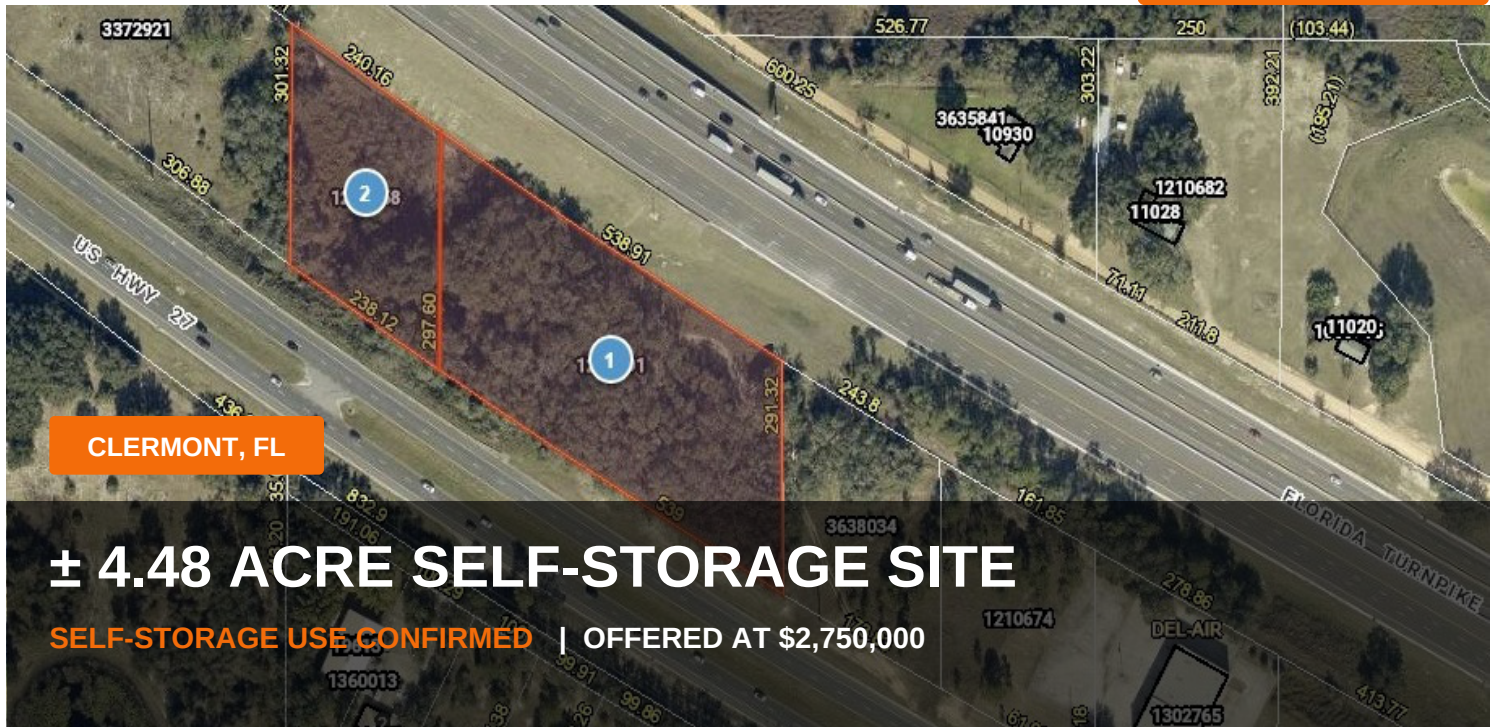


FOR SALE



CLERMONT, FL

± 4.48 ACRE SELF-STORAGE SITE

SELF-STORAGE USE CONFIRMED | OFFERED AT \$2,750,000

±4.48 AC

TOTAL SITE

±777 FT

US-27 FRONTAGE

±124K AADT

COMBINED TRAFFIC

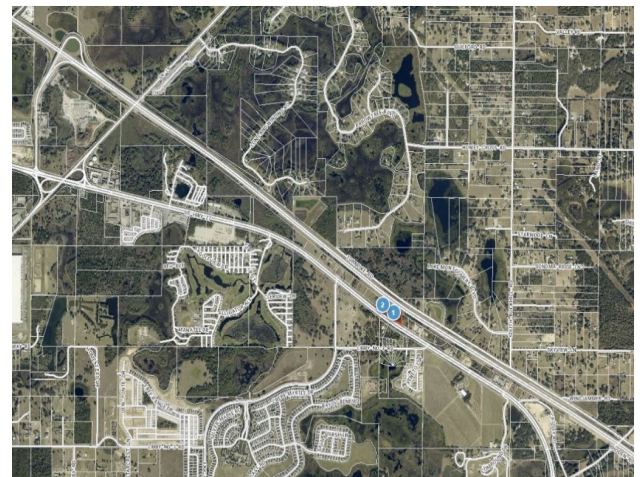
MP

USE CONFIRMED

THE OPPORTUNITY

PARCEL 5 — AK 1210691 (3.12 AC) | PARCEL 6 — AK 1210658 (1.36 AC)

- USE CONFIRMED**
Self-storage is an allowable use under current MP zoning; no rezoning required.
- DEVELOPMENT SCALE**
50-ft maximum building height supports three- to four-story climate-controlled development.
- VISIBILITY**
±777 ft of continuous US Highway 27 frontage with Florida Turnpike exposure to the rear.
- STORMWATER**
Existing retention facility is located on Parcel 6 and will convey subject to a reciprocal drainage easement.
- ACCESS**
Vehicular access is from US Highway 27 only; Turnpike frontage provides exposure but not access.
- TERMS**
Seller financing available; buyer's broker cooperation: 2% at closing.



US-27 / FLORIDA TURNPIKE CORRIDOR — CLERMONT / MINNEOLA

TURNPIKE INTERCHANGE PROXIMITY

Minutes to Clermont and Minneola US-27 retail and regional growth corridors.

Self-storage is confirmed as an allowable use under the current MP designation per Lake County zoning conformance determination. This is a use determination and not a site-specific development approval; a development-standards conformance letter is pending. Development standards are governed by the applicable planned-development ordinance and approved site plan. Confirmed standards include 50-ft front and side setbacks and 50-ft maximum building height. Parcel 6 (AK 1210658) contains an existing stormwater retention facility serving the broader assemblage and will convey subject to a recorded reciprocal drainage easement.

CLERMONT ELEVEN, LLC | JIM BOND

Property: 19520 US Highway 27, Clermont, Lake County, FL 34715

(954) 214-6700 | SALES@BRICKAMERICA.COM