

Tuscany Village

US Hwy 27 & S. Clermont Connector Rd, Clermont, Florida



Shopping Center Features

❖ Available Space

- Big Box
- Outparcels
- Inline Retail

❖ Traffic Counts

- 36,500 AADT - US Hwy 27 between SR 50 & site
- 35,500 AADT - SR 50, ¼ mile west of US Hwy 27
- *2004 Florida Dept. of Transportation



Demographics

2006 Demographics*	1- Mile	3-Mile	5-Mile
Population	6,498	25,044	50,985
Average Household Income	\$57,310	\$57,459	\$55,066
Median Age	37.3	36.8	36.2

*Source: US Census Bureau USPS 011.06

Market Highlights

- ❖ The intersection of US 27 & SR 50 is the most active junction in South Lake County.
- ❖ Located in Clermont, this makes our site a prime location for retailers.
- ❖ Over 18,000 approved new homes within a 10 mile radius of the site, many of which are already complete.



