases Beg. of Each Option								

Brand New 15-Year Lease | Scheduled Rental Increases | Established Tenant | Corporate Guaranty | Below Market Rent

- Brand new 15-year lease with 3 (5-year) options to extend, demonstrating their long-term commitment to the site
- The lease features 8% rental increases every 5 years throughout the initial term and 10% increases at the beginning of each option period
- Mavis Tires has 1,400 locations across 26 states
- At \$23/SF, this property is below market rents for new construction retail properties

Absolute NNN | Fee Simple Ownership | No State Income Tax | Zero Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment in an income tax free state

Demographics & 5-Mile Trade Area | Proximity to Orlando

- More than 70,000 residents and 14,000 employees support the trade area
- \$104,747 average household income
- 29 miles West of Downtown Orlando



Signalized, Hard Corner Intersection | Part of Larger Development | Several New Construction Retailers | Clermont - New Development

- The asset is located at the signalized, hard corner intersection of Golden Eagle Blvd & U.S. Highway 27 averaging 43,500 VPD
- **Mavis is part of a new retail center that features Heartland Dental, McDonald's, and more**
- A new retail center is currently under construction across from the subject property on the Southeast corner of the intersection; the pads will feature The Learning Experience, Chase Bank, Big Dan's Car Wash, a self-storage user, 1 retail pad, 1 QSR pad, and 1 multi-tenant pad
- U.S. Highway 27 a is major North/South retail and commuter thoroughfare serving Clermont and the surrounding trade areas
- Clermont has several new development projects under construction such as [Olympus, a 250-acre development directly across Highway 27 from Lake Louisa State Park](#). When the development is completed, it will include over 1,000 residential units, 1,300 hotel rooms, a conference center, and over a million square feet of sports and entertainment venues and space
- **Clermont is currently growing at a rate of 3.62% annually and its population has increased by 16.26% since the most recent census**



U.S. HIGHWAY 27

NEIGHBORHOOD MAP

-  UNDER CONSTRUCTION
-  COMPLETED (2021-2024)

1,000 UNITS

536 UNITS

1,400 UNITS

3,600 UNITS

850 UNITS

270 UNITS

345 UNITS

385 UNITS

437 UNITS

432 UNITS

214 UNITS

215 UNITS

1,291 UNITS

1,300 UNITS

550 UNITS

692 UNITS

150-300 UNITS

368 UNITS

422 UNITS

242 UNITS

360 UNITS

340 UNITS

382 UNITS

360 UNITS

1,000 UNITS

WESTON HILLS
400 RESIDENTIAL UNITS

GOLDEN EAGLE VILLAGE



43,500
VEHICLES PER DAY

ELITE RESORTS AT CITRUS VALLEY
305 LOTS

HEARTLAND DENTAL & MCDONALD'S (UNDER CONSTRUCTION)



UNDER CONSTRUCTION



GREATER GROVES
500 RESIDENTIAL UNITS



EAGLE RIDGE CLERMONT
265 RESIDENTIAL UNITS

U.S. HIGHWAY 21

ASHTON CHASE APT.
358 MULTI-FAMILY UNITS



SUNSHINE VILLA AT GREENBROOK RESORT



GLENBROOK COMMONS PLAZA



SITE OVERVIEW



ELITE RESORTS AT
CITRUS VALLEY
305 LOTS

Publix

McDonald's

HEARTLAND

MAVIS
TIRE

UNDER CONSTRUCTION

THE LEARNING CENTER
Academy of Early Education
CHASE
Big Dan's
CAR WASH

43,500
VEHICLES PER DAY

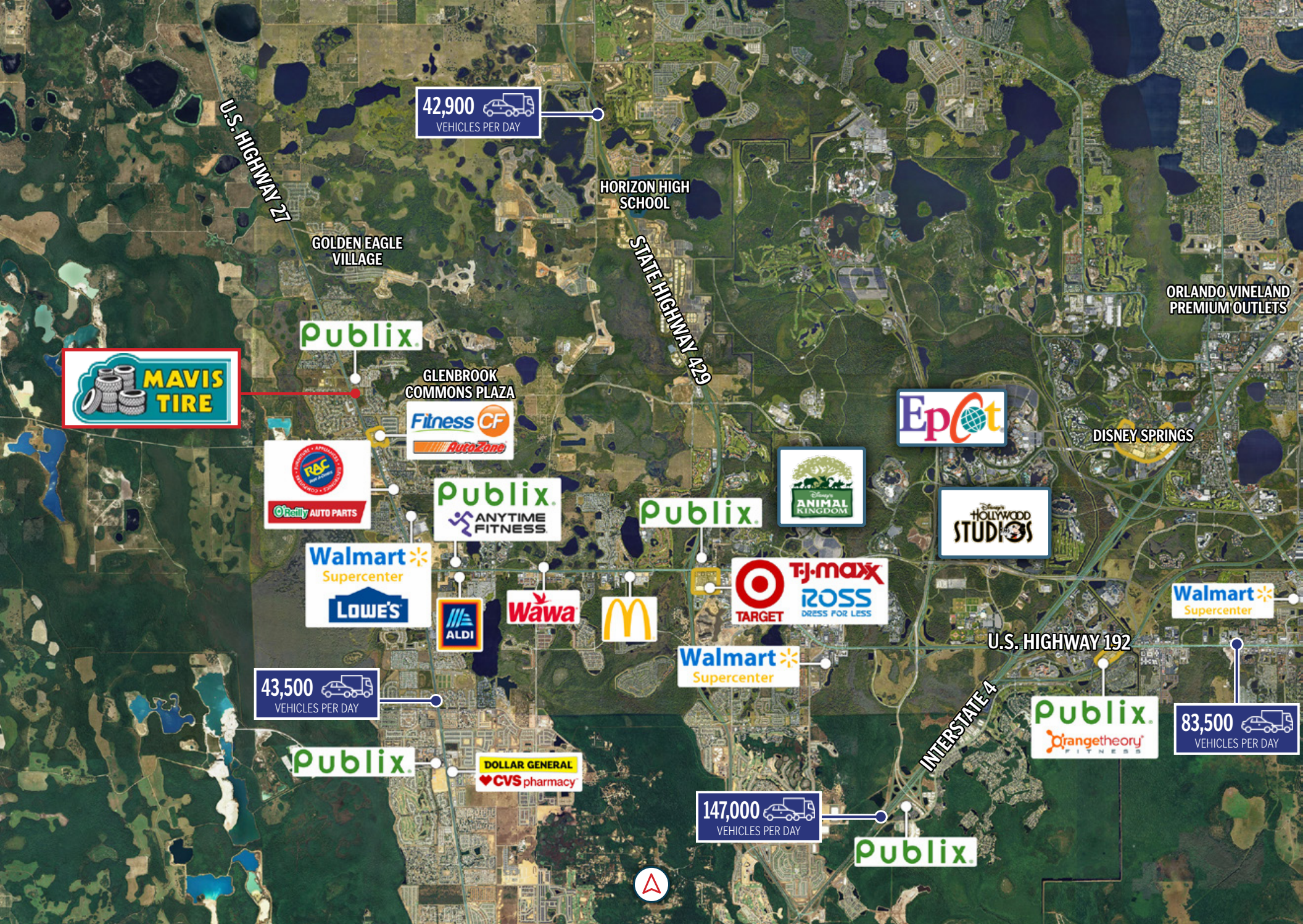
U.S. HIGHWAY 27

GOLDEN EAGLE BLVD.



PROPERTY PHOTOS





FUTURE HEARTLAND DENTAL
(UNDER CONSTRUCTION)



43,500
VEHICLES PER DAY

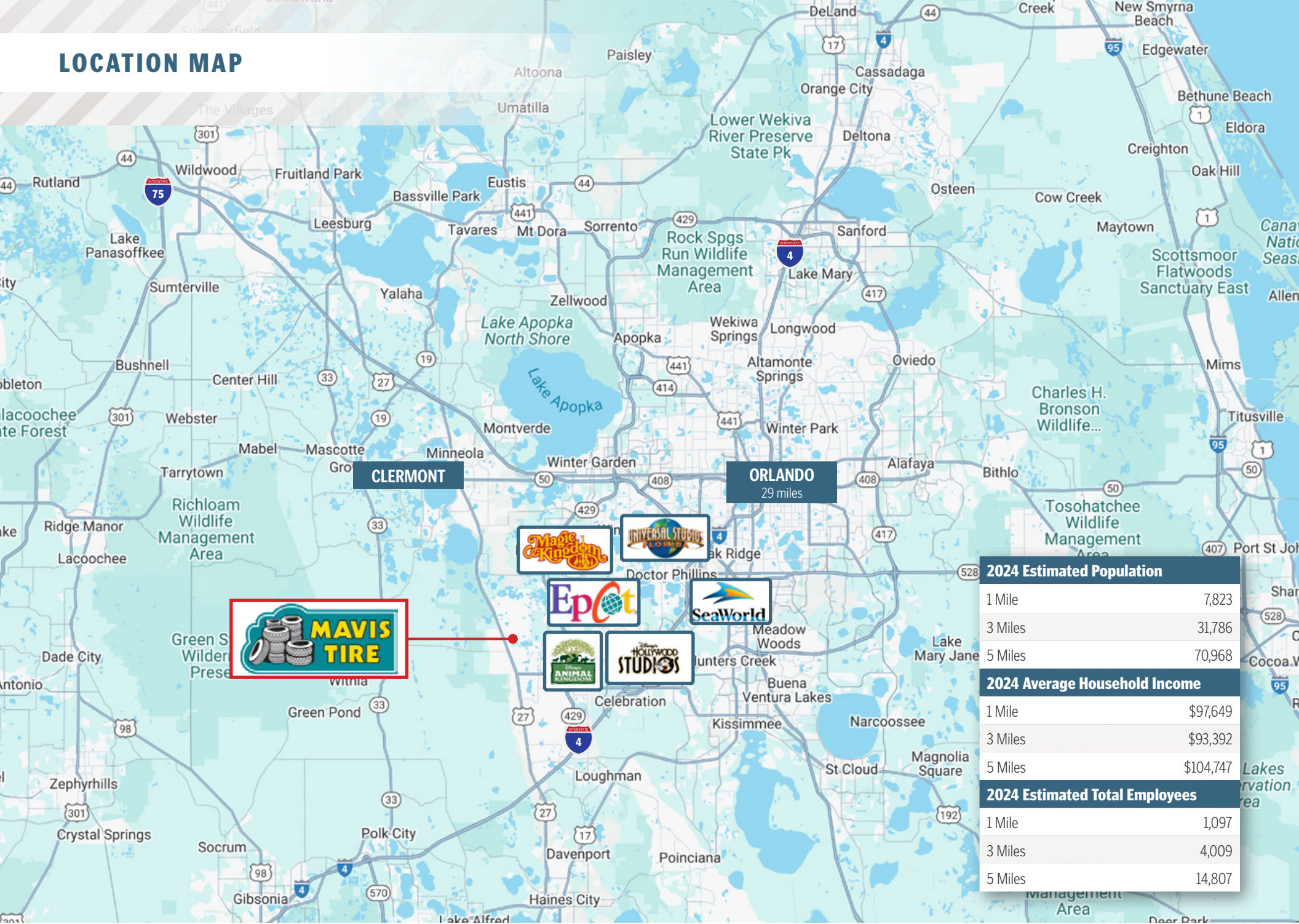
PYLON SIGN

27

GOLDEN EAGLE BLVD.



LOCATION MAP



CLERMONT

ORLANDO
29 miles



2024 Estimated Population

1 Mile	7,823
3 Miles	31,786
5 Miles	70,968

2024 Average Household Income

1 Mile	\$97,649
3 Miles	\$93,392
5 Miles	\$104,747

2024 Estimated Total Employees

1 Mile	1,097
3 Miles	4,009
5 Miles	14,807

PROPERTY OVERVIEW



LOCATION



Clermont, Florida
Lake County
Orlando-Kissimmee-Sanford MSA

ACCESS



Golden Eagle Boulevard: 1 Access Point

TRAFFIC COUNTS



U.S. Highway 27: 43,500 VPD
W. Irlo Bronson Memorial Highway: 83,500 VPD

IMPROVEMENTS



There is approximately 6,858 SF of existing building area

PARKING



There are approximately 34 parking spaces on the owned parcel.

PARCEL



Parcel Number: 23-24-26-0003-000-05600
Acres: 1.07
Square Feet: 46,609

CONSTRUCTION



Year Built: 2024

ZONING



Commercial



MAVIS TIRES

mavis.com

Company Type: Subsidiary

Locations: 1,400+

Parent: BayPine and TSG Consumer Partners

Mavis Tire, based in Millwood, New York, is a leading tire and service provider in the United States, with more than 1,400 service centers across 26 states. In addition to its core offering of tires from over 20 major brands, Mavis offers a menu of repair and maintenance services including brakes, alignments, suspension, shocks, and battery service. Mavis, which was founded in 1972 by Marion and Victor Sorbaro and has roots dating back to 1949, has a strong reputation for delivering best-in-class customer service and quality.



Source: mavis.com



	1 Mile	3 Miles	5 Miles
Population			
2024 Estimated Population	7,823	31,786	70,968
2029 Projected Population	8,425	39,546	85,734
2024 Median Age	37.2	36.0	36.2
Households & Growth			
2024 Estimated Households	2,578	12,072	26,128
2029 Projected Households	2,822	15,629	32,077
Income			
2024 Estimated Average Household Income	\$97,649	\$93,392	\$104,747
2024 Estimated Median Household Income	\$93,303	\$78,476	\$81,501
Businesses & Employees			
2024 Estimated Total Businesses	138	473	1,225
2024 Estimated Total Employees	1,097	4,009	14,807



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 northwest of Disney World. The City of Clermont had a population of 49,092 as of July 1, 2024. Clermont is also known for its 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 and 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.



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 52 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.



WALT DISNEY MAGIC KINGDOM PARK
20.86 MILLION VISITORS PER YEAR (2018)



UNIVERSAL STUDIOS ORLANDO
10.71 MILLION VISITORS PER YEAR (2018)



DISNEY'S HOLLYWOOD STUDIOS
11.26 MILLION VISITORS PER YEAR (2018)



UNIVERSAL ORLANDO RESORT
TWO THEME PARKS, ONE WATER PARK



THE WALT DISNEY WORLD RESORT
27,258 ACRES OF THEME PARKS, HOTELS, & GOLF COURSES



SEA WORLD ORLANDO
4.59 MILLION VISITORS PER YEAR (2018)



THE WALT DISNEY EPCOT CENTER
20.86 MILLION VISITORS PER YEAR (2018)



DISNEY'S ANIMAL KINGDOM
13.75 MILLION VISITORS PER YEAR (2018)



LARGEST EMPLOYERS

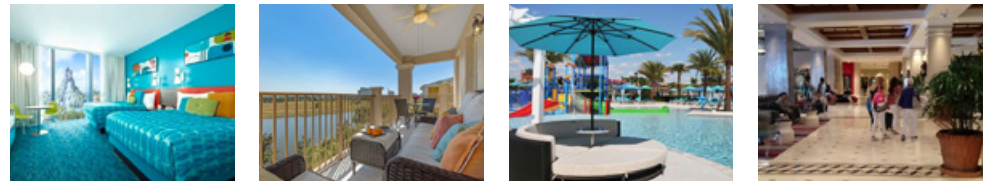
Company	Employees
Walt Disney World	74,200
Advent Health	28,959
Orange County Public Schools	25,145
Universal Orlando Resort	25,000
Publix Supermarkets Inc.	19,783
Orlando Health	19,032
Orlando International Airport (MCO)	18,000
Seminole County Public Schools	10,000
University of Central Florida	9,476
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 292,059 Population growth of 22.56% since 2010

<p>AVERAGE HOUSEHOLD INCOME</p> <p>\$75,669</p>	<p>MEDIAN CITY OF ORLANDO AGE</p> <p>33.8</p>	<p>MEDIAN HOME COST</p> <p>\$240,000</p>	<p>MEDIAN RENTAL COST</p> <p>\$1,196</p>
--	--	---	---

OVER **121,000 HOTEL ROOMS, 20,000 VACATION-HOME RENTALS & 22,000 VACATION-OWNERSHIP PROPERTIES**



\$90,245,169
GDP of county (2019 Orange County):

5TH MOST POPULOUS COUNTY
in Florida (6.6% of Florida's population)



AREA ATTRACTIONS



Walt Disney Magic Kingdom Park
14 miles away



Disney's Hollywood Studios
12 miles away



The Walt Disney Epcot Center
14 miles away



Universal Studios Orlando
23 miles away



Disney's Animal Kingdom
10 miles away



SeaWorld Orlando
18 mile away

PERCENT CHANGE IN STATE POPULATION

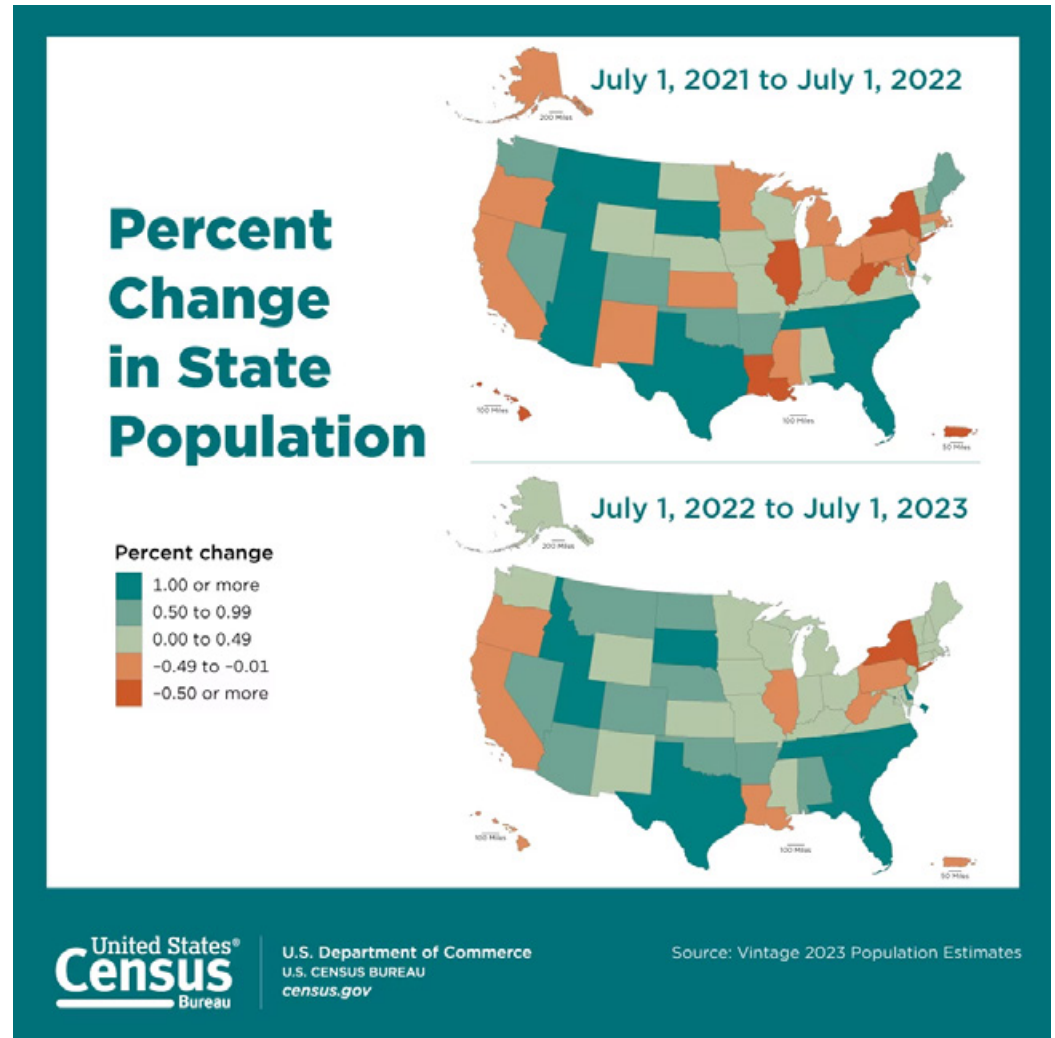


Top 10 States by Numeric Growth: 2022 to 2023

Rank	Geographic Area	April 1, 2020 (est. base)	July 1, 2022	July 1, 2023	Numeric Growth
1	Texas	29,145,459	30,029,848	30,503,301	473,453
2	Florida	21,538,216	22,245,521	22,610,726	365,205
3	North Carolina	10,439,459	10,695,965	10,835,491	139,526
4	Georgia	10,713,771	10,913,150	11,029,227	116,077
5	South Carolina	5,118,422	5,282,955	5,373,555	90,600
6	Tennessee	6,910,786	7,048,976	7,126,489	77,513
7	Arizona	7,157,902	7,365,684	7,431,344	65,660
8	Virginia	8,631,373	8,679,099	8,715,698	36,599
9	Colorado	5,773,707	5,841,039	5,877,610	36,571
10	Utah	3,271,614	3,381,236	3,417,734	36,498

Top 10 States or State Equivalent by Percent Growth: 2022 to 2023

Rank	Geographic Area	April 1, 2020 (est. base)	July 1, 2022	July 1, 2023	Percent Growth
1	South Carolina	5,118,422	5,282,955	5,373,555	1.7%
2	Florida	21,538,216	22,245,521	22,610,726	1.6%
3	Texas	29,145,459	30,029,848	30,503,301	1.6%
4	Idaho	1,839,117	1,938,996	1,964,726	1.3%
5	North Carolina	10,439,459	10,695,965	10,835,491	1.3%
6	Delaware	989,946	1,019,459	1,031,890	1.2%
7	D.C.	689,548	670,949	678,972	1.2%
8	Tennessee	6,910,786	7,048,976	7,126,489	1.1%
9	Utah	3,271,614	3,381,236	3,417,734	1.1%
10	Georgia	10,713,771	10,913,150	11,029,227	1.1%



Source: United States Census Bureau
Read Full Article [HERE](#)
Posted on December 18, 2023



THE EXCLUSIVE NATIONAL NET LEASE TEAM

of SRS Real Estate Partners

300+

TEAM
MEMBERS

25+

OFFICES

2K+

RETAIL
TRANSACTIONS

company-wide
in 2023

510+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2023

\$2.2B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2023

This document has been prepared by SRS Real Estate Partners (SRS) and has been approved for distribution by all necessary parties. Although effort has been made to provide accurate information, SRS and those represented by SRS make no guarantees, warranties, or representations as to the completeness of the materials presented herein or in any other written or oral communications transmitted or made available. Documents may have been referred to in summary form and these summaries do not purport to represent or constitute a legal analysis of the contents of the applicable documents. Neither SRS or those represented by SRS represent that this document is all inclusive or contains all of the information you may require. Any financial projections and/or conclusions presented herein are provided strictly for reference and have been developed based upon assumptions and conditions in effect at the time the evaluations were undertaken. They do not purport to reflect changes in economic performance, local market conditions, economic and demographic statistics, or further business activities since the date of preparation of this document. Recipients of this document are urged to undertake their own independent evaluation of the subject and/or asset(s) being shared in this document.