



Highlights



P **POINTS OF INTEREST**

Retailers | Entertainment: Nearby retailers include Costco, Target, Walmart, Kohl's, Bealls, Belk, BJ's Wholesale, Home Depot, Lowe's, Hobby Lobby, At Home, Dick's Sporting Goods, T.J. Maxx, Ross Dress for Less, Petco, Pet Supermarket, Michaels, Office Depot, Rooms To Go, ALDI, Publix Super Market, Winn-Dixie, Floor & Decor, Walgreens, CVS, Planet Fitness, Anytime Fitness, Epic Theatres

Higher Education: 25 miles from **Rollins College Winter Park** - a private liberal arts college offering various undergraduate & master programs with a total enrollment of 3,114 (Fall 2025)

Healthcare: 3 miles from **South Lake Hospital** - a licensed 235-bed comprehensive medical & surgical acute care facility serving the residents of Lake County for 75 years

PRICE	CAP RATE	NOI
\$4,726,000	5.50%	\$259,909

P **STRONG TENANCY | ABSOLUTE NNN LEASES**

100% occupied by Popeyes (new 20-year lease) with 26 locations, Jeff's Bagel Run (new 10-year lease) with 32 locations & Green Thumb (new 10-year lease) with attractive rental escalations

P **TRAFFIC COUNTS**

Located in dominant retail corridor (across the street from Publix Super Market) with great visibility/access on SR-50 with **traffic counts of 59,473 CPD!**

P **VERY AFFLUENT 2026 DEMOGRAPHICS**

Population (5-mi)	104,441
2031 Projected Population (5-mi)	116,294
Historical Annual Growth (2010-2020)	8.7% (1-mi)
Households (5-mi)	40,133
Average Household Income (1-mi)	\$169,648

Florida is an income tax-free state.

Property Overview

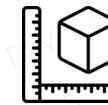


Nicknamed “Choice of Champions”, and known as a training grounds for professional & Olympic athletes, Clermont is home to the state-of-the-art **National Training Center**, and the **Great Florida Triathlon**, is held at Waterfront Park on the shores of Lake Minneola. The **Citrus Tower** is a Central Florida landmark that affords visitors a birds-eye-view of Clermont’s rolling landscape, and **Presidents Hall of Fame** - a truly unique roadside attraction featuring replicas of the White House & Mount Rushmore.



LOCATION

On SR-50, just east of CR-455/Ray Goodgame Pkwy in Clermont, Florida



LOT SIZE

±0.98 acre (According to Lake County Assessor)



GROSS LEASABLE AREA

±5,286 SF



YEAR BUILT

2017 (According to Lake County Assessor)



OWNERSHIP

Fee Simple (Building & Land)



EXPENSE REIMBURSEMENT

These are Absolute NNN leases. Tenants are responsible for all expenses.

Financial Analysis

LIST PRICE	\$4,726,000
LIST CAP RATE	5.50%
ACTUAL OCCUPANCY	100%
GROSS LEASABLE AREA	±5,286 SF (\$894.06 PSF)
YEAR BUILT	2017
LOT SIZE	±0.98 acre

2026 ANNUALIZED OPERATING DATA

INCOME	ACTUAL
2026 Scheduled Gross Income	\$259,909
Expense Reimbursement	\$53,903
Gross Annual Income	\$313,812
EXPENSES	
Operating Expenses	(\$53,903)
Total Expenses	(\$53,903)
NET OPERATING INCOME	\$259,909

FINANCING SUMMARY

All Cash or Buyer to obtain new financing at Close of Escrow.

2026 ANNUALIZED ESTIMATED OPERATING EXPENSES

Property Taxes	\$29,674
Insurance	\$7,929
Management Fee	\$7,800
Irrigation	\$3,500
Lawn Care	\$4,000
Repairs & Maintenance	\$1,000
TOTAL OPERATING EXPENSES	\$53,903



Rent Roll

STE #	TENANT NAME	SQ FT	% OF GLA	2026 ANNUAL RENT	RENT PSF	TYPE	LEASE STARTS	LEASE ENDS	RENT INCREASES
16526	Green Thumb Industries, Inc. (Pending)	1,500	28.38%	\$75,000	\$50.00	NNN	11/01/26	10/31/36	3% annual escalations effective 11/01/27
16528	1337 Bagels, LLC dba Jeff's Bagels Run	1,291	24.42%	\$39,253	\$30.40	NNN	04/29/24	04/30/34	3% annual escalations effective 05/01/27
16530	Tice Chicken FL, LLC dba Popeyes	2,495	47.20%	\$145,656	\$58.37	NNN	03/28/24	03/31/44	2% annual escalations effective 04/01/27
Grand Total		5,286	100%	\$259,909	\$49.17 (AVG)				
Occupied		5,286	100%						
Vacant		0	0%						

Tenant Profile



Founded in 1972, **Popeyes®** has more than 40 years of history and culinary tradition. Popeyes® owes its beginnings to entrepreneur and culinary innovator, Al Copeland. With one small restaurant and a big idea, Copeland introduced the New Orleans-style fried chicken that has now made the brand famous throughout the world. Popeyes® culinary heritage is built upon the rich Cajun and creole flavor profiles that are unmistakably Louisiana. We continuously draw upon and celebrate this heritage to inspire new, authentic menu creations the world craves. Popeyes® distinguishes itself with a unique New Orleans style menu featuring spicy chicken, chicken tenders, fried shrimp and other regional items.

Popeyes® franchisee currently operates 26 locations in Florida.



After relocating to Central Florida in 2016, Jeff & Danielle Perera found themselves longing for authentic New York-styled bagels that Danielle grew up enjoying. In 2019, when Jeff faced a layoff, they embarked on a journey to perfect the art of bagel making. Amidst the challenges of the pandemic, Jeff initiated what would become known as the “bagel run” - personally delivering freshly baked “Always boiled, never toasted” bagels door-to-door to friends, neighbors & local business. The response was overwhelming, with demand quickly outpacing supply. Fueled by the enthusiasm of their community, Jeff’s Bagel Run evolved from a humble home kitchen operation to a thriving business.

There are currently 45 locations open.



Green Thumb is a leading national cannabis consumer packaged goods company with brands such as &Shine, Beboe, Dogwalkers, Doctor Solomon’s, Good Green, incredibles and RYTHM.

Founded in 2014 and headquartered in Chicago, Illinois, Green Thumb is committed to providing high-quality cannabis products & exceptional customer service.

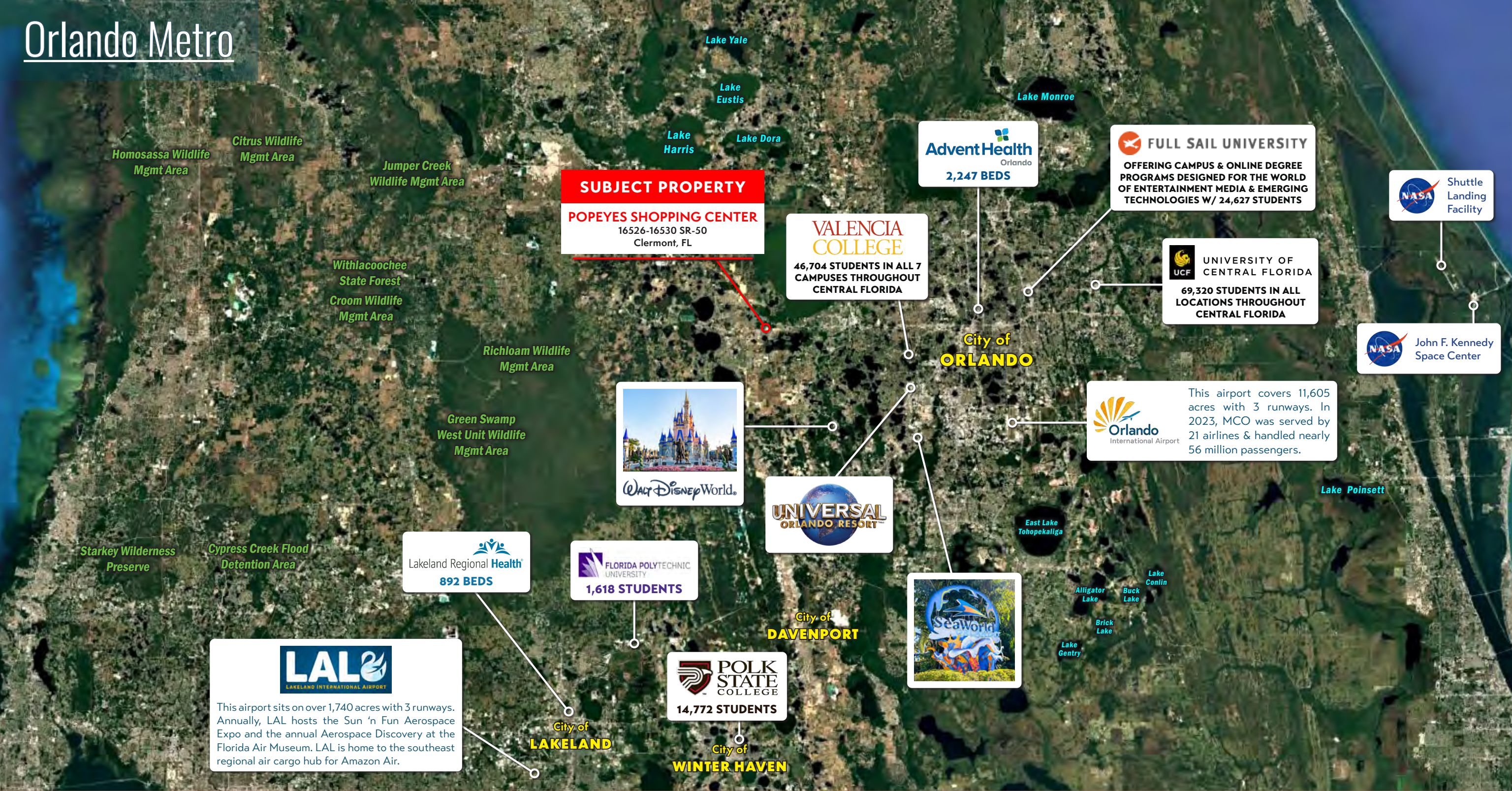
As of December 31, 2025, the company employs about 5,000 people, and operates 113 retail locations across 14 states.



City View



Orlando Metro



Clermont Synopsis

Clermont is a city in Florida's Lake County with a total area of 19 square miles. The city is residential in character and is part of the Orlando-Kissimmee-Sanford Metropolitan Statistical Area. Clermont's economy is centered in retail trade, lodging, and tourism-oriented restaurants & bars. Clermont is home to the 1956 Florida Citrus Tower, one of Florida's early landmarks. The subject property is *17 miles from World Disney World (29 minutes), 19 miles (25 minutes) from Universal Studios Florida & 23 miles (30 minutes) from SeaWorld Orlando.*

Founded in 1884 & incorporated in 1916, the City of Clermont is one of the fastest growing cities in central Florida. As an epicenter for health, wellness & fitness, the city has a thriving healthcare cluster with world-class orthopedics, cancer treatment & robotic urologic services treating patients from across the globe.

Aptly named "Choice of Champions", the city is home to the **National Training Center, Special Olympics Florida Headquarters** and the oldest American owned multisport event company, **Sommer Sports**, the city is a sports powerhouse. Home to a number of powerful companies - from innovative start-ups to company headquarters.

Major employers in Clermont include: **Senniger Irrigation; AmaZulu** (company headquarters - imports natural & synthetic construction theming materials); **Lake County Schools; City of Clermont; Publix Super Markets, Special Olympics Florida** (state headquarters; and **Progressive Plumbing.**

2026 Demographics

POPULATION	1-MI	3-MI	5-MI
Population	7,515	37,248	104,441
Est. Population (2030)	9,164	43,353	116,294
Census Population (2020)	5,398	31,321	93,569
HOUSEHOLDS	1-MI	3-MI	5-MI
Households	2,887	14,599	40,133
Projected Households (2031)	3,630	17,365	45,555
Census Households (2020)	1,884	11,347	34,288
AVERAGE HOUSEHOLD INCOME	1-MI	3-MI	5-MI
Average Household Income	\$169,648	\$158,944	\$150,817
Projected Avg HH Income (2031)	\$169,031	\$159,278	\$151,117



CONFIDENTIALITY AGREEMENT

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