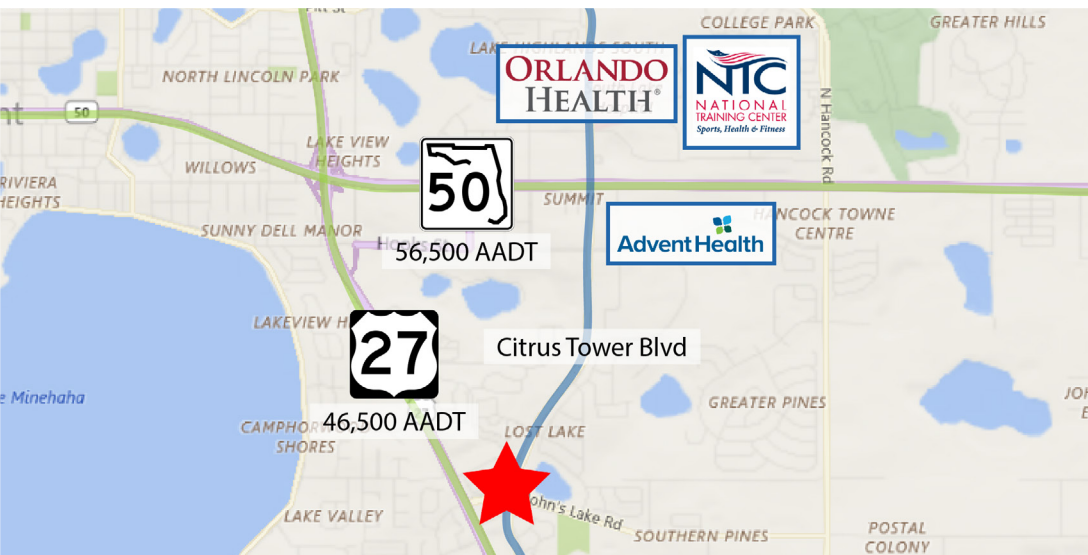




CITRUS TOWER PARK



MEDICAL & PROFESSIONAL SPACE FOR LEASE

2757 Citrus Tower Blvd, Clermont, FL 34711

Contact: Trey Gravenstein
 Vice President of Brokerage Services
 Contact: Dan Van Nada, CCIM
 Vice President of Brokerage Services
 Contact: Dan Wilson
 Sales & Capital Advisory

E: Trey@FCPG.com
 P: 407.872.0177 ext. 119
 E: Dan@FCPG.com
 P: 407.872.0177 ext. 117
 E: DWilson@FCPG.com
 P: 407.872.0177 ext. 133

For Lease: \$25.00 / RSF, NNN

Suite 102: 2,336 RSF
 Suite 201: 2,594 RSF
 Suite 202: 2,482 RSF
 Suite 203: 4,826 RSF

Contiguous Space: 10,933 RSF
 Total Available within Building: 13,269 RSF
 Parking Ratio: 5.5 / 1,000



**NEW OWNERSHIP
 OFFERING INCREASED
 BUILD-OUT ALLOWANCE**

Anchor building situated within medical and professional office park

Building Façade & prominent monument signage available, directly facing signaled intersection

First Generation Class "A" build out with high-end medical finishes

Strategically located within residential proximity of 43,724 households within 15 minutes

Located directly across from Walmart Supercenter, & just South of Clermont Landing, a 340,000 SF retail power center

Located less than 2 miles from both South Lake Hospital (Orlando Health) and AdventHealth's Clermont Health Park

Under new institutional ownership, a national healthcare REIT

IN COLLABORATION WITH:

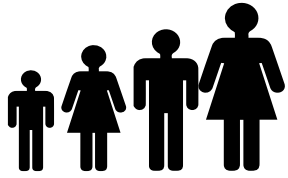
JOIN CO-TENANT:



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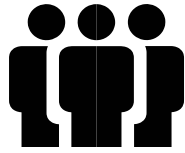
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DEMOGRAPHICS



28% INCREASE

Population Growth by 2030



**EMPLOYMENT
POPULATION**

± 22,205
(10 min drive time)



MEDIAN AGE

41.0
(5 min drive time)



Total Population



Total Families



Total Households



Average
Income



Total \$ Spent
on Medical
Care

		Total Population	Total Families	Total Households	Average Income	Total \$ Spent on Medical Care
5 mins	2024	12,826	3,295	4,694	\$116,560	\$12,801,545
	2029	13,415	3,487	5,003	\$131,891	
10 mins	2024	63,409	17,667	24,682	\$109,166	\$65,559,491
	2029	67,368	19,003	26,621	\$126,549	
15 mins	2024	117,805	32,532	43,724	\$118,411	\$124,794,363
	2029	134,002	37,069	49,779	\$138,092	



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SITE MAP



PAD	STATUS
A	Relevé School of Dance
B	Clermont Oncology Center
C	Rheumatology Care Associates
D	South Lake Wellness & Injury Center
E	Florida Pain Care
F	Synapse Neurology
G	FOR LEASE
	IMA Medical Group
H	Burn Boot Camp
	Select Physical Therapy

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THE NEIGHBORHOOD



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LOCATION

Drive Times & Traffic Counts



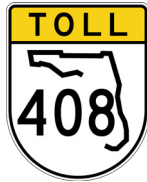
3 minutes
(1.4 miles)



2 minutes
(0.4 miles)



8 minutes
(6.5 miles)



14 minutes
(13.7 miles)



18 minutes
(19.7 miles)



35 minutes
(23.4 miles)



Average Annual Daily Trips

2023

Citrus Tower Park Blvd	19,200
S Hancock Rd	12,700
US 27	46,500

Surrounding Businesses

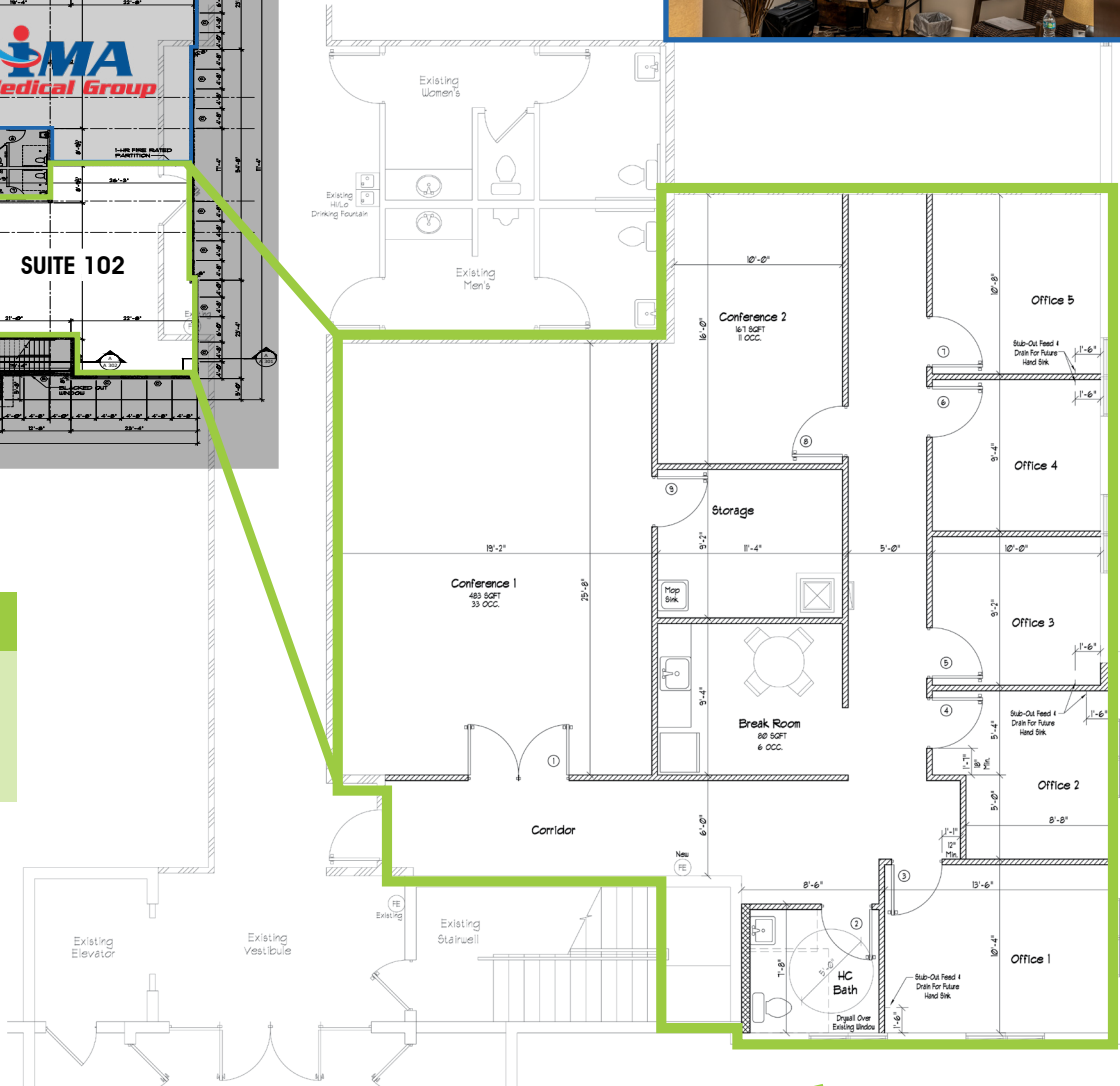
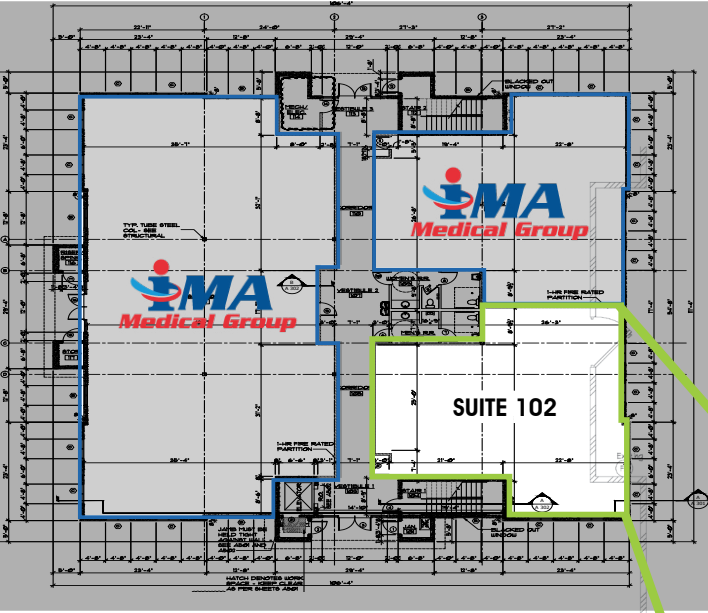
2024

	5 Mins	10 Mins	15 Mins
Retail Businesses	145	522	676
Food & Drink Businesses	62	178	216

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FIRST FLOORPLAN



AVAILABILITY

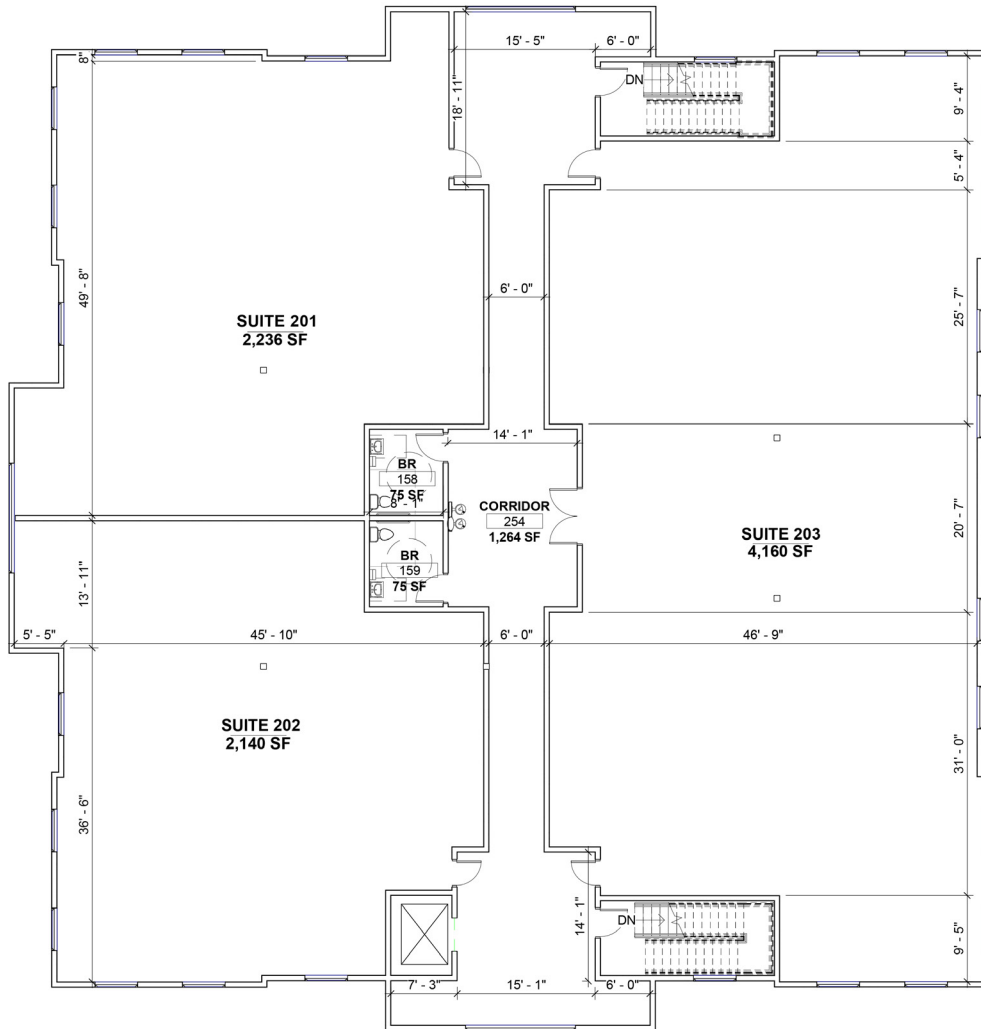
Suite 102: 2,336 RSF

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F C **FIRST CAPITAL**
P G **Property Group, Inc.**
 Commercial Real Estate Services

SECOND FLOORPLAN



AVAILABILITY

SECOND FLOOR

Suite 201: 2,594 RSF

Suite 202: 2,482 RSF

Suite 203: 4,826 RSF

Contiguous Space: 10,933 SF

- First Generation build out available for entire second floor
- Size flexibility ranges from quarter-floor plates to the entire floor plate
- Partner with Building Ownership's architect to lay out your company's ideal floor plan with common corridor and restrooms



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SIGNAGE

SIGNAGE AVAILABILITY

- Prominent Monument Signage available
- Center / largest monument sign
- Directly facing the signalized intersection
- Angled for maximum visibility
- Building Signage available for full floor plate tenants



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CLERMONT MARKET HIGHLIGHTS

Clermont is the **largest city in Lake County** at a population of over 44,800 within the 19 square miles of city limits. Located just 20 minutes west of Orlando near major transportation networks, the **picturesque hills and pristine lakes** draw a diverse demographic.

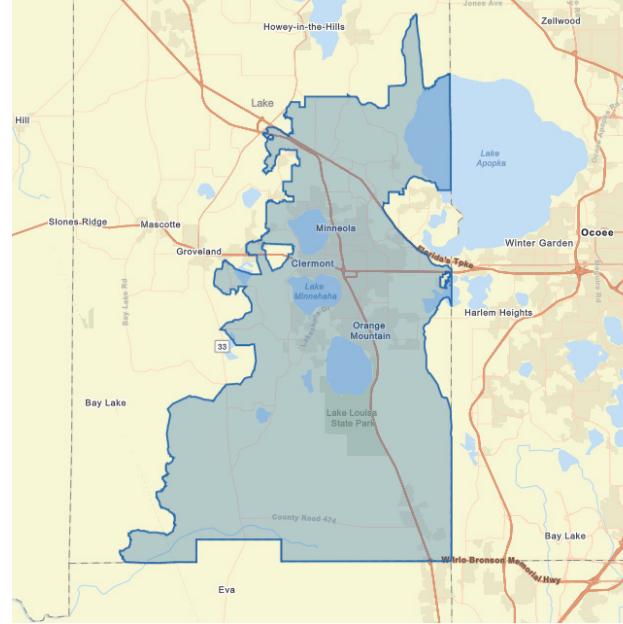
From those who want to be close to Orlando for work, enjoy being close to the **theme parks**, desire an abundance of **outdoor activity** options, want world-class **healthcare** options or top-notch **training opportunities**, Clermont has something for everyone.

Over 23 parks, 3.5 miles of paved trails, 4 piers, a boardwalk, splash pad and boat ramps are some of the **recreation programs, sports and activities** available in the Clermont area.

GROWTH

The area's **low cost of living** coupled with the area's focus on **innovation**, including but not limited to the 18 miles of optical fiber and cutting edge healthcare service options, continues to drive an influx of people moving to the region.

Advent Health is investing \$35 million into Clermont with their first facility in the region. Located at SR 50 and Citrus Tower Blvd, the campus will include a 19,000 SF ER with 24 patient rooms and a 36,000 SF health park with primary and specialty care practices. The campus will **fill the need for specialty physicians** in the area and provide a seamless experience with single check-in, single bill, online forms and overall more convenient experience.



3.67% ANNUAL POPULATION INCREASE SINCE 2010 (ESRI)



2,093 HOUSING UNITS UNDER CONSTRUCTION IN 2018/2019
CLERMONTFL.GOV

DEMOGRAPHICS

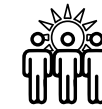
Population



POPULATION
± 113,775



PROJECTED ANNUAL GROWTH
2.44%



DAYTIME POPULATION
± 99,138



MEDIAN AGE
± 40.1

Income



AVERAGE HOUSEHOLD INCOME
\$85,366



AVERAGE DISPOSABLE INCOME
\$70,582



AVERAGE NET WORTH
\$706,705

Employment



EMPLOYEES
26,092

Housing



HOUSEHOLDS
40,298



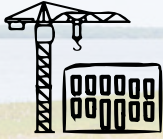
AVERAGE HOME VALUE
\$293,401

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CLERMONT MARKET HIGHLIGHTS



± \$20,000,000
INVESTMENT INTO
DOWNTOWN
MASTER-PLAN



± 100 EVENTS
DOWNTOWN
ANNUALLY



"TOP 25 PLACES
TO RETIRE"
BY MONEY MAGAZINE
& FORBES (2016)



"MOST BUSINESS
FRIENDLY CITY IN
CENTRAL FL"
BY WALLET HUB



"BEST CITY TO LIVE
IN CENTRAL FL"
ORLANDO BUSINESS JOURNAL
READERS CHOICE, 2017



TOP 15 BEST LAKE
TOWNS IN THE U.S.
TRAVEL & LEISURE,
2021

DOWNTOWN MASTER PLAN

The City of Clermont is **investing over \$20 million into the award-winning Master Plan** to redevelop the Downtown core which includes over 32 projects. The Master Plan offers insight on how to keep the community growing and continue to maintain Clermont as one of the nations **top places to live and train for the world's elite athletes** tagging Clermont as the "Choice of Champions."



CHOICE OF CHAMPIONS

Clermont is home to the National Training Center which draws athletes from around the world. In the 2020 Tokyo Summer Olympics, at least **eighteen athletes trained in Clermont** and represented ten different countries across various track and field events. These Olympians earned 8 medals.

If Lake County were an independent country, it would have finished in the top three in the final medal count at the 2016 Summer Olympics in Rio de Janeiro. Clermont is also home to the Special Olympics Florida Headquarters, and Sommer Sports, the oldest American owned multi-sport event company. A **10-mile clay loop** also attracts Olympians and residents alike with its scenic views and rolling hills.



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