

**CLERMONT VACANT COMMERCIAL
LAND**

1755 S Grand Highway Clermont, FL 34711



PROPERTY SUMMARY

Address: 1755 S Grand Highway, Clermont, FL 34711

PIN: 29-22-26-0600-000-00200

Size: 5.43 Acres- All Usable, Off-Site Master Retention Included

Zoning: C-2 "General Commercial District

Traffic Counts: US 27: 41,500 / SR 50: 52,000 / Grand Highway: 5,500

Municipality: City of Clermont

Asking Price: \$4,750,000

Multi-Family Not Permitted

Utilities Available at Site

The Sembler Company | 800.940.6000 | <https://www.sembler.com>

JON GRABER

727.344.8107

jon.graber@sembler.com

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SURVEYOR'S NOTES:

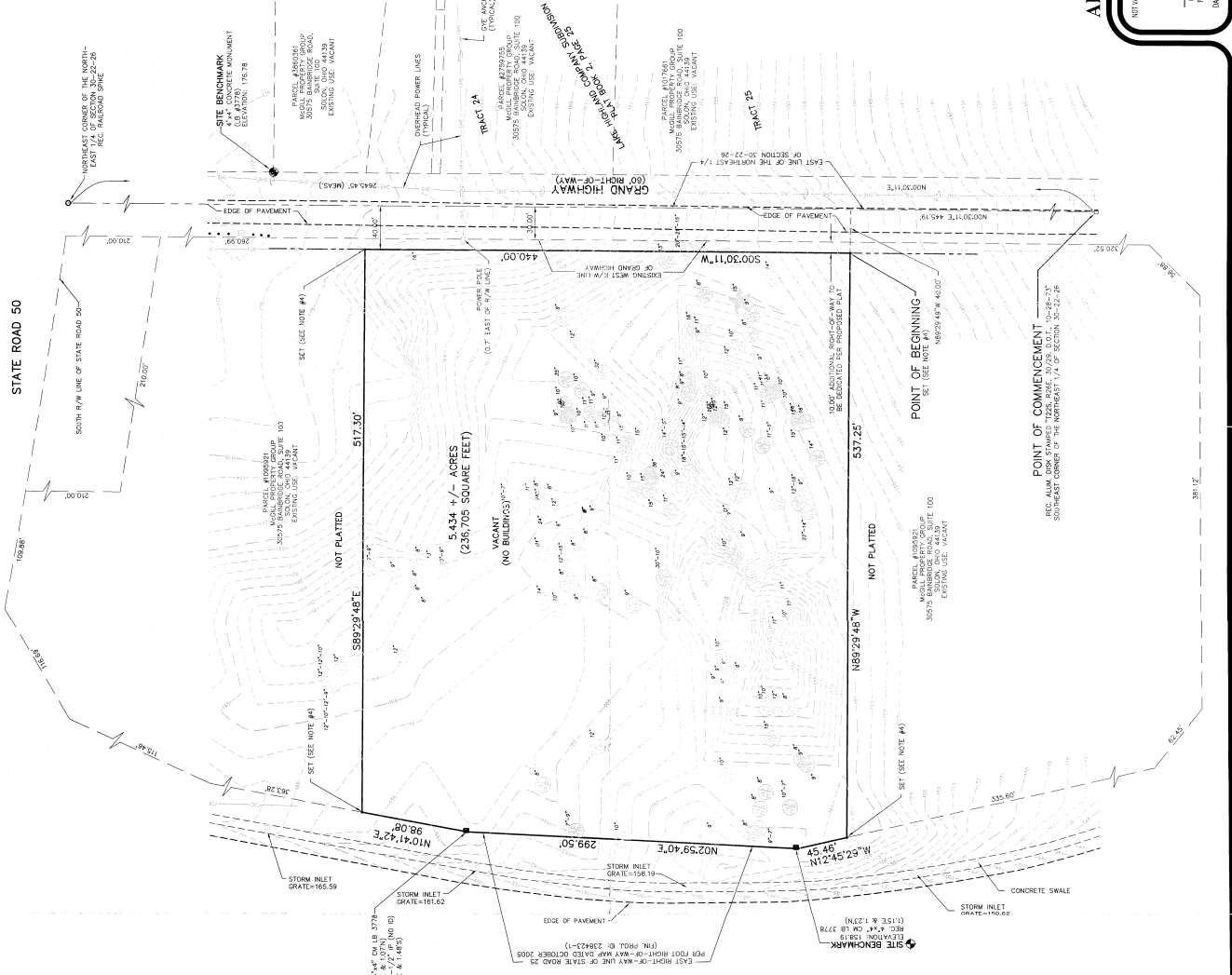
- 1) THIS SURVEYOR HAS NOT ABSTRACTED THE SITE AS TO OWNERSHIP OR OTHER MATTERS OF RECORD NOR HAVE THEY PERFORMED ANY SERVICES INTEREST, ANY ZONING, SETBACKS, PROPERTY OWNER NAMES AND ADJACENT RECORDS. THIS SURVEYOR HAS NOT ABSTRACTED THE INFORMATION OBTAINED FROM THE PUBLIC RECORDS. THIS SURVEYOR HAS PROVIDED TO THE CLIENT, BUT THE INFORMATION IS NOT GUARANTEED TO BE ACCURATE OR COMPLETE.
- 2) THE LEGAL DESCRIPTIONS AND EASEMENTS SHOWN HEREON ARE BASED ON A TITLE COMMITMENT PROVIDED BY THE CLIENT THAT WAS PREPARED BY (COMMITMENT NO. 717407) - SETTLEMENT SERVICES DATED JUNE 13, 2007.
- 3) THIS SURVEY IS NOT VALID WITHOUT THE EMBOSSED SEAL AND ORIGINAL SIGNATURE OF THE SURVEYOR. ANY DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY IS VOID AND VOIDABLE. ANY DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY IS VOID AND VOIDABLE. ANY DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY IS VOID AND VOIDABLE.
- 4) ALL BEARING AND DISTANCE MEASUREMENTS ARE IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.
- 5) TECHNICAL STANDARDS ADOPTED IN FLORIDA STATUTES CHAPTER 8107-6.
- 6) BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE SECTION 30, TOWNSHIP 22 SOUTH, RANGE 28 EAST, FLORIDA, BEARING NORTH 00°30'11" EAST (ASSUMED).
- 7) THE FIELD SURVEY WAS COMPLETED ON FEBRUARY 21ST, 2007.
- 8) THIS SURVEY IS A BENCHMARK REGISTRATION ON A 1" X 1" SECTION OF CLERMONT EFFECTIVE DATE: JAN. 1, 2008. BEARING 120°33' 05.6" D - CITY OF CLERMONT (CALL BEFORE DIGGING 1-800-432-4770).
- 9) THIS SURVEY IS A BENCHMARK REGISTRATION ON A 1" X 1" SECTION OF CLERMONT EFFECTIVE DATE: JAN. 1, 2008. BEARING 120°33' 05.6" D - CITY OF CLERMONT (CALL BEFORE DIGGING 1-800-432-4770).
- 10) UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND RECORDS AND FIELD SURVEY. SUBJECT TO VERIFICATION (CALL BEFORE DIGGING 1-800-432-4770).
- 11) NO UNDERGROUND FOUNDATIONS WERE LOCATED PER THIS SURVEY.

SCHEDULE B-E EXCEPTIONS (AS PER NOTE #2 ABOVE):

- 8) EASEMENTS GRANTED TO PUBLIC POWER CORPORATION BY INSTRUMENT RECORDED IN DEED BOOK 208, PAGE 151, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, DOES NOT AFFECT THE SUBJECT PROPERTY.
- 9) EASEMENTS GRANTED TO PUBLIC POWER CORPORATION BY INSTRUMENT RECORDED IN DEED BOOK 208, PAGE 151, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, DOES NOT AFFECT THE SUBJECT PROPERTY.
- 10) ITEM WAS DELETED.
- 11) SLOPE EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 1434, PAGE 1434, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, DOES NOT AFFECT THE SUBJECT PROPERTY.
- 12) SLOPE EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 1226, PAGE 1226, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, DOES NOT AFFECT THE SUBJECT PROPERTY (NOT PLOTTABLE).
- 13) ITEM WAS DELETED.
- 14) ITEM WAS DELETED.
- 15) ITEM WAS DELETED.
- 16) ITEM WAS DELETED.
- 17) ITEM WAS DELETED.
- 18) TEMPORARY NON-EXCLUSIVE CONSTRUCTION EASEMENT DEED AND INSTRUMENT RECORDED IN DEED BOOK 208, PAGE 151, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, DOES NOT AFFECT THE SUBJECT PROPERTY.
- 19) TEMPORARY NON-EXCLUSIVE CONSTRUCTION EASEMENT DEED AND INSTRUMENT RECORDED IN DEED BOOK 208, PAGE 151, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, DOES NOT AFFECT THE SUBJECT PROPERTY.
- 20) CONDITIONS AND RESTRICTIONS CONTAINED IN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 2477, PAGE 1108, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, DOES AFFECT THE SUBJECT PROPERTY.

Certified to and for the exclusive benefit of:
Clermont Lead Development, LLC
Kingswre Furniture, LLC
Woods Copps, Haines, Ward and Woodman, P.A.
Loyers Title Insurance Corporation
First American Title Insurance Company
Ashley Furniture Industries, Inc.

REV #	Date	By	Revision Comment
1	02/21/07	JMB	REVISED PER COMMENTS
2	03/07	JMB	REVISED PER COMMENTS
3	03/07	JMB	REVISED PER COMMENTS



- LEGEND**
- 1. SHAWAR MANHOLE
 - 2. WATER VALVE
 - 3. PRE-PROBANT
 - 4. LIGHT POLE WITH ELECTRIC BOX
 - 5. EYE WIRE ANCHOR
 - 6. OVERHEAD ELECTRIC LINES
 - 7. FIBER OPTIC CABLE MARKERS
 - 8. DEPARTMENT OF TRANSPORTATION PROJECT MARKER
 - 9. FRANCHISE
 - 10. BUILT-UP WAY
 - 11. IRON PIPE
 - 12. IRON PIPE
 - 13. IRON PIPE
 - 14. LICENSED SURVEYOR OR SURVEYOR
 - 15. PROFESSIONAL SURVEYOR & MAPPER
 - 16. OAK TREE
 - 17. EAP TREE
 - 18. PALM TREE

LEGAL DESCRIPTION (PORTION OF PARCEL #1095922)

COMMENCE AT THE SOUTHEAST CORNER OF SAID NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 28 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID NORTHEAST 1/4 OF SECTION 30, THENCE RUN NORTH 00°30'11" EAST, ALONG THE EAST LINE OF SAID SECTION 30, TOWNSHIP 22 SOUTH, RANGE 28 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

POINT OF BEGINNING, THENCE RUN NORTH 89°29'48" WEST, A DISTANCE OF 537.25 FEET TO A POINT OF BEGINNING, THENCE RUN NORTH 89°29'48" WEST, A DISTANCE OF 500.30'11" W (STATE ROAD 25) PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP DATED OCTOBER 2005 (E.D. PROJ. ID: 0288403-1A), THENCE RUN THENCE NORTH 12°45'29" WEST, A DISTANCE OF 45.46 FEET; THENCE NORTH 02°59'40" EAST, A DISTANCE OF 289.50 FEET; THENCE NORTH 00°41'42" WEST, A DISTANCE OF 400.00 FEET; THENCE NORTH 00°30'11" EAST, ALONG THE EAST LINE LYING 400.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SECTION 30, THENCE RUN SOUTH 00°30'11" WEST, ALONG SAID LINE, A DISTANCE OF 440.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.434 ACRES, MORE OR LESS (236,705 SQUARE FEET).

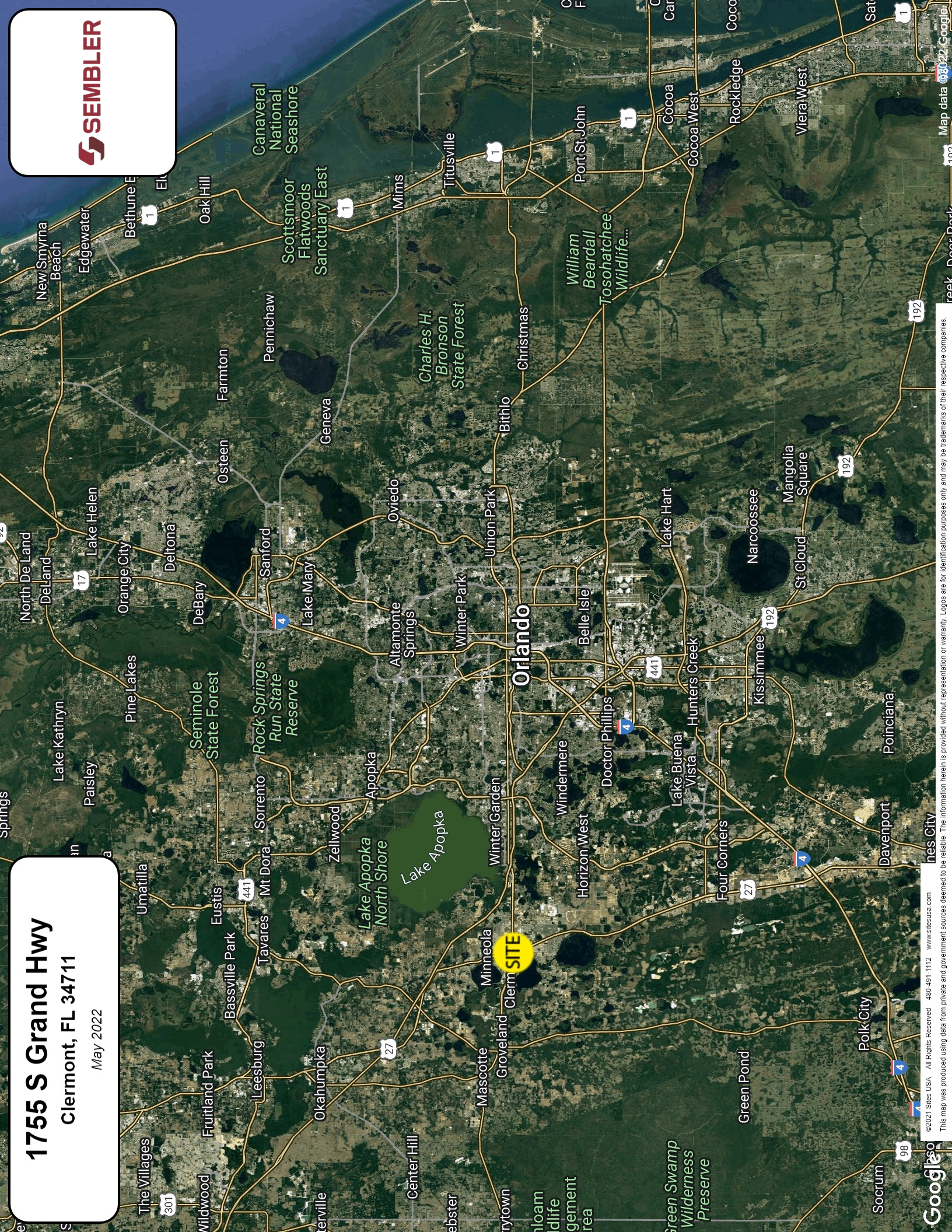
ALTA/ACSM LAND TITLE SURVEY

NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL OF SURVEYOR

DATE: 02/21/07

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Clermont, FL 34711

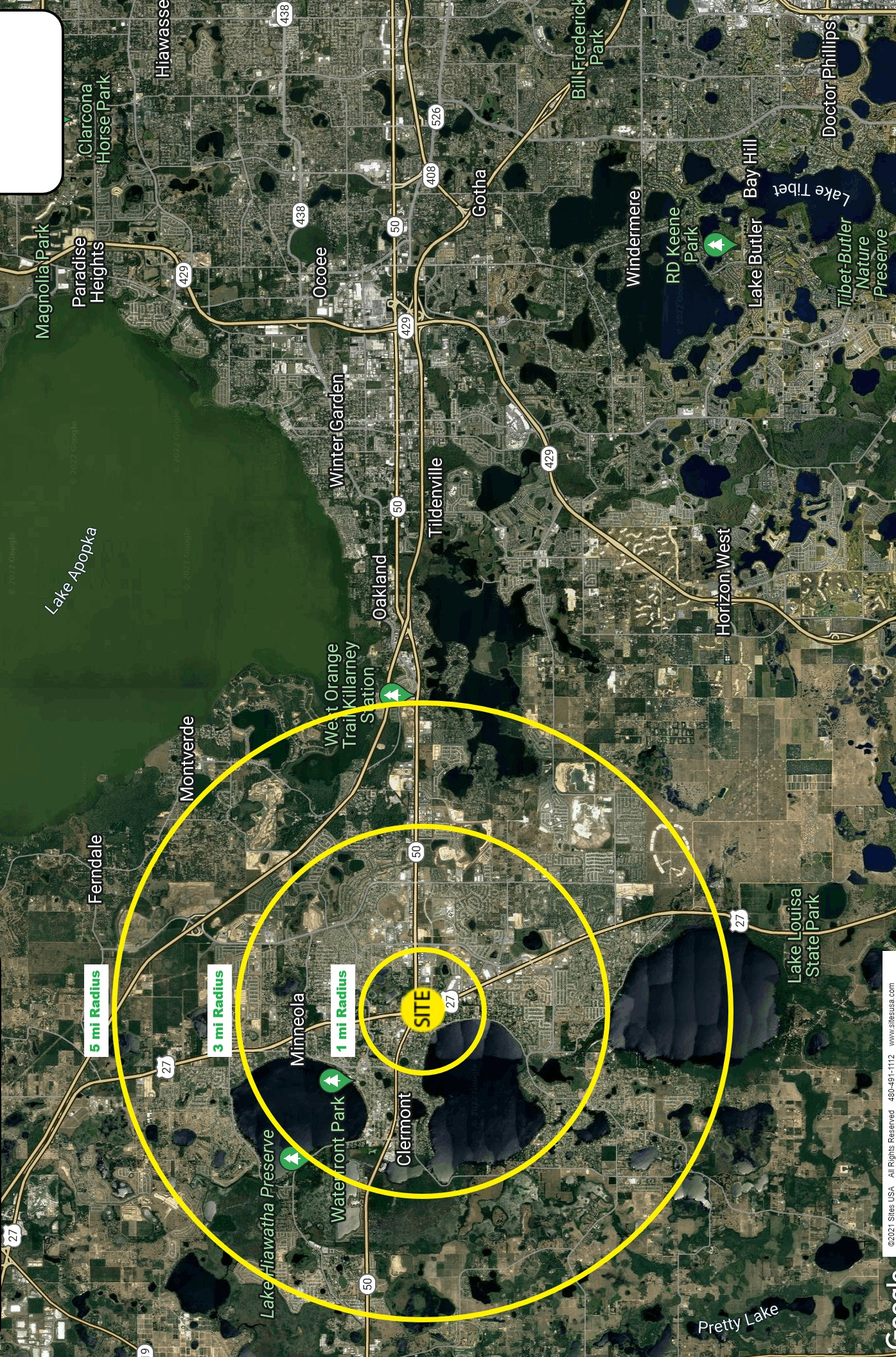
May 2022



1755 S Grand Hwy

Clermont, FL 34711

May 2022



5 mi Radius

3 mi Radius

1 mi Radius

SITE

1755 S Grand Hwy

Clermont, FL 34711

May 2022



Shacks Lake

Winn-Dixie

at home

LAUREL TROOP



SITE



S Hwy 27

50

E Hwy 50

27

S Hwy 27

Hooks St

S Lakeshore Dr

PopStats: Full Demographics

1990 - 2000 - 2010 Census, Q4 2021 Estimates & Q4 2026 Projections
 Calculated using TAS Retrieval



May 18, 2022

Latitude: 28.544845 Longitude: -81.740840

Commercial at US 27 & SR 50		1 Mile Radius	3 Mile Radius	5 Mile Radius	5 Minute Drive Time	15 Minute Drive Time
Population	Q4 2021 Estimated Population	7,102	55,172	97,324	52,621	172,927
	2026 Projected Population	7,634	60,953	110,080	58,350	203,703
	2010 Census Population	5,375	39,235	64,688	37,138	108,297
	2000 Census Population	3,341	18,692	30,817	17,216	55,585
	1990 Census Population	2,351	9,667	13,656	9,269	31,670
	Historical Annual Growth 1990 to 2000	3.58%	6.82%	8.48%	6.39%	5.79%
	Historical Annual Growth 2000 to 2010	4.87%	7.70%	7.70%	7.99%	6.90%
	Estimated Annual Growth 2010 to 2021	2.40%	2.94%	3.54%	3.01%	4.06%
	Projected Annual Growth 2021 to 2026	1.45%	2.01%	2.49%	2.09%	3.33%
Households	Q4 2021 Estimated Households	2,757	20,233	35,201	19,419	62,150
	2026 Projected Households	2,967	22,343	39,774	21,523	73,352
	2010 Census Households	2,075	14,416	23,506	13,732	38,693
	2000 Census Households	1,329	7,012	11,443	6,523	20,478
	1990 Census Households	891	3,765	5,130	3,590	11,355
	Historical Annual Growth 1990 to 2000	4.08%	6.41%	8.35%	6.15%	6.07%
	Historical Annual Growth 2000 to 2010	4.55%	7.47%	7.46%	7.73%	6.57%
	Estimated Annual Growth 2010 to 2021	2.45%	2.93%	3.50%	2.99%	4.12%
	Projected Annual Growth 2021 to 2026	1.48%	2.00%	2.47%	2.08%	3.37%
Persons per Household	2.54	2.72	2.76	2.70	2.76	
Population by Age	Population 0 to 4 Years	6.39%	5.75%	5.52%	5.76%	5.65%
	Population 5 to 13 Years	10.99%	10.69%	10.49%	10.69%	10.77%
	Population 14 to 21 Years	9.76%	10.73%	11.00%	10.71%	11.11%
	Population 22 to 29 Years	10.69%	11.18%	11.28%	11.10%	11.10%
	Population 30 to 44 Years	18.22%	15.84%	14.92%	15.89%	16.09%
	Population 45 to 59 Years	18.80%	20.82%	21.35%	20.62%	21.11%
	Population 60 to 74 Years	16.45%	16.31%	16.43%	16.14%	15.91%
	Population 74 Years Plus	8.71%	8.68%	9.03%	9.11%	8.28%
	Median Age	39.6	41.1	41.9	41.1	40.8
Gender	Male Population	3,356	26,498	46,930	25,215	84,727
	Female Population	3,745	28,675	50,394	27,406	88,200
Income	HH Income \$500,000 or more	0.39%	0.91%	1.03%	0.90%	1.35%
	HH Income \$250,000 to \$499,999	0.46%	1.10%	1.24%	1.08%	1.63%
	HH Income \$200,000 to \$249,999	1.05%	2.57%	2.90%	2.52%	3.80%
	HH Income \$175,000 to \$199,999	1.84%	2.73%	2.94%	2.78%	2.95%
	HH Income \$150,000 to \$174,999	3.63%	4.63%	4.97%	4.64%	4.94%
	HH Income \$100,000 to \$149,999	16.17%	17.83%	19.28%	17.45%	17.83%
	HH Income \$75,000 to \$99,999	14.43%	15.27%	15.87%	15.15%	14.96%
	HH Income \$50,000 to \$74,999	18.63%	21.00%	19.80%	20.94%	19.12%
	HH Income \$35,000 to \$49,999	13.07%	11.97%	11.20%	12.26%	12.47%
	HH Income \$25,000 to \$34,999	10.82%	8.87%	8.35%	8.83%	7.98%
	HH Income \$15,000 to \$24,999	11.67%	6.66%	6.54%	6.81%	6.63%
	HH Income \$0 to \$14,999	7.84%	6.46%	5.88%	6.65%	6.32%
	Average Household Income	\$69,841	\$82,879	\$86,568	\$82,259	\$89,372
	Median Household Income	\$56,311	\$66,780	\$72,032	\$65,923	\$71,024
Per Capita Income	\$27,527	\$30,497	\$31,375	\$30,465	\$32,259	

PopStats: Full Demographics

1990 - 2000 - 2010 Census, Q4 2021 Estimates & Q4 2026 Projections
 Calculated using TAS Retrieval



May 18, 2022

Latitude: 28.544845 Longitude: -81.740840

Commercial at US 27 & SR 50		1 Mile Radius	3 Mile Radius	5 Mile Radius	5 Minute Drive Time	15 Minute Drive Time
Work place	Workplace Establishments	333	1,407	1,864	1,524	3,121
	Workplace Employees (FTE)	4,079	16,085	21,206	17,448	33,754
Race	Q4 2021 Estimated Population	7,102	55,172	97,324	52,621	172,927
	White	75.85%	77.68%	78.51%	77.37%	75.38%
	Black or African American	13.94%	11.54%	10.98%	11.83%	12.09%
	Asian or Pacific Islander	2.49%	3.59%	3.68%	3.66%	3.62%
	Other Races	7.72%	7.18%	6.83%	7.14%	8.91%
Hispanic	Q4 2021 Hispanic Population	1,347	11,028	18,024	10,657	37,415
	Q4 2021 Hispanic Population Percent	18.96%	19.99%	18.52%	20.25%	21.64%
	2000 Hispanic Population Percent	8.05%	8.37%	8.62%	8.37%	12.31%
	1990 Hispanic Population Percent	3.17%	2.68%	2.94%	2.73%	7.04%
Education (Age 25+)	Adult Population (25 Years or Older)	4,888	37,788	66,717	36,068	117,836
	Elementary	4.09%	3.24%	3.15%	3.31%	4.46%
	Some High School	7.45%	5.07%	4.85%	5.12%	6.28%
	High School Graduate	28.71%	25.70%	25.95%	26.06%	26.58%
	Some College	21.32%	24.24%	24.47%	24.07%	22.87%
	Associates Degree	8.74%	10.51%	11.34%	10.46%	10.51%
	Bachelors Degree	20.12%	21.32%	20.18%	21.07%	19.20%
	Graduate Degree	9.56%	9.93%	10.07%	9.91%	10.09%
Housing	Total Housing Units	3,084	22,706	39,371	21,824	70,301
	Owner Occupied Percent	54.07%	64.32%	68.50%	63.88%	64.85%
	Renter Occupied Percent	35.31%	24.78%	20.90%	25.10%	23.56%
	Vacant Housing Percent	10.61%	10.89%	10.59%	11.02%	11.59%
Homes Built By Year	Homes Built 1990 to 2000	40.64%	48.62%	57.89%	47.40%	50.36%
	Homes Built 1980 to 1989	15.03%	14.47%	14.16%	14.70%	17.46%
	Homes Built 1970 to 1979	17.29%	14.75%	11.16%	15.16%	11.84%
	Homes Built 1960 to 1969	8.74%	7.10%	5.67%	7.18%	6.56%
	Homes Built 1950 to 1959	12.67%	8.25%	6.08%	8.60%	6.74%
	Homes Built 1940 to 1949	2.83%	3.38%	2.47%	3.49%	3.49%
	Homes Built Before 1940	2.78%	3.42%	2.58%	3.47%	3.55%
Home Value (Owner Occupied)	Property Value \$1,000,000 or more	2.40%	3.15%	3.02%	3.17%	4.42%
	Property Value \$750,000 to \$999,999	5.90%	8.20%	8.84%	7.76%	9.92%
	Property Value \$500,000 to \$749,999	24.83%	33.22%	33.94%	32.58%	29.91%
	Property Value \$400,000 to \$499,999	18.85%	21.96%	22.03%	22.29%	18.82%
	Property Value \$300,000 to \$399,999	23.71%	19.34%	18.15%	19.78%	16.94%
	Property Value \$200,000 to \$299,999	12.13%	8.78%	7.76%	8.95%	9.97%
	Property Value \$150,000 to \$199,999	1.86%	1.88%	1.56%	1.91%	2.82%
	Property Value \$100,000 to \$149,999	0.88%	0.25%	0.44%	0.28%	1.64%
	Property Value \$60,000 to \$99,999	7.28%	1.20%	0.80%	1.23%	1.35%
	Property Value \$40,000 to \$59,999	0.11%	0.25%	0.49%	0.33%	0.89%
	Property Value \$0 to \$39,999	2.06%	1.28%	1.62%	1.31%	1.51%
	Median Home Value	410,478	476,369	484,002	471,803	474,281
Median Rent (Census 2000)	601	633	633	636	617	

PopStats: Full Demographics

1990 - 2000 - 2010 Census, Q4 2021 Estimates & Q4 2026 Projections
 Calculated using TAS Retrieval



May 18, 2022

Latitude: 28.544845 Longitude: -81.740840

Commercial at US 27 & SR 50		1 Mile Radius	3 Mile Radius	5 Mile Radius	5 Minute Drive Time	15 Minute Drive Time
Occupation (Employed Civilians Age 16+)	Employed Civilian Population 16+ by Occupation	3,461	26,865	46,212	25,346	82,921
	Managerial/Executive	14.97%	16.87%	16.79%	16.72%	17.14%
	Professional Specialty	27.55%	25.59%	24.05%	25.51%	21.48%
	Healthcare Support	1.90%	1.99%	2.06%	2.01%	2.22%
	Sales	9.94%	10.69%	12.24%	10.29%	12.27%
	Office & Administrative Support	7.98%	10.73%	11.27%	10.72%	11.10%
	Protective Service	1.95%	2.82%	3.59%	2.78%	2.94%
	Food Preparation	8.47%	5.94%	6.05%	6.30%	6.97%
	Building Maintenance & Cleaning	6.33%	3.64%	2.91%	3.68%	3.50%
	Personal Care	5.11%	3.90%	3.98%	3.94%	3.62%
	Farming, Fishing, & Forestry	0.03%	0.18%	0.29%	0.12%	0.41%
	Construction	8.36%	8.08%	7.79%	8.23%	8.97%
	Production & Transportation	7.42%	9.56%	8.98%	9.71%	9.39%
	Percent White Collar	62.33%	65.87%	66.41%	65.25%	64.20%
Percent Blue Collar	37.67%	34.13%	33.59%	34.75%	35.80%	
Transportation To Work	Drive to Work Alone	84.22%	83.70%	83.33%	83.48%	79.76%
	Drive to Work Carpool	9.42%	10.88%	11.45%	11.00%	14.17%
	Travel to Work by Public Transportation	0.73%	0.29%	0.24%	0.33%	0.62%
	Drive to Work on Motorcycle	0.34%	0.37%	0.45%	0.38%	0.32%
	Drive to Work on Bicycle	0	0.13%	0.10%	0.12%	0.39%
	Walked to Work	2.97%	1.96%	1.48%	2.06%	1.50%
	Other Means	1.05%	0.51%	0.60%	0.51%	0.97%
	Work at Home	1.27%	2.17%	2.36%	2.11%	2.27%
	Travel Time To Work	Travel Time in Less than 5 minutes	4.63%	3.76%	2.77%	3.96%
Travel to Work in 5 to 9 minutes		12.80%	9.79%	8.20%	10.17%	7.70%
Travel to Work in 10 to 14 minutes		11.84%	10.00%	9.46%	10.39%	9.50%
Travel to Work in 15 to 19 minutes		8.07%	8.52%	9.31%	8.37%	10.27%
Travel to Work in 20 to 29 minutes		12.22%	12.64%	14.69%	12.53%	17.04%
Travel to Work in 30 to 44 minutes		30.16%	33.61%	33.53%	33.43%	31.64%
Travel to Work in 45 to 59 minutes		13.14%	15.13%	15.72%	14.78%	13.68%
Travel to Work in 60 minutes or more		6.94%	6.54%	7.04%	6.43%	7.37%
Average Travel Time to Work	29.5	29.5	30.0	29.2	29.3	