

# SHOPPES @ CLERMONT

## CLERMONT, FLORIDA



**LOCATION:**

SWC of U.S. Highway 27 and Roper Boulevard

**SIZE:**

Retail Building - 9,380± SF

**2005 TRAFFIC COUNTS:**

U.S. Highway 27 (North of Roper Boulevard) - 33,500 AADT

**DEMOGRAPHICS:**

	3 Miles	5 Miles	10 Miles
Population	23,397	40,377	88,218
Median HH Income	\$54,942	\$56,024	\$52,726
Median Age	36.5	36.3	36.9

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1,173 SF  
27+5

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Unit #	Tenant	Size
12348	Nutnshop	1,180 SF
12346	Gia's Pizza	891 SF
12344	The Dentist	1,232 SF
12342	Sally Beauty Supply	1,292 SF
12340	Available	1,173 SF
12338	HairMasters	1,127 SF
12336	Sprint	2,500 SF



Site plan may not be to scale Rendering is included to provide a general depiction of space location

## COMMENTS:

- ★ Located on the outparcel of Kohl's Department Store across from a Super Wal-Mart currently under construction in Clermont, Florida.
- ★ Clermont is in Lake County just 20 minutes west of Orlando.

## LEASE RATES:

27+5

- ★ Retail Building -- \$30 psf (NNN)
- ★ Delivery -- February 2007

