



48,000 ±  
Cars/Day

**Pep Boys**  
Auto Service & Tires  
EST. 1921

**Wendy's**

**DOLLAR TREE**

Sunrise Lakes Blvd

**O'Reilly**  
AUTO PARTS

# Clermont Medical Plaza Lot

Sunrise Plaza Drive, Four Corners, Florida 34714

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SUBJECT

Walmart

LOWE'S

27

48,000 ±  
Cars/Day

O'Reilly  
AUTO PARTS

DOLLAR TREE

SUBJECT

Sunrise Lakes Blvd

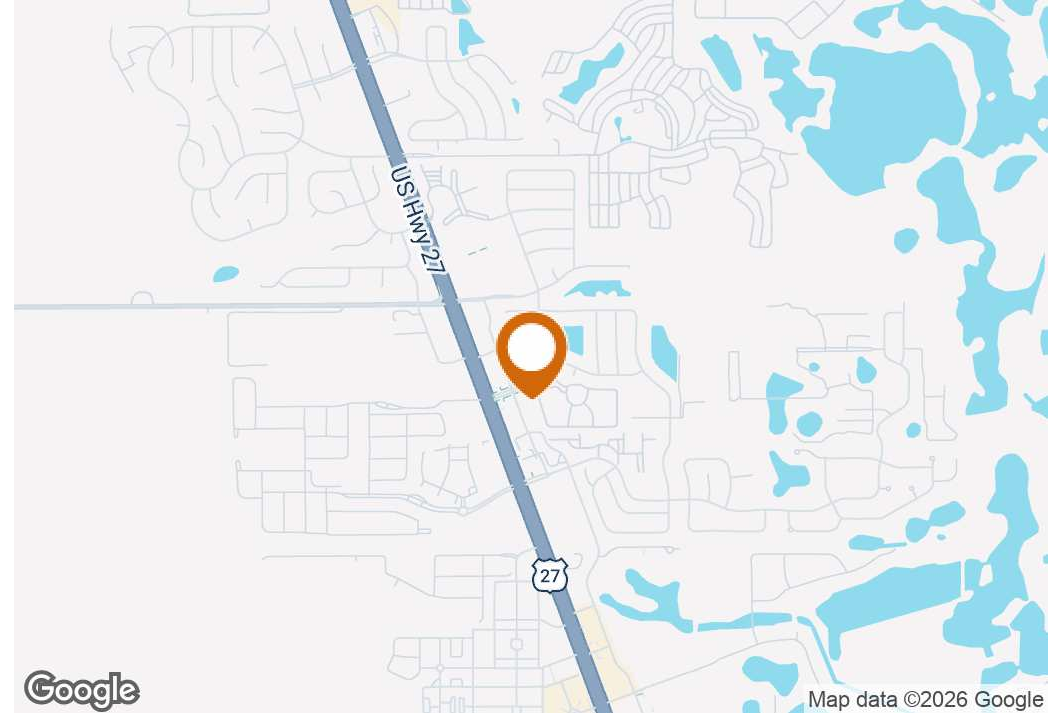
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## PROPERTY SUMMARY



## Offering Summary

|                |                               |
|----------------|-------------------------------|
| Sale Price:    | <b>Contact For Pricing</b>    |
| Lot Size:      | 0.058 Acres                   |
| Zoning:        | PUD                           |
| PIN:           | 26-24-26-1700-000-00400       |
| Traffic Count: | 48,000 ± Cars/Day (US Hwy 27) |
| City:          | Clermont                      |
| County:        | Lake                          |
| State:         | Florida                       |

## Property Overview

Rare opportunity to acquire a fully entitled medical building pad within Sunrise Medical Plaza Condominium, a five-unit commercial land condominium in Clermont. Unit 4 comprises 2,530 square feet of land (55' × 46') together with an undivided 1/6 interest in the common elements. Permitted uses are commercial, professional, and office consistent with a professional office park. Plans are subject to architectural review by the condominium association. Ideal for a medical, dental, or professional practice seeking to own its own building in an established, occupied plaza.

## Property Highlights

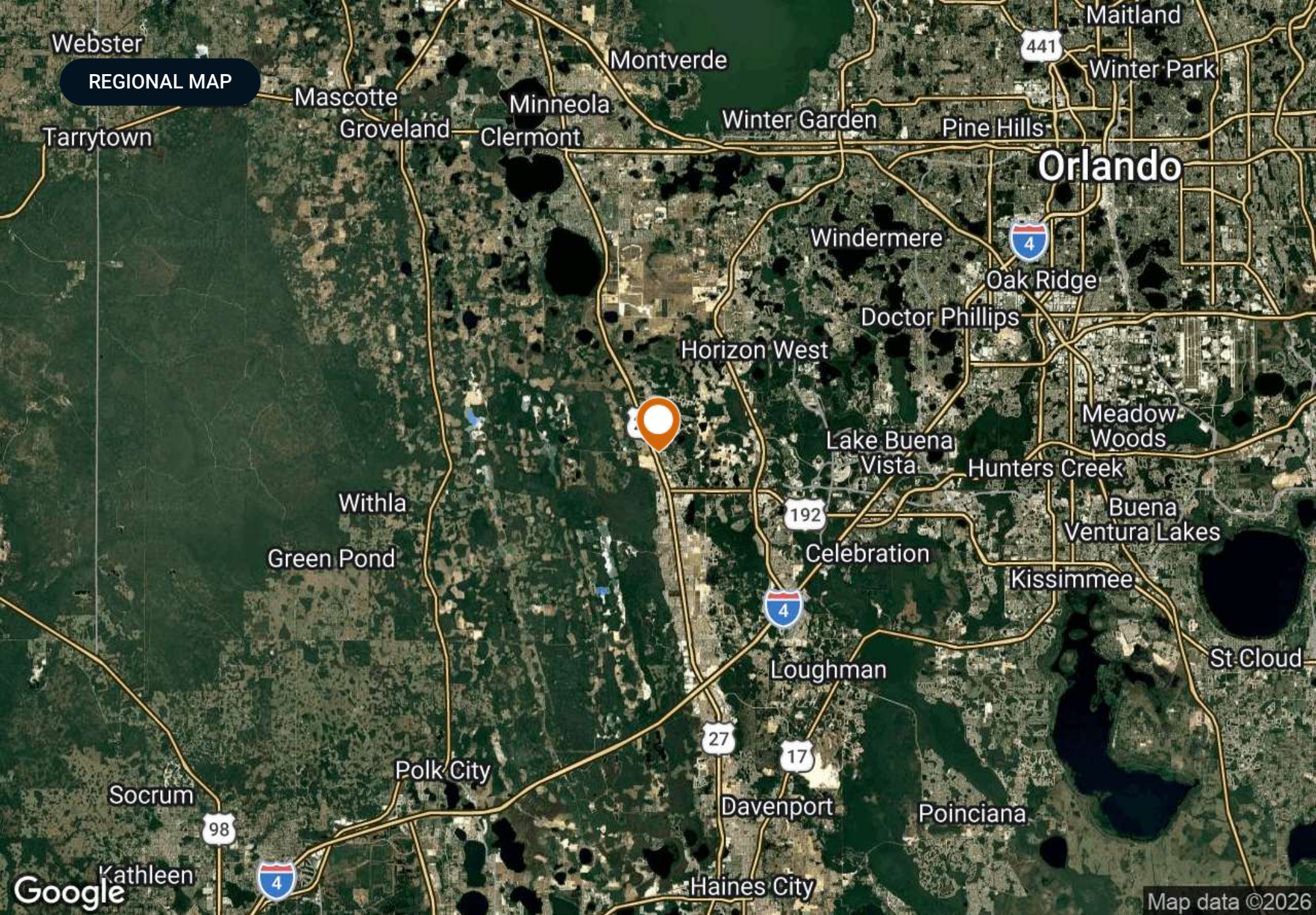
- 2,530 SF entitled building pad (0.058 AC) with an undivided 1/6 interest in the common elements; Unit 4, Sunrise Medical Plaza Condominium
- Approved master site plan, existing SJRWMD drainage permit, and infrastructure in place
- PUD zoning allows medical, professional, and office use in an established, partially occupied plaza
- US-27 corridor in Clermont, serving the Four Corners and south Lake County growth market

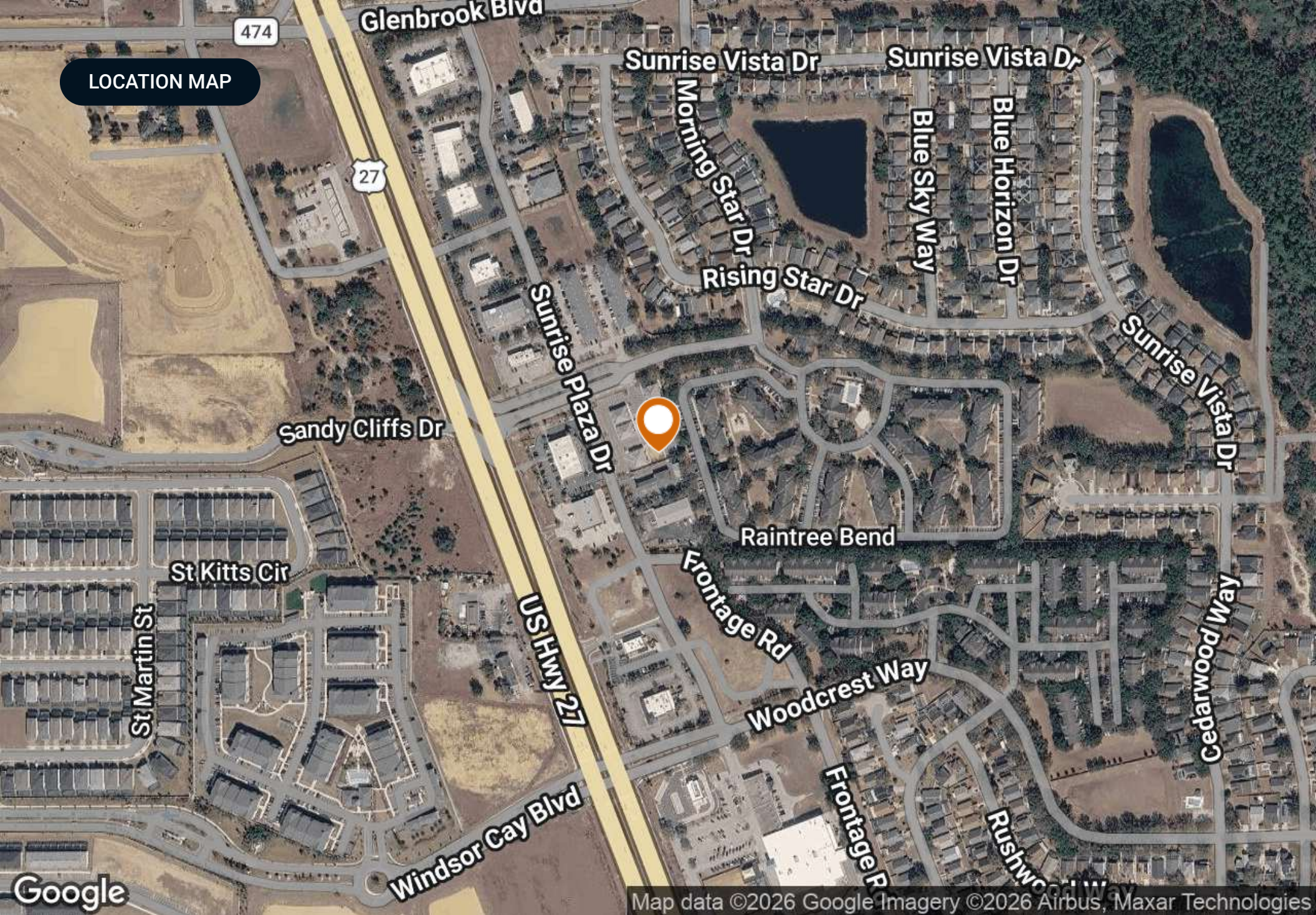


## Location Description

Sunrise Plaza Drive sits just off US Highway 27 in Clermont, inside the Sunrise Lakes commercial corridor; one of south Lake County's established retail and medical nodes. The immediate area is built out with a mix of national retail, medical office, and multifamily, with US-27 carrying regional traffic between the Four Corners growth corridor and central Lake County.

The site fronts Sunrise Plaza Drive, a private drive serving the medical plaza, with access to Sunrise Lakes Boulevard and direct connection to US-27. Surrounding uses include an existing dental practice, adjacent professional offices, and neighborhood retail. Clermont's population growth and the ongoing residential expansion along the US-27 and SR-50 corridors continue to drive demand for medical and professional services in this submarket.





LOCATION MAP

Map data ©2026 Google Imagery ©2026 Airbus, Maxar Technologies

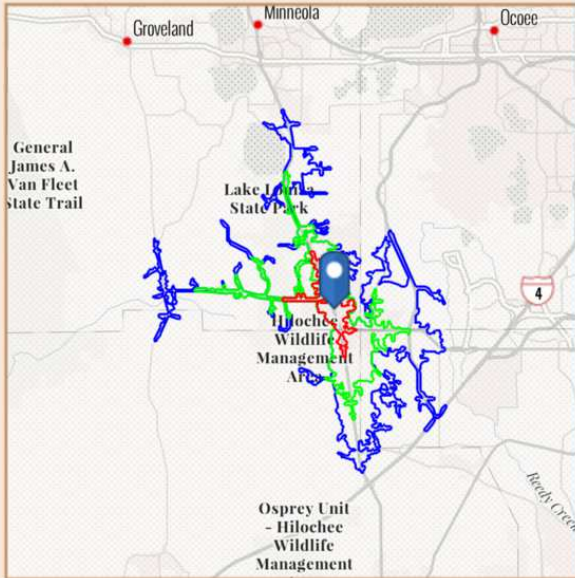
AERIAL MAP



## BENCHMARK DEMOGRAPHICS

Sunrise Plaza Dr, Clermont, Florida, 34714

Drive time of 5 mins, 10 mins, & 15 mins



Based on ideas by Gary M. Ralston, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICS

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025)

THE CCIM INSTITUTE



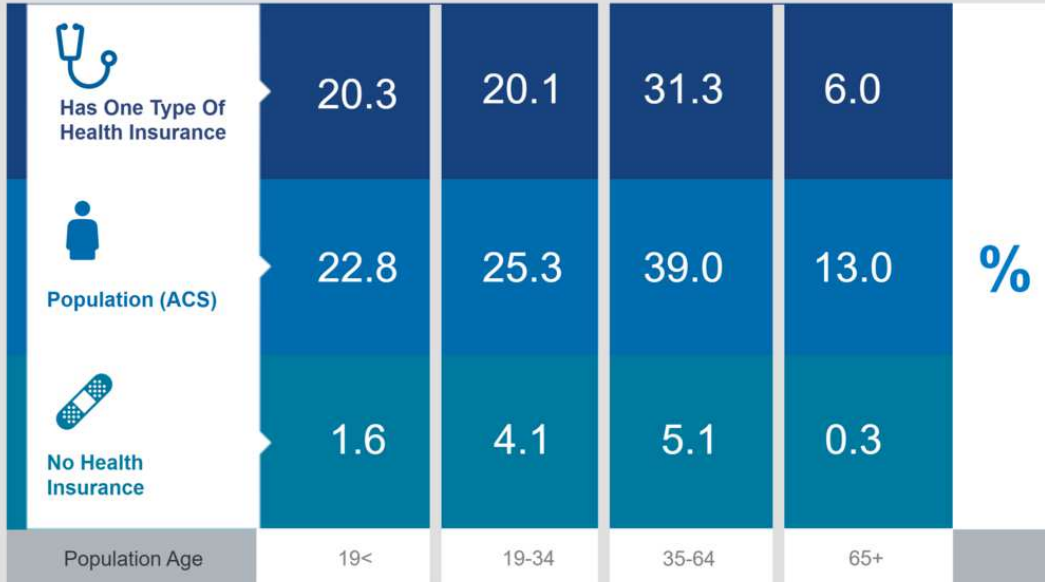
|                         | DRIVE TIME |           |           | GEOGRAPHY               |                                        |                   |             |
|-------------------------|------------|-----------|-----------|-------------------------|----------------------------------------|-------------------|-------------|
|                         | 5 mins     | 10 mins   | 15 mins   | Counties<br>Lake County | CBSAs<br>Orlando-Kissimmee-Sanford, FL | States<br>Florida | USA         |
| <b>AGE SEGMENTS</b>     |            |           |           |                         |                                        |                   |             |
| 0 - 4                   | 4.82%      | 5.02%     | 5.30%     | 4.53%                   | 5.07%                                  | 4.68%             | 5.39%       |
| 5 - 9                   | 4.73%      | 5.14%     | 5.46%     | 4.85%                   | 5.34%                                  | 4.97%             | 5.68%       |
| 10 - 14                 | 4.83%      | 5.38%     | 5.67%     | 5.21%                   | 5.83%                                  | 5.32%             | 5.93%       |
| 15 - 19                 | 5.42%      | 5.84%     | 6.10%     | 5.23%                   | 6.64%                                  | 5.81%             | 6.43%       |
| 20 - 34                 | 27.31%     | 24.25%    | 24.05%    | 16.16%                  | 21.77%                                 | 18.48%            | 20.35%      |
| 35 - 54                 | 26.87%     | 27.09%    | 27.72%    | 22.48%                  | 26.33%                                 | 24.37%            | 25.21%      |
| 55 - 74                 | 18.67%     | 19.67%    | 19.26%    | 27.22%                  | 21.47%                                 | 25.43%            | 22.77%      |
| 75+                     | 7.37%      | 7.65%     | 6.50%     | 14.33%                  | 7.56%                                  | 10.91%            | 8.23%       |
| <b>HOUSEHOLD INCOME</b> |            |           |           |                         |                                        |                   |             |
| <\$15,000               | 5.3%       | 5.5%      | 5.6%      | 6.6%                    | 6.5%                                   | 7.7%              | 8.0%        |
| \$15,000-\$24,999       | 4.1%       | 3.2%      | 3.3%      | 5.5%                    | 5.2%                                   | 5.6%              | 5.5%        |
| \$25,000-\$34,999       | 7.3%       | 5.7%      | 5.0%      | 6.0%                    | 5.6%                                   | 6.1%              | 5.8%        |
| \$35,000-\$49,999       | 13.7%      | 12.5%     | 10.0%     | 10.1%                   | 8.8%                                   | 9.9%              | 9.3%        |
| \$50,000-\$74,999       | 26.6%      | 22.7%     | 21.1%     | 17.2%                   | 16.8%                                  | 16.0%             | 15.1%       |
| \$75,000-\$99,999       | 15.9%      | 13.5%     | 12.8%     | 14.6%                   | 13.9%                                  | 12.8%             | 12.4%       |
| \$100,000-\$149,999     | 16.4%      | 20.7%     | 22.5%     | 20.0%                   | 19.7%                                  | 18.8%             | 18.0%       |
| \$150,000-\$199,999     | 6.6%       | 9.6%      | 10.0%     | 9.1%                    | 10.2%                                  | 9.6%              | 10.4%       |
| \$200,000+              | 4.1%       | 6.7%      | 9.9%      | 10.9%                   | 13.2%                                  | 13.5%             | 15.4%       |
| <b>KEY FACTS</b>        |            |           |           |                         |                                        |                   |             |
| Population              | 13,800     | 44,247    | 77,506    | 447,094                 | 3,011,157                              | 23,597,813        | 343,528,394 |
| Daytime Population      | 8,011      | 29,470    | 59,467    | 404,576                 | 3,068,396                              | 23,413,280        | 341,846,552 |
| Employees               | 7,734      | 22,240    | 39,934    | 192,308                 | 1,517,606                              | 11,049,242        | 168,700,572 |
| Households              | 5,789      | 16,875    | 28,863    | 186,408                 | 1,125,867                              | 9,529,651         | 134,397,562 |
| Average HH Size         | 2.38       | 2.62      | 2.68      | 2.38                    | 2.63                                   | 2.43              | 2.49        |
| Median Age              | 36.7       | 37.8      | 37.2      | 47.4                    | 38.9                                   | 43.6              | 39.6        |
| <b>HOUSING FACTS</b>    |            |           |           |                         |                                        |                   |             |
| Median Home Value       | 365,770    | 355,395   | 386,071   | 373,072                 | 429,761                                | 421,319           | 376,272     |
| Owner Occupied %        | 40.9%      | 57.6%     | 58.9%     | 77.0%                   | 61.2%                                  | 66.6%             | 64.0%       |
| Renter Occupied %       | 59.1%      | 42.4%     | 41.1%     | 22.9%                   | 38.8%                                  | 33.4%             | 36.0%       |
| Total Housing Units     | 6,670      | 21,712    | 40,134    | 209,101                 | 1,240,104                              | 10,955,223        | 149,274,959 |
| <b>INCOME FACTS</b>     |            |           |           |                         |                                        |                   |             |
| Median HH Income        | \$67,274   | \$75,751  | \$83,374  | \$81,433                | \$85,959                               | \$82,707          | \$85,893    |
| Per Capita Income       | \$34,461   | \$36,663  | \$39,618  | \$43,916                | \$43,970                               | \$47,873          | \$48,241    |
| Median Net Worth        | \$94,111   | \$191,397 | \$222,955 | \$361,444               | \$262,162                              | \$292,996         | \$276,821   |

## HEALTH CARE OVERVIEW (5 MILE RADIUS)

# Health Care & Insurance

16624 Sunrise Lakes Blvd, Building 4, Clermont, Florida, 34714  
Ring of 5 miles

This infographic provides a set of key demographic and health care indicators. [Learn more about this data](#)



### Population



58,665

Civilian Noninstitutionalized Population (ACS)

### Exercise (Percent of Adults)



45.3%

Exercise at home 2+ times per week



15.9%

Exercise at club 2+ times per week



Source: This infographic contains data provided by ACS (2020-2024), Esri-U.S. BLS (2026), Esri-MRI-Simmons (2026).

© 2026 Esri

### Health Care Expenditure



\$5,275

Annual Health Insurance Expenditures



\$2,758

Medical Care



Medicare:  
Population 65+

3,367

Medicare Only

909

Direct-Purch & Medicare

1,083

Employer & Medicare

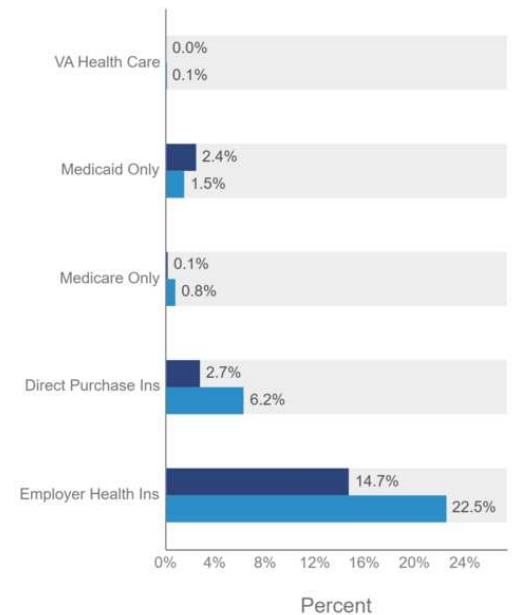
332

Medicare & Medicaid

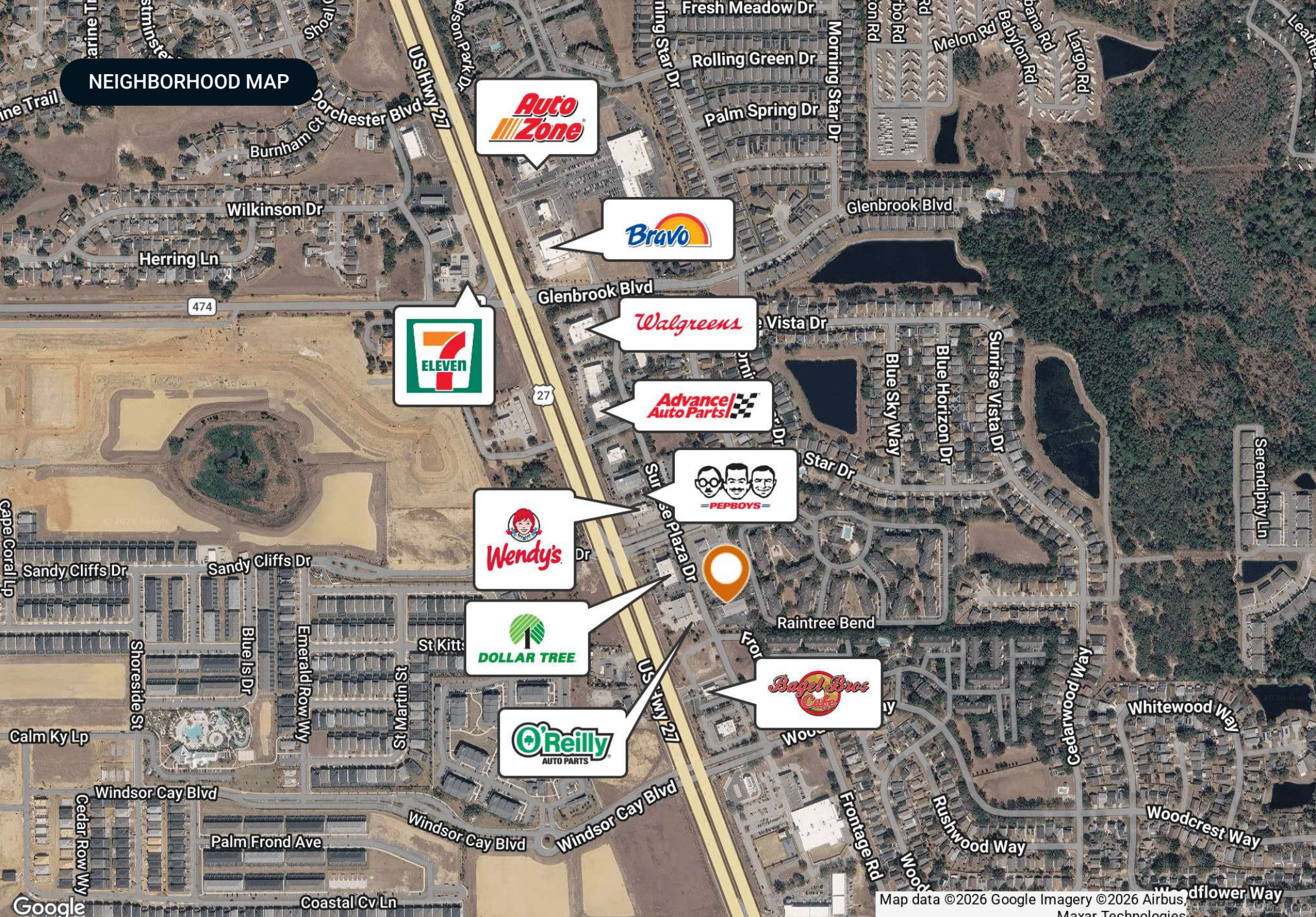
| Health Care (Consumer Spending)  | Annual Expenditure |
|----------------------------------|--------------------|
| Blue Cross/Blue Shield           | \$1,520.1          |
| Medicare Payments                | \$1,070.7          |
| Physician Services               | \$302.1            |
| Dental Services                  | \$522.4            |
| Eyecare Services                 | \$88.4             |
| Lab Tests/X-rays                 | \$84.7             |
| Hospital Room & Hospital Service | \$382.3            |
| Convalescent/Nursing Home Care   | \$58.4             |

### Health Insurance Coverage (ACS)

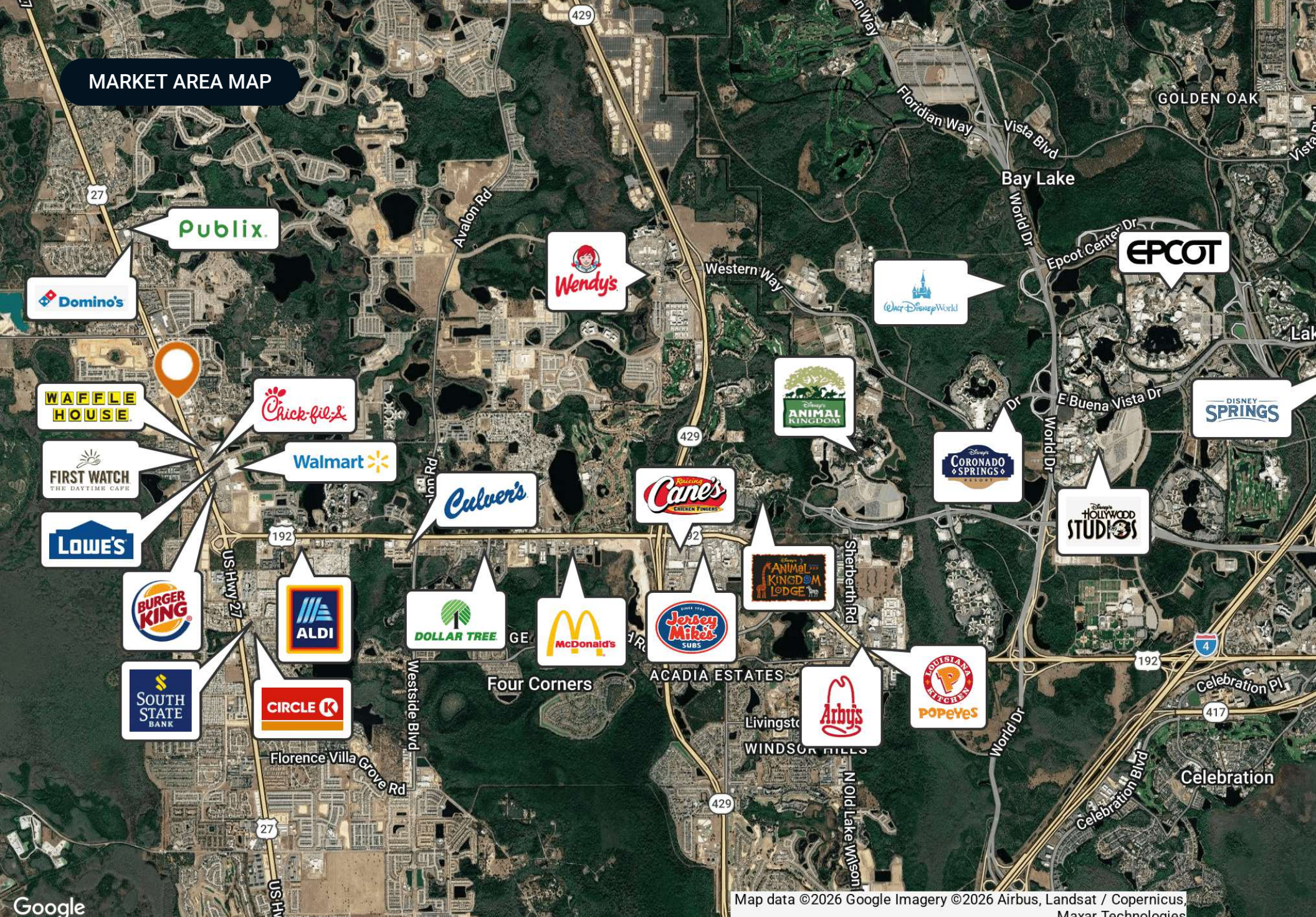
● Pop 19-34 ● Pop 35-64



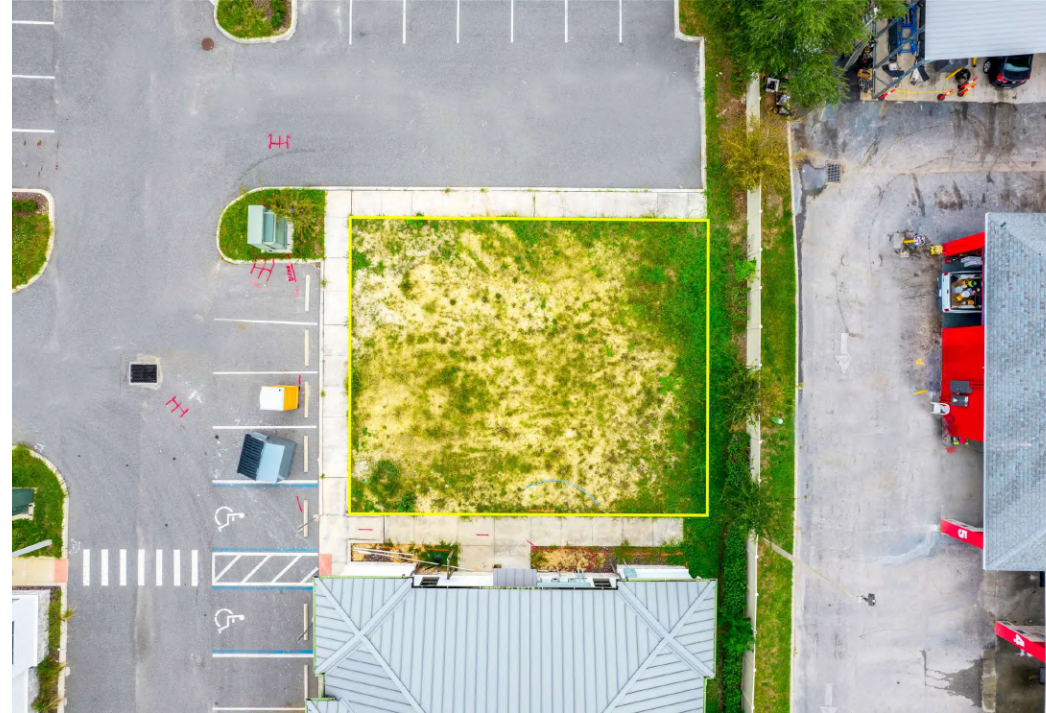
## NEIGHBORHOOD MAP



## MARKET AREA MAP



ADDITIONAL PHOTOS



## ADVISOR BIOGRAPHY



### Richard 'Mac' Bayless

Associate Advisor, Research Analyst

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FL #SL3619636

## Professional Background

Richard 'Mac' Bayless is a Research Advisor at Saunders Real Estate.

Originally from Lakeland, Mac's academic journey would bring him to Colorado Mesa University where he earned a Bachelor of Science in Business Administration and Finance and gained a solid understanding of market research and analytics. During his time at university, Mac was not only recognized for his academic excellence, making the Dean's List and receiving the President's Academic Scholarship, but he also demonstrated significant leadership as the captain of the men's lacrosse team.

Before joining Saunders Real Estate, Mac honed his skills in various roles, from managing client investment portfolios to improving the efficiency and collaboration of specialized teams. His professional experiences have enabled him to provide expert real estate advisory services to various investors looking to improve their portfolios.

Now working as a licensed commercial real estate advisor (#SL3619636), Mac specializes in the medical office and industrial real estate sectors. His experience in market research helps to identify effective real estate solutions while ensuring a thorough due diligence process for every client.

Mac specializes in:

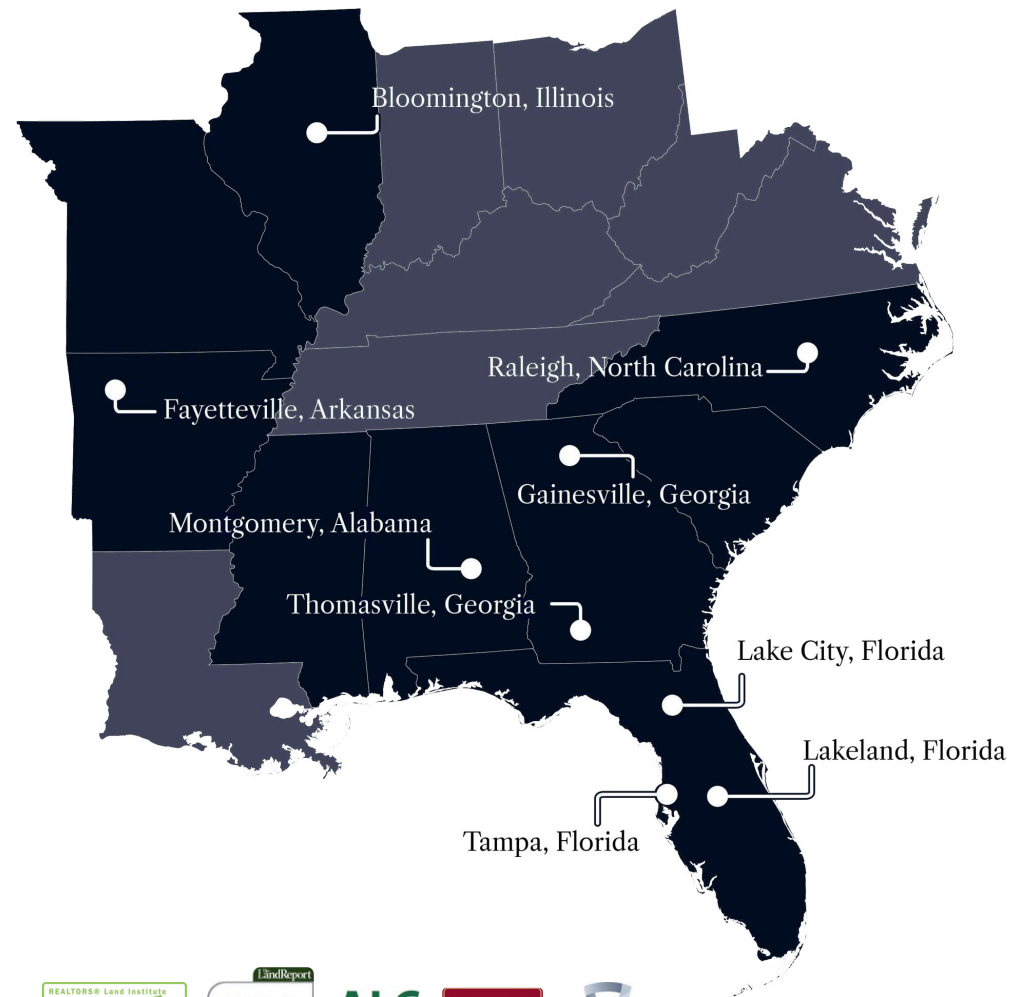
- Industrial Real Estate
- Medical Offices



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