



verizon

BUILD-TO-SUIT, OPERATING SINCE 2008 | CORPORATE GUARANTEE  
SURROUNDED BY TOP RATED NATIONAL RETAILERS



verizon



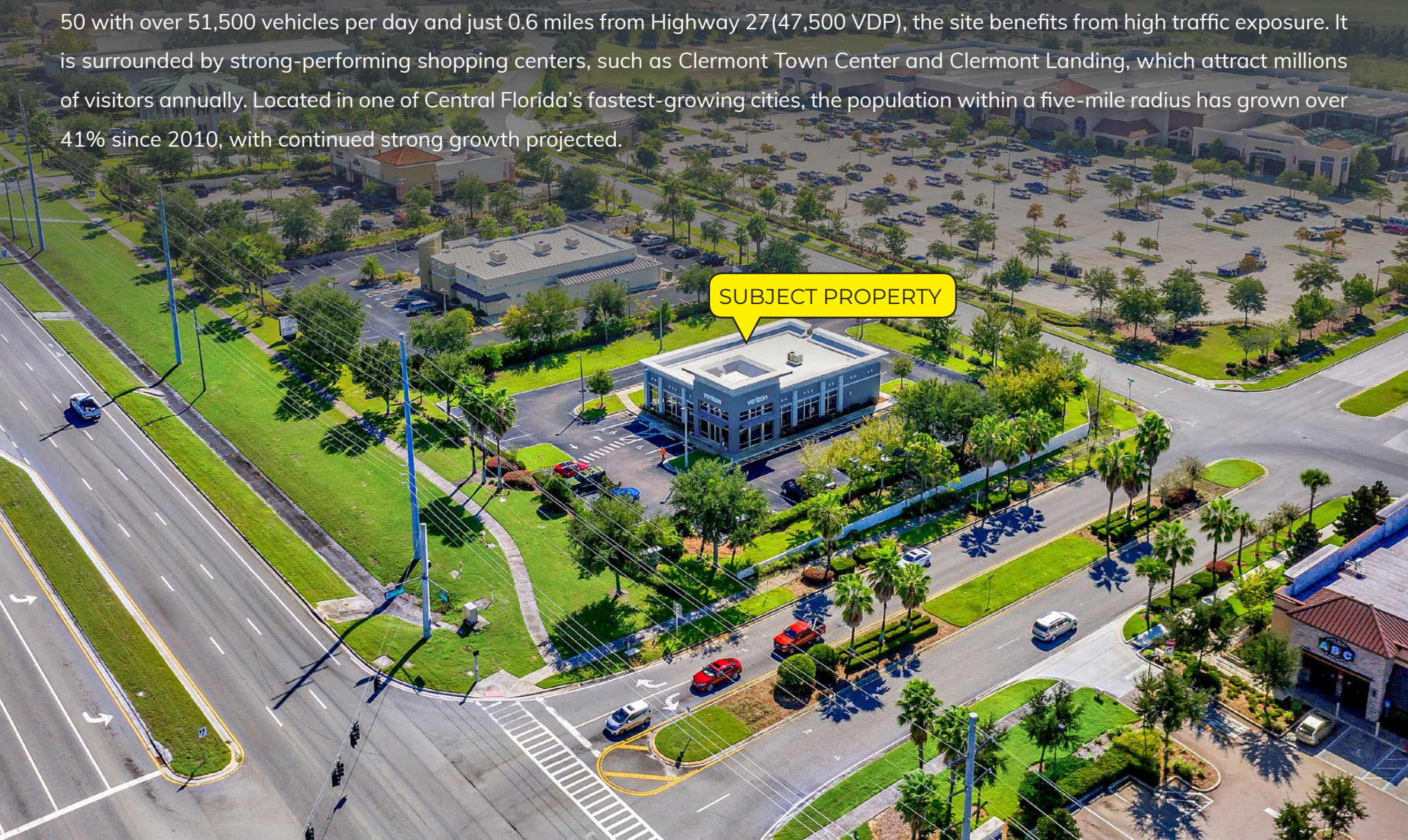
verizon

1415 FL-50,  
CLERMONT, FL 34711

Marcus & Millichap  
SHARKO | WEISENBECK | MENDOZA  
GROUP

# THE OFFERING

Built in 2008, this Verizon Wireless location has operated continuously for over 15 years and is secured by a net lease with over four years of term remaining. The property is shadow-anchored by major national retailers, including Lowe's, Hobby Lobby, and Crunch (coming soon), with this Lowe's ranking in the top 14% of stores nationwide by visits. Situated at a signalized intersection on Route 50 with over 51,500 vehicles per day and just 0.6 miles from Highway 27(47,500 VDP), the site benefits from high traffic exposure. It is surrounded by strong-performing shopping centers, such as Clermont Town Center and Clermont Landing, which attract millions of visitors annually. Located in one of Central Florida's fastest-growing cities, the population within a five-mile radius has grown over 41% since 2010, with continued strong growth projected.





Lofts at South Lake  
144 Units

South Lake  
Hospital | 170 Beds



**Clermont Town Center**  
Top 5% Neighborhood Center  
by Visits in Florida - 3M Visits

Route 50  
51,500 VPD



Modern  
Orthodontics  
**MIND  
MASTERS**


**SUBJECT PROPERTY**



Sandhill View Blvd

<b>\$3,890,658</b>	<b>6.85%</b>	<b>\$846.72</b>	<b>\$266,510</b>
LIST PRICE	CAP RATE	PRICE / SF	NET OPERATING INCOME

**South Lake Plaza**  
1.1M Visits  
Winn/Dixie bealls  
OUTLET.  
RAC ups KFC  
BANK OF AMERICA

  
2025 Build

**Clermont Regional Center**  
1.6M Visits  
at home boostmobile  
The Home Décor Superstore  
Cosmo Prof Fitness CF  
licensed to create.



Highway 27  
47,500 VPD



MISSION BBQ  
The American Way  
LONGHORN STEAKHOUSE  
Portillo's

Mister

DUNKIN'  
FedEx BatteriesPlus

Route 50  
51,500 VPD



Sandhill View Blvd

SUBJECT PROPERTY





# VERIZON WIRELESS | OVER 4-YEARS OF TERM REMAINING

1415 FL-50, Clermont, FL 34711

## FINANCIAL SUMMARY

<b>PRICE</b>	<b>\$3,890,658</b>
<b>CAP RATE</b>	<b>6.85%</b>
<b>NOI</b>	<b>\$266,510</b>
<b>PRICE/SF</b>	<b>\$846.72</b>
Gross Leasable Area	4,595 SF
Year Built	2008
Lot Size	1.30 Acres +/-
Parcel Numbers	29-22-26-1900-000-00400
Type of Ownership	Fee Simple
Parking	31 Surface Spaces +/-

## LEASE SUMMARY

Lease Type	Net
Lease Guarantor	CELLCO Partnership
Guarantor Type	Corporate Guarantee
Lease Term Remaining	4.3 Years
Rent Commencement	11/29/2007
Lease Expiration	6/30/2030
Options	None
Option to Terminate	None
Option to Purchase	None

## RENT SCHEDULE

Term	Period	Annual Rent	Rent/SF
Base	Current	\$266,510	\$58.00



# verizon<sup>v</sup>

VERIZONWIRELESS.COM

Stock Symbol:

Market Cap (3/16/2026)

Enterprise Value (3/16/2026)

Revenue (FY 2025)

Net Income (FY 2025)

Standard & Poor's Credit Rating

NASDAQ | VZ

\$216.70 Billion

\$379.30 Billion

\$138.19 Billion

\$17.60 Billion

BBB+

- » One of the world's leading providers of technology and communication services
- » Ranked #31 on the Fortune 500 list (2025)
- » Total operating revenue was \$138.2 billion in 2025 compared to \$134.8 billion in 2024
- » Verizon acquired Frontier Communications, a U.S. fiber-optic internet and telecom provider, for approximately \$20 billion, completing the deal on January 20, 2026
- » Verizon was ranked #8 by LinkedIn as a best workplace (2024)
- » Verizon earned top spots in 2024 RootMetrics for best 5G network
- » First company in the world to launch a 5G network
- » Approximately 6,400 locations in over 150 countries
- » Founded in 2020



6,400+  
Locations

500

Fortune  
500 Company



\$138.19 Billion  
Revenue



Global  
Tenant



TENANT	CELLCO Partnership dba Verizon Wireless
GUARANTOR	CELLCO Partnership
SQUARE FEET	4,595 SF
LEASE COMMENCEMENT	11/29/2007
LEASE EXPIRATION	6/30/2030
LEASE TYPE	Net
RENTAL INCREASES	None
RENEWAL OPTIONS	None
RIGHT OF FIRST REFUSAL	None
RIGHT TO TERMINATE	None

LEASE ABSTRACT	RESPONSIBLE PARTY	NOTES
ROOF & STRUCTURE	Landlord	Landlord to maintain, repair, and replace
PARKING LOT	Landlord	Landlord to maintain, repair, and replace
HVAC	Tenant	Tenant to maintain, repair, and replace
TAXES	Tenant	Tenant to reimburse landlord
INSURANCE	Tenant	Tenant to reimburse landlord
CAM	Tenant	Tenant to maintain premises

**BUILT-TO-SUIT VERIZON WIRELESS WITH A LONG OPERATING HISTORY | CORPORATE GUARANTEE**

- Built-to-suit for Verizon Wireless in 2008, with Verizon Wireless operating at this location continuously since then
- Net lease with over four years of term remaining

**SHADOW ANCHORED BY LOWE'S, HOBBY LOBBY AND CRUNCH (COMING SOON)**

- This Lowe's Home Improvement ranks in the top 14% of Lowe's locations nationwide by visits<sup>1</sup>

**LOCATED IN A HEAVILY TRAVELED AREA**

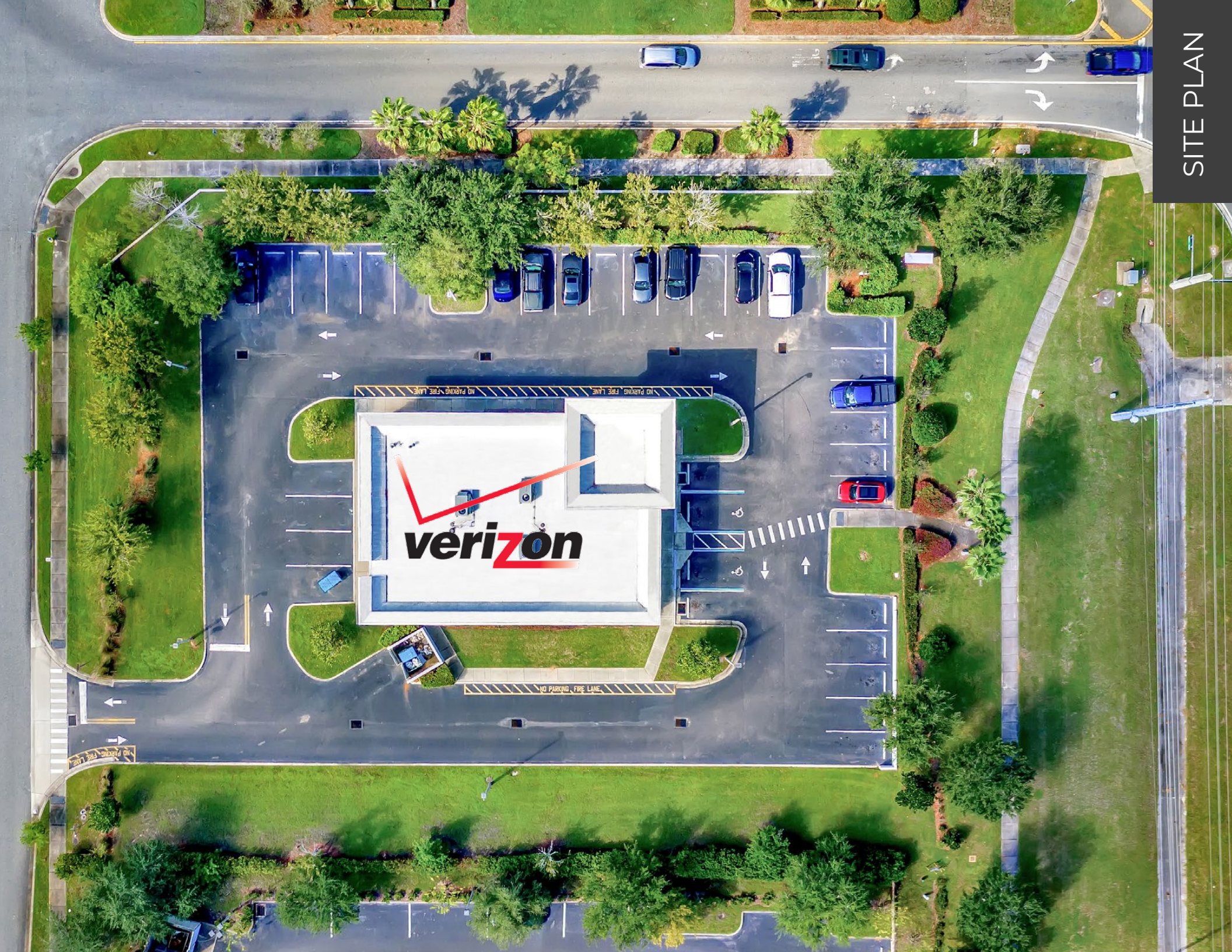
- Situated on the signalized, hard corner intersection of Route 50 and Sandhill View Blvd, which sees a combined traffic volume of 51,500 vehicles per day
- 0.6 miles from Highway 27, which sees 47,500 vehicles per day

**SURROUNDED BY TOP RANKED SHOPPING CENTERS WITH NATIONAL TENANTS**

- 0.4 miles from Clermont Town Center, which attracts 3 million annual visitors<sup>1</sup>
  - › Ranked in the top 15% of neighborhood centers in the nation by visits<sup>1</sup>
  - › The Home Depot, a key tenant, is ranked in the top 20% of stores in the state by visits<sup>1</sup>
- 2.0 miles from Clermont Landing, which attracts 4.4 million annual visitors<sup>1</sup>
  - › Ranked in the top 15% of shopping centers in the nation by visits<sup>1</sup>
  - › Notable tenants include Ross Dress for Less, T.J.Maxx, JCPenney, and Dollar Tree
- 1.9 miles from a Walmart Supercenter, which ranks in the top 3% of stores nationwide by visits<sup>1</sup>
- Other national retailers in the area include Tropical Smoothie Cafe, Outback Steakhouse, Publix, AdventHealth Health Park, CVS, Taco Bell, Panera Bread, Curaleaf, Fazoli's, several car dealerships, hotels, and more

**ONE OF CENTRAL FLORIDA'S FASTEST-GROWING CITIES | DENSELY POPULATED AND AFFLUENT TRADE AREA**

- Within a five mile radius the population grew 41.46% from 2010-2020 and is expected to grow another 7.21% by 2029
- 58,820 people live and 57,156 people work within a three-mile radius
- Average household income of \$115,586 within a five-mile radius





870.8K Annual Visitors  
Ranked in the Top 14%  
of Stores Nationwide

**Restaurant, Retail  
and Office**  
2026 Development



Top 3% Walmart  
by Visits  
Nationwide

**Clermont Crossings**  
2.9M Visitors



**Clermont Landing**  
Top 15% of Shopping Center by  
Visits Nationally - 4.4M Visitors



573.7K Annual Visitors  
Ranked in the Top 18%  
of Stores Nationwide



Coming Soon

DVM

Hooks St  
7,100 VPD

Sandhill View Blvd

Modern  
Orthodontics  
**MIND  
MASTERS**

Subject Property



Route 50  
51,500 VPD



# REGIONAL MAP

## DEMOGRAPHICS

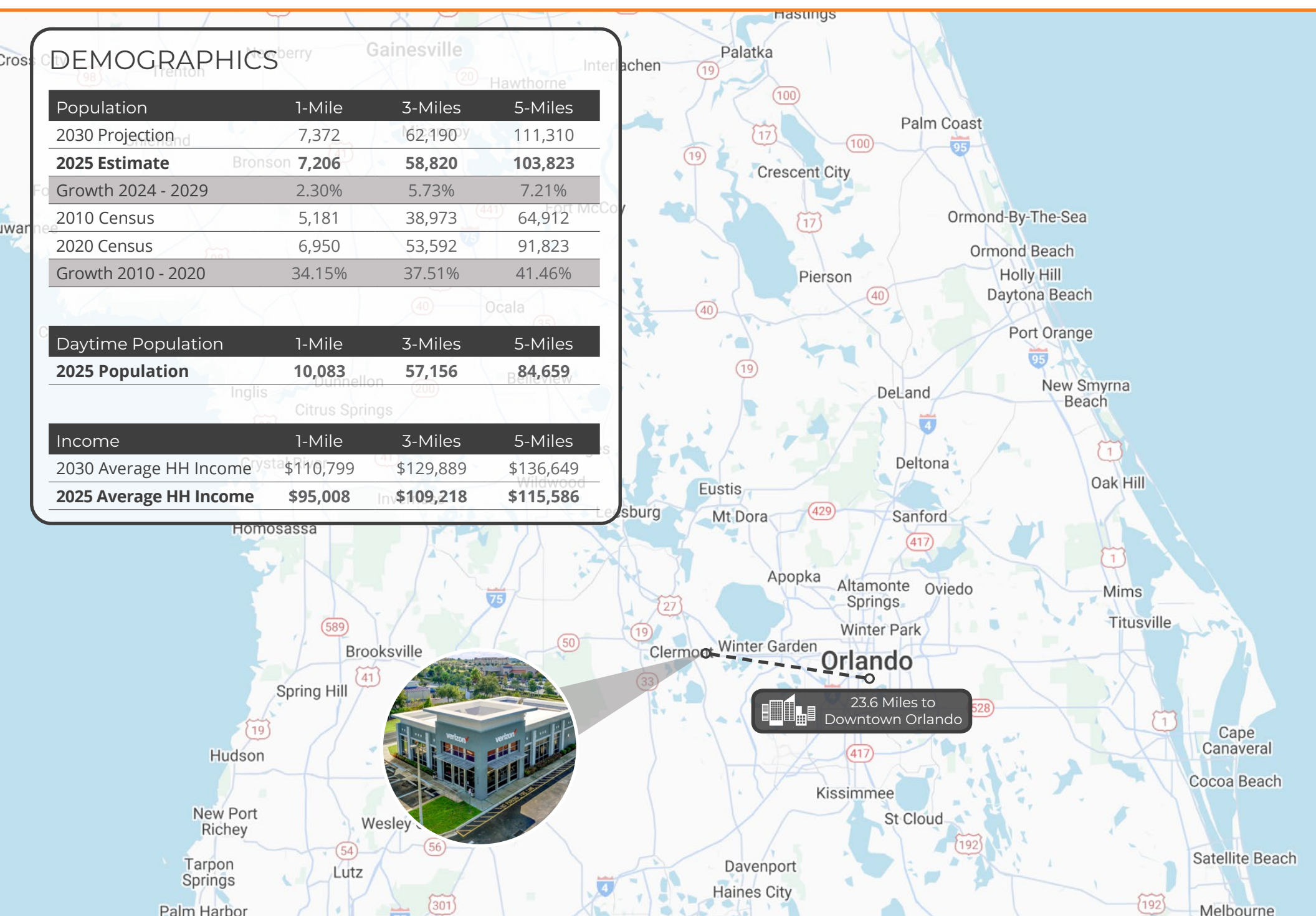
Population	1-Mile	3-Miles	5-Miles
2030 Projection	7,372	62,190	111,310
<b>2025 Estimate</b>	<b>7,206</b>	<b>58,820</b>	<b>103,823</b>
Growth 2024 - 2029	2.30%	5.73%	7.21%
2010 Census	5,181	38,973	64,912
2020 Census	6,950	53,592	91,823
Growth 2010 - 2020	34.15%	37.51%	41.46%

Daytime Population	1-Mile	3-Miles	5-Miles
<b>2025 Population</b>	<b>10,083</b>	<b>57,156</b>	<b>84,659</b>

Income	1-Mile	3-Miles	5-Miles
2030 Average HH Income	\$110,799	\$129,889	\$136,649
<b>2025 Average HH Income</b>	<b>\$95,008</b>	<b>\$109,218</b>	<b>\$115,586</b>



23.6 Miles to Downtown Orlando



# AERIAL



# AERIAL



SUBJECT PROPERTY

Main Street Community Bank of Florida

Highway 50  
51,500 VPD

sleep number  
tropical CAFE  
SMOOTHIE

OUTBACK  
STEAKHOUSE®

Mister Donut

ABC  
ESTABLISHED 1954

Portillo's

Modern Orthodontics  
MIND MASTERS

CHIPOTLE  
MEXICAN GRILL  
PIZZA  
PAPA JOHN'S

ME Massage Envy  
FIREHOUSE  
SUBS  
at&t theVitamin Shoppe

Land of Lakes Montessori School

Office & Medical

Citrus Tower Blvd  
14,900 VPD

Hooks St  
7,100 VPD

DVM

Cottonwood Clermont  
230 Units

CRUNCH  
Coming Soon

HOBBY LOBBY  
573.7K Annual Visitors  
Ranked in the Top 18%  
of Stores Nationwide<sup>1</sup>

LOWE'S  
870.8K Annual Visitors  
Ranked in the Top 14%  
of Stores Nationwide<sup>1</sup>

Alto Clermont  
Assisted Living Facility

Restaurant, Retail  
and Office  
2026 Development

The Lakes of Clermont Health  
and Rehabilitation Center

## PROXIMITY TO ORLANDO

- 20 miles west of Orlando, providing access to jobs, entertainment, and attractions
- Part of the Orlando-Kissimmee-Sanford Metro Area

## “CHOICE OF CHAMPIONS” – OUTDOOR RECREATION & ENDURANCE TRAINING

- Hiking, boating, and fishing at Lake Louisa State Park and Clermont Chain of Lakes
- Known as the “Choice of Champions”, attracting elite athletes and Olympians with world-class facilities and natural terrain
- Home to the 10-mile Clay Loop, a top training ground for Olympians
- Designated “Bicycle Friendly Community” and “Runners Friendly Community”

## ONE OF CENTRAL FLORIDA’S FASTEST-GROWING CITIES

- Growing at 3.62% annually, with a 16.26% population increase since 2020
- Served by the Lake County School District, offering highly rated public schools
- Features 18+ miles of optical fiber, supporting business growth

## HISTORIC DOWNTOWN & ATTRACTIONS

- Unique shops, restaurants, cultural venues, and the Clermont Performing Arts Center
- Florida Citrus Tower – Iconic landmark with panoramic views
- Lakeridge Winery & Vineyards – One of Florida’s largest wineries with tours and tastings
- Waterfront Park – Picnic areas, swimming, fishing, and rentals for paddle boards, kayaks, and bicycles
- Clermont Performing Arts Center – Lake county’s largest performance hall (1,200 seats)

## HEALTHCARE HUB

- AdventHealth Clermont Health Park – 36,000-square-foot facility with primary and specialty care, imaging, lab services, and physical therapy
- Orlando Health South Lake Hospital – Nationally recognized acute care facility with 170 beds
- Clermont VA Clinic – Provides primary care, specialty health services, mental health care, lab services, and substance abuse counseling



(GRADES FROM NICHE.COM)

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