

**INDUSTRIAL LAND FOR SALE**

# GRANVILLE AVE INDUSTRIAL LAND

**GRANVILLE AVE**

Clermont, FL 34711

**PRESENTED BY:**

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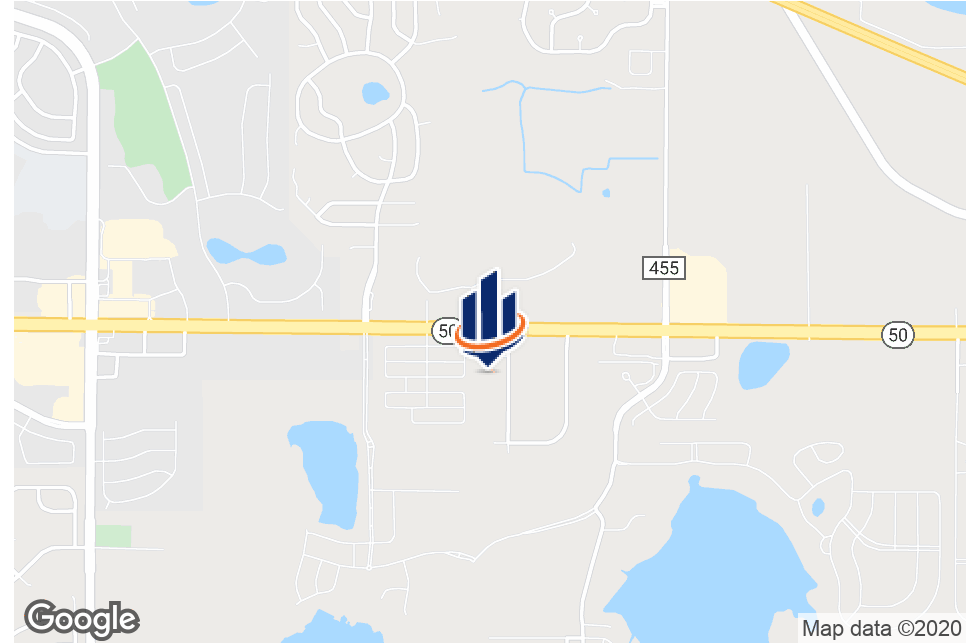
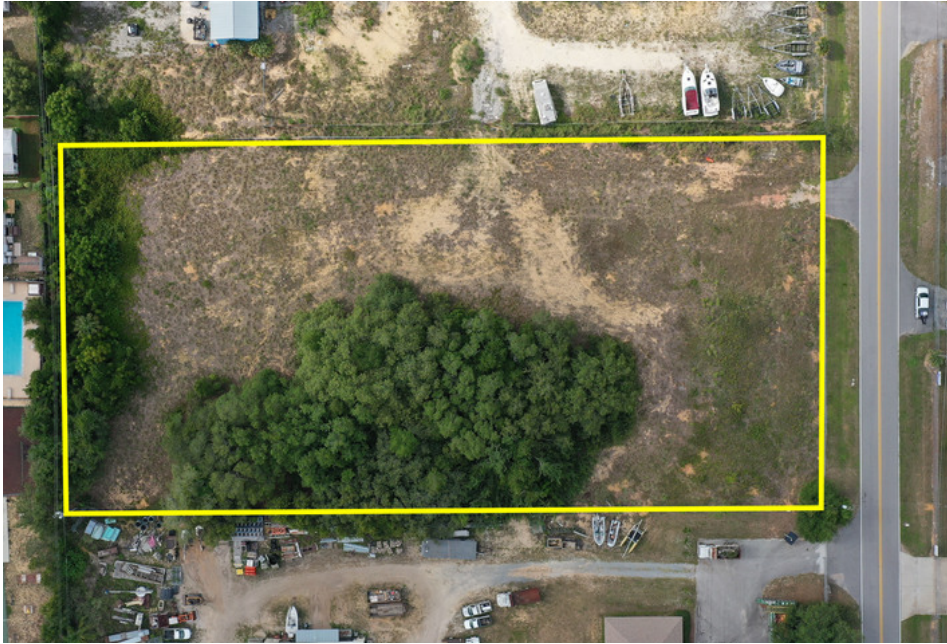
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SECTION 1

# PROPERTY INFORMATION





**SALE PRICE**

**\$595,000**

### PROPERTY OVERVIEW

Located in Clermont, this 2.33-acre property is zoned HM for industrial development. The prime location is just off Highway 50, three miles from the Florida Turnpike and only 30 minutes from Orlando. This property was pre-engineered for three 9,200 SF industrial buildings and one 3,360 SF warehouse.

The immediate market features a wide variety of commercial and residential activity, including Publix, Red Nissan Clermont, Rooms to Go, Advenir at Castle Hill Apartments, and more. The area also boasts robust income demographics. Within a 1-mile radius, 39% of the population earn household incomes of more than \$100,000. This median household income is 55% more than the Lake County average.

### PROPERTY HIGHLIGHTS

- \$82,531 median household income within a 1- mile radius
- Water and sewer available
- Strong industrial/retail market
- 62,000 +/- cars/day on SR-50

### OFFERING SUMMARY

<b>LOT SIZE:</b>	2.33 Acres
<b>PRICE / ACRE:</b>	\$255,365
<b>ZONING:</b>	HM (Clermont)
<b>MARKET:</b>	Orlando metro
<b>SUBMARKET:</b>	Clermont
<b>APN:</b>	092226110002400002

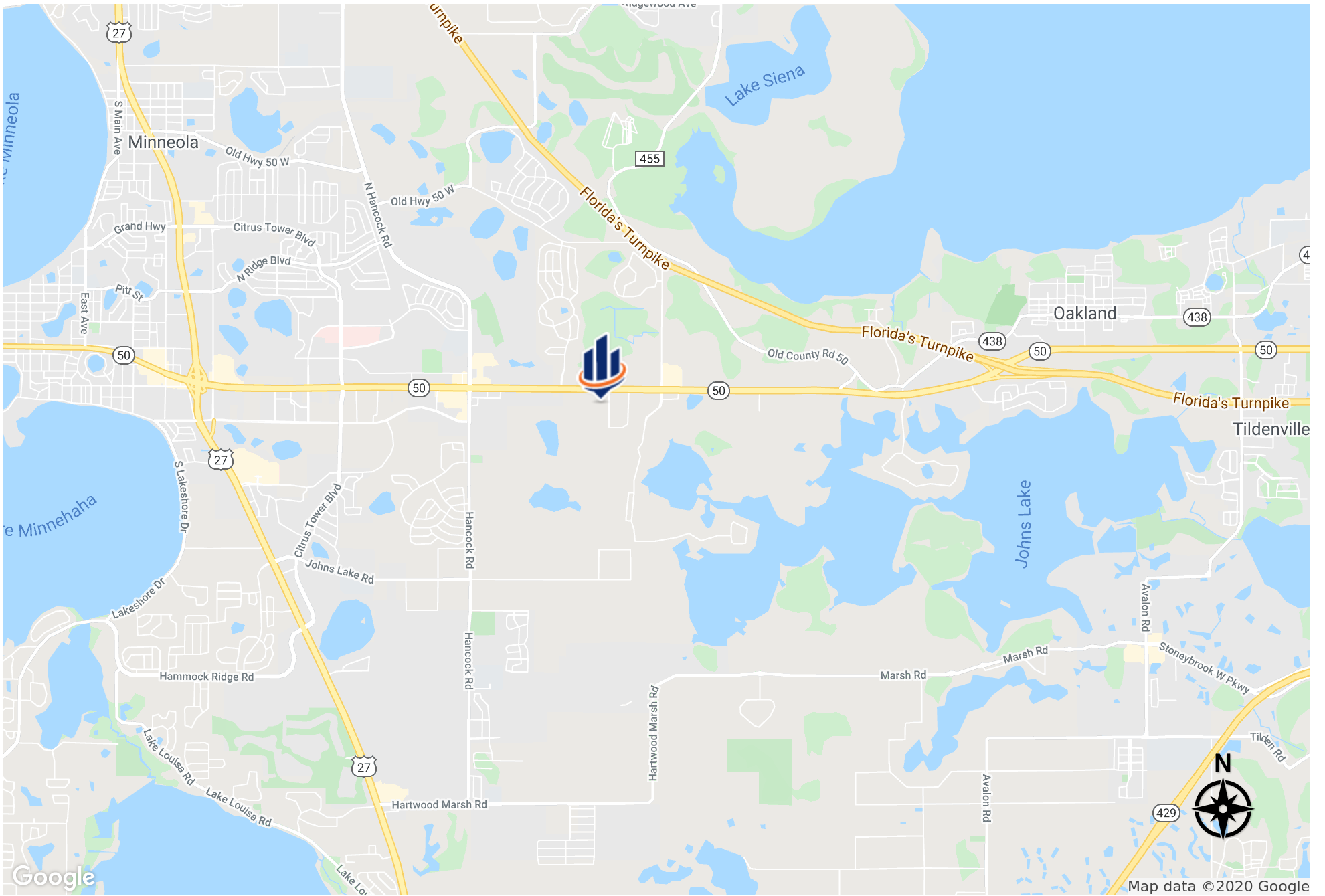


SECTION 2

LOCATION  
INFORMATION







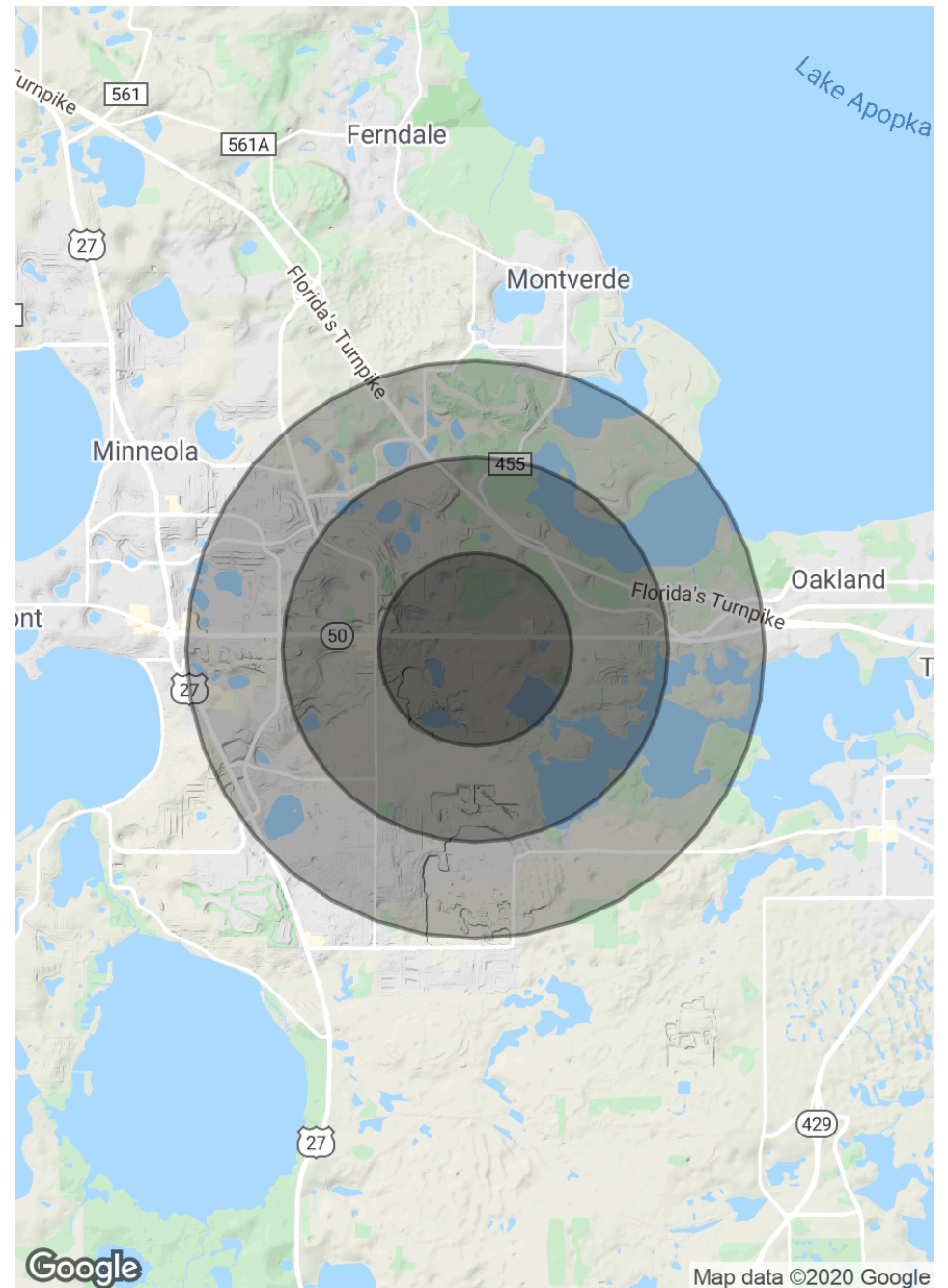
## POPULATION

	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	3,078	11,813	24,721
AVERAGE AGE	37.3	37.6	38.3
AVERAGE AGE (MALE)	34.6	35.0	35.8
AVERAGE AGE (FEMALE)	38.7	39.2	39.7

## HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	1,027	3,971	8,363
# OF PERSONS PER HH	3.0	3.0	3.0
AVERAGE HH INCOME	\$82,863	\$81,211	\$82,308
AVERAGE HOUSE VALUE		\$367,960	\$353,387

\* Demographic data derived from 2010 US Census



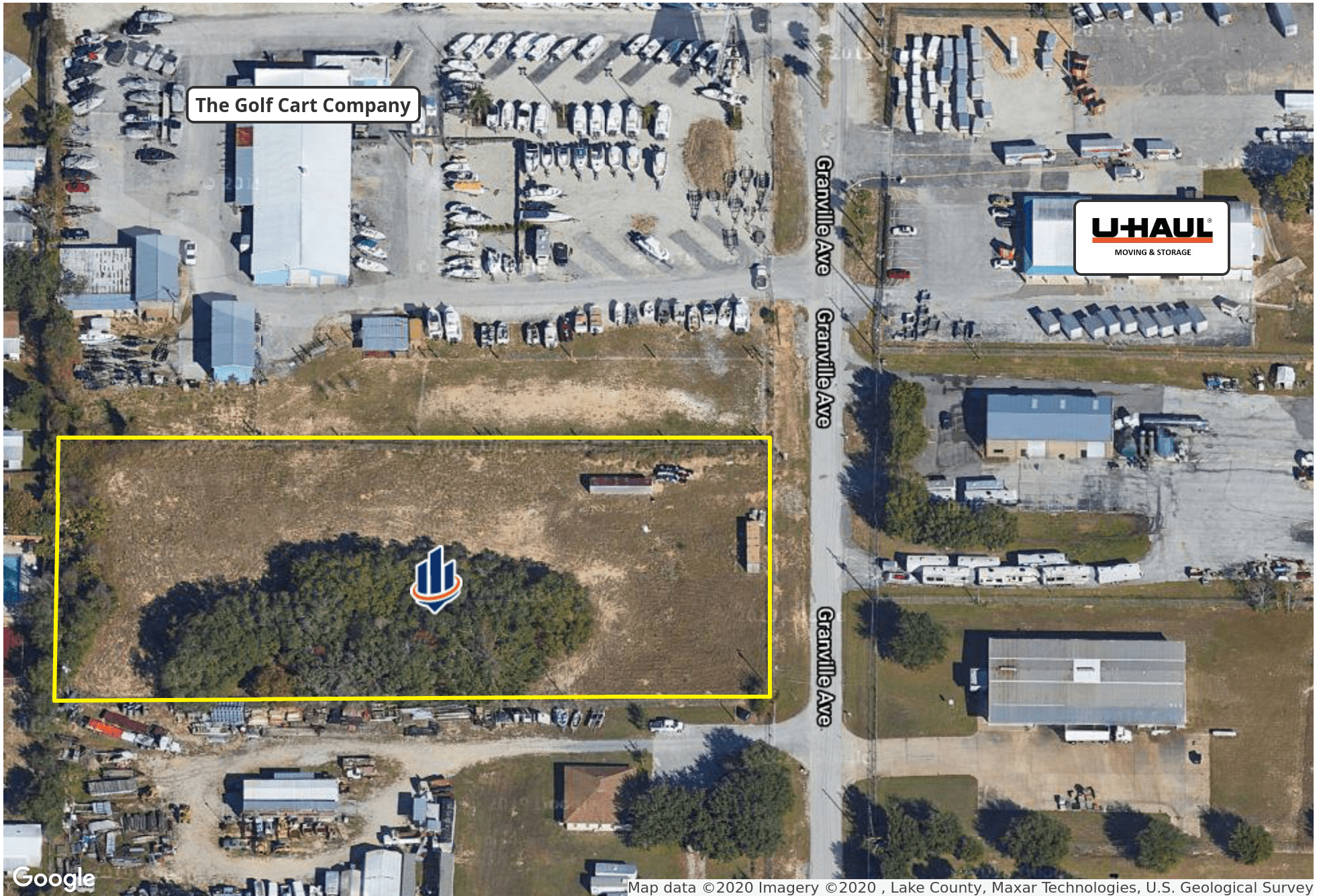
SECTION 3

MAPS AND  
PHOTOS









The Golf Cart Company

U-HAUL  
MOVING & STORAGE

Granville Ave

Granville Ave

Granville Ave



Google

Map data ©2020 Imagery ©2020 , Lake County, Maxar Technologies, U.S. Geological Survey





## MARVIN PURYEAR

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## PROFESSIONAL BACKGROUND

Marvin Puryear is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

He is a native of Central Florida and has been in the real estate industry in Clermont since 1995. For 20 years, his real estate career included broker for 60 agents in two international franchised brokerages in the Central Florida area; a top 50 ERA residential brokerage, and a Coldwell Banker Commercial brokerage. During this time, he was consistently one of the top three brokers in volume and quickly became known as one of the top real estate leaders in the market, both as a company broker and as an expert in developments and large commercial transactions; including the sale and leasing of office, retail, industrial, and development properties. He produced detailed market analysis and trends in residential and commercial real estate that were utilized by end-users and the real estate industry.

Marvin is a three-time award winner in commercial real estate from the Central Florida Commercial Association of Realtors. He has won numerous sales and management awards and distinctions, including Lake County's Top Commercial Real Estate Agent award.

## EDUCATION

- Property Disposition/Sales
- Leasing
- International Marketing
- Deal-making
- Negotiation
- Networking
- Land Use
- Property Valuation

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