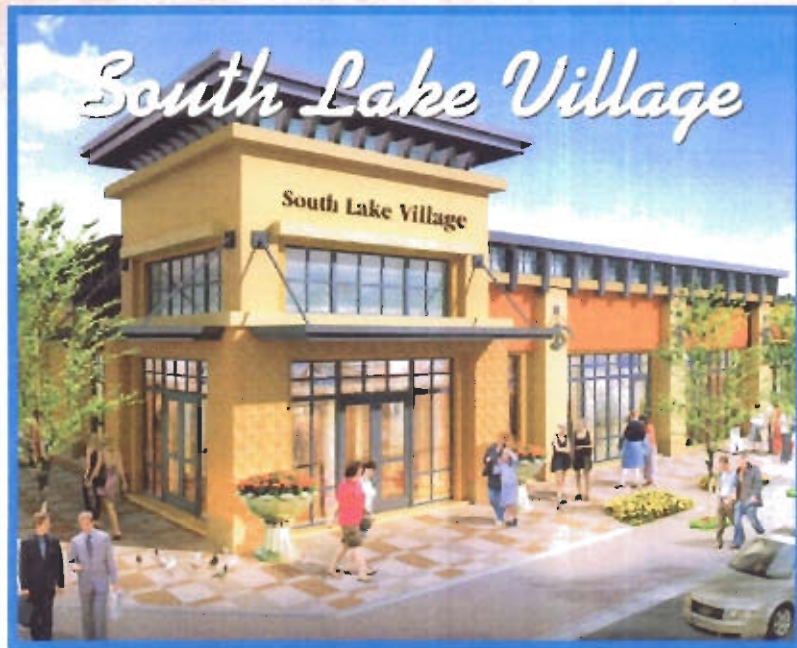


INTRODUCING:



Highway 50 & South Lake Blvd. • Clermont, Florida 34711 • Lake County

RETAIL & OUT PARCELS AVAILABLE



South Lake Village

SITE HIGHLIGHTS

- Access via 3 roads with direct Highway 50 frontage
- Adjacent to South Lake Hospital, National Training Center, New Fire Department
- High Visibility/Traffic Count
- Dense residential area: 13,000 new or planned homes within a 5 mile radius

RETAIL CENTER FEATURES:

- 30,000 SF Strip Center
- Courtyard Seating Available for Restaurants
- Prime Bank Site Available
- Freestanding Restaurant Site Available
- Ground Breaking Nov. 1, 2007!



SPACE #	SF
1	2,280
2	1,229
3	1,229
4	1,449
5	1,460
6	1,460
7	1,228
8	1,229
9	1,228
10	2,280
11	2,280
12	1,228
13	1,229
14	1,229
15	1,460
16	1,460
17	1,228
18	1,229
19	1,229
20	2,280

OUTPARCELS AVAILABLE PERFECT FOR BANK OR RESTAURANT!

1223
2/6/30 M/M/W

South Lake Village RETAIL & OUTPARCELS AVAILABLE

RETAIL OVERVIEW:



2006 DEMOGRAPHIC PROFILE:

	1 MILE	3 MILES	5 MILES
POPULATION	1,140	20,745	35,463
MEDIAN INCOME	\$69,891	\$65,708	\$69,786
AVERAGE AGE	37	37	37

TRAFFIC COUNT:
55,000 ADT