

RETAIL DEVELOPMENT SITE FOR LEASE OR SALE

26 Acre Automobile Dealership

14138 State Road 50 | Clermont, FL 34711



FEATURES

- \$17,000,000
- \$45,000/month - Triple Net
- 26 +/- acres
- 54,000 +/- SF Automobile Dealership
- 17 +/- acres zoned C2 - additional 9.18 +/- acres with FLU commercial adjoining parcel
- 8,1980 +/- SF - Showroom/Offices
- 12,100 +/- SF - Service/Warehouse
- 31,780 +/- SF - Service Department
- 1,932 +/- SF- Detail Shop
- 7 +/- acre retail parcel on SR 50/Citrus Tower Blvd. may be purchased separately - \$7,000,000
- Power, Water, Sewer, High Speed Internet, and Phone
- Built in 1977 | 2004
- 2015 Taxes: \$69,439
- Parcel ID Numbers: 09-22-26-120002300000 and 09-22-26-120002600000

FOR MORE INFORMATION CONTACT:

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Located on State Road 50 at the busiest intersection in Clermont, this 26 +/- acre automobile dealership is an ideal location for any automobile dealer looking to expand into the West Orange, Lake, and Sumter County markets. The featured property is also prime for a premiere retail shopping center site.

Clermont, Florida is located 25 miles west of Orlando, is just minutes off the Florida Turnpike, and is one of the fastest growing areas in the state. The site is located at a signalized intersection on State Road 50, which is the primary route used by local commuters to the Orlando area with a daily traffic count of 52,000+ cars per day.

This property has three components. The first component is the dealership with 54,000 +/- SF comprised of four buildings and situated on 10 +/- acres. The dealership includes a 8,190 +/- SF showroom, 1,932 +/- SF detail center, 12,100 +/- SF service center, and a 31,780 +/- newly built service center. The second component is the adjoining 7 +/- acre retail parcel located on a hard corner on Hwy 50. The third component is a 9 +/- acre parcel to the rear of the dealership.

Both the Dealership and 7 +/- acres retail parcel are located directly on State Road 50 with a total of over 1,200 feet of frontage. They are zoned C2 in the city of Clermont and have city water and sewer. The Rear 9 +/- acres parcel adjoins the dealership to the south, has 664 feet of frontage on Hook Street, is currently located in the "county" with a FLU of Commercial, and can be easily be annexed into the city.

Whether expanding a dealership or creating an amazing retail development, this is the premiere property in Clermont!



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Service Center



Service Center



Service Center



Service Center



Service Center



Showroom



Detail Shop

14138 State Road 50 | Clermont, FL 34711



Showroom



Showroom Office



Service Center



Service Center



Service Center

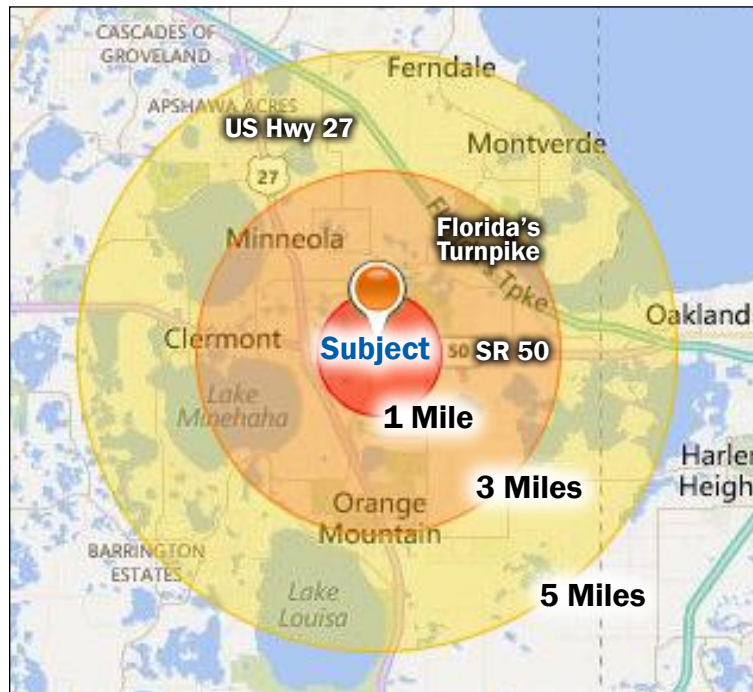
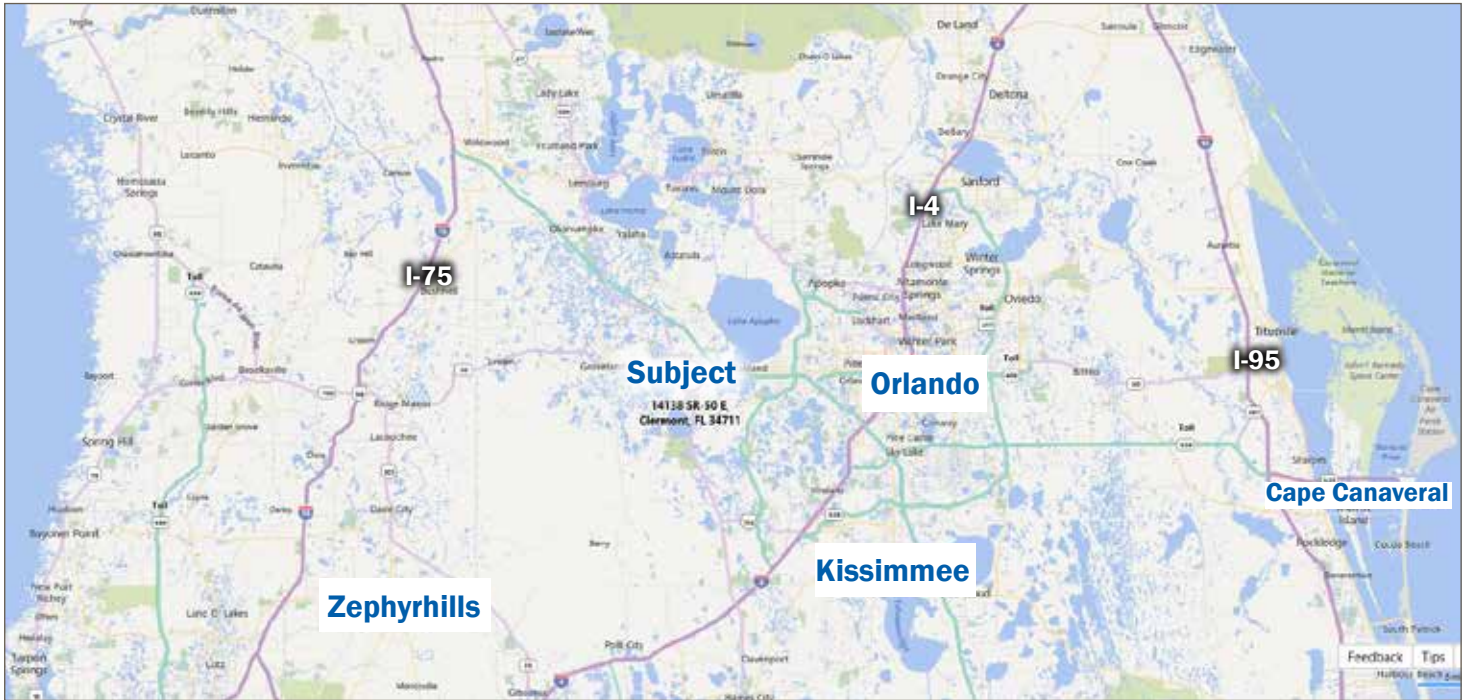


Aerial

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	1 Mile	3 Miles	5 Miles
Population	4,172	39,220	67,870
Households	1,389	14,501	24,859
Average HH Income	\$58,885	\$53,464	\$54,606