

CLERMONT, FL

NEW DEVELOPMENT

THIS CENTRAL FLORIDA DEVELOPMENT, WEST OF ORLANDO IS IN ONE OF THE FASTEST GROWING AREAS IN FLORIDA. THIS DEVELOPMENT IS LOCATED AT THE SOUTHEAST CORNER OF US 27 AND SR 50, THE MAJOR CONNECTORS THROUGH THIS REGION. OVER 200,000 SQUARE FEET IS PLANNED FOR THIS SITE.



ANCHOR TENANTS

STAPLES



TRADE AREA (7 MILE RADIUS)

POPULATION	76,539
HOUSEHOLDS	28,416
AVERAGE HOUSEHOLD INCOME	\$70,902



20,000 SF
 50,400 SF
 17,250 SF
 9,950 SF
 30,000 SF
 20,510 SF
 24,000 SF
 5,640 SF
 177,750 SF

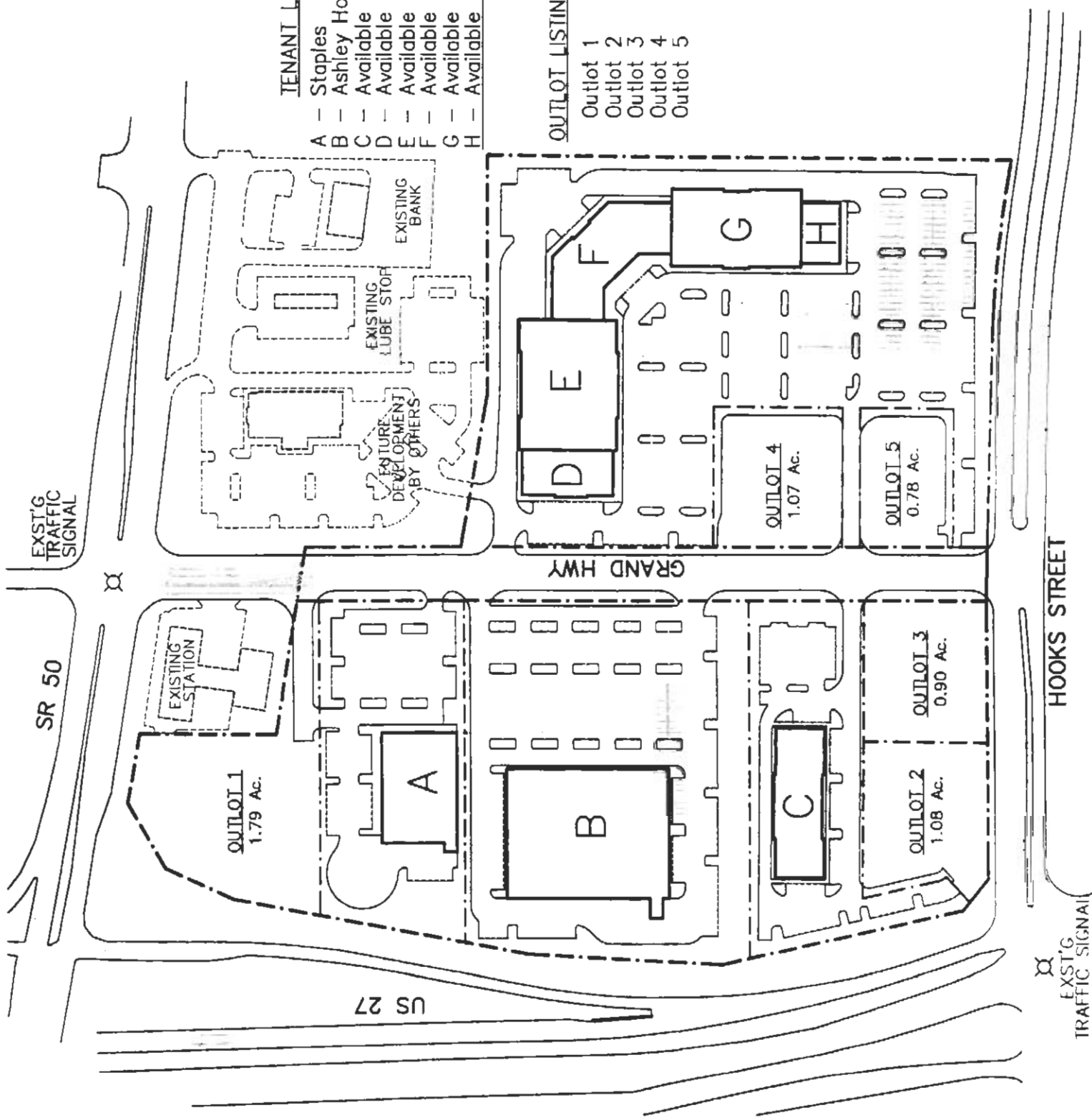
1.79 Ac.
 1.08 Ac.
 0.90 Ac.
 1.07 Ac.
 0.78 Ac.

TENANT LISTING

A	Staples	20,000 SF
B	Ashley Home Furniture	50,400 SF
C	Available Retail	17,250 SF
D	Available Retail	9,950 SF
E	Available Retail	30,000 SF
F	Available Retail	20,510 SF
G	Available Retail	24,000 SF
H	Available Retail	5,640 SF
	Total	177,750 SF

OUTLOT LISTING

Outlot 1
 Outlot 2
 Outlot 3
 Outlot 4
 Outlot 5



EXST'G TRAFFIC SIGNAL

SR 50

EXISTING STATION

OUTLOT 1
1.79 Ac.

A

B

C

OUTLOT 2
1.08 Ac.

OUTLOT 3
0.90 Ac.

GRAND HWY

US 27

FUTURE DEVELOPMENT BY OTHERS

EXISTING LUBE STOP

EXISTING BANK

OUTLOT 4
1.07 Ac.

G

OUTLOT 5
0.78 Ac.

EXST'G TRAFFIC SIGNAL

HOOKS STREET

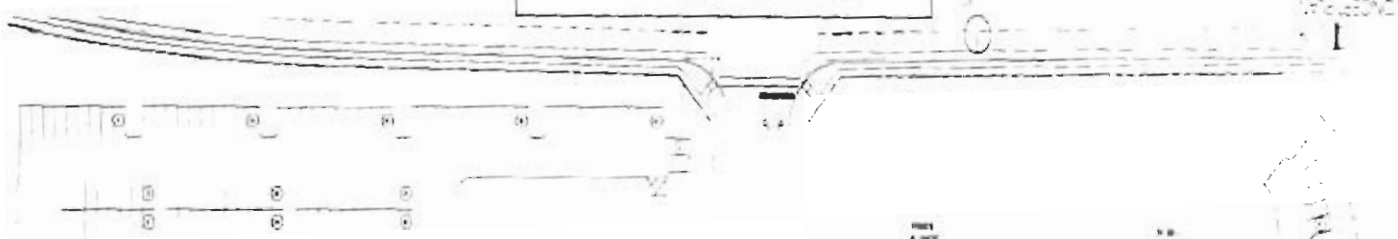
AVAILABLE FOR LEASE
107,350 SF Retail Center & 4 Out Parcels
Lake County, Clermont, Florida
SR 50 and US Hwy 27



- Great visibility from both SR 50 and Hwy 27
- FDOT improving Grand Hwy as off ramp for Hwy 27
- Proposed: Staples, Ashley, Golden Corral & Lowes adjacent to site
- Proposed: Signalized light at the intersection of Hook St. and Grand Hwy.

- Median Income is \$60,000
- High Traffic Corridor with access from Hwy 27 & SR 50

Hook Street

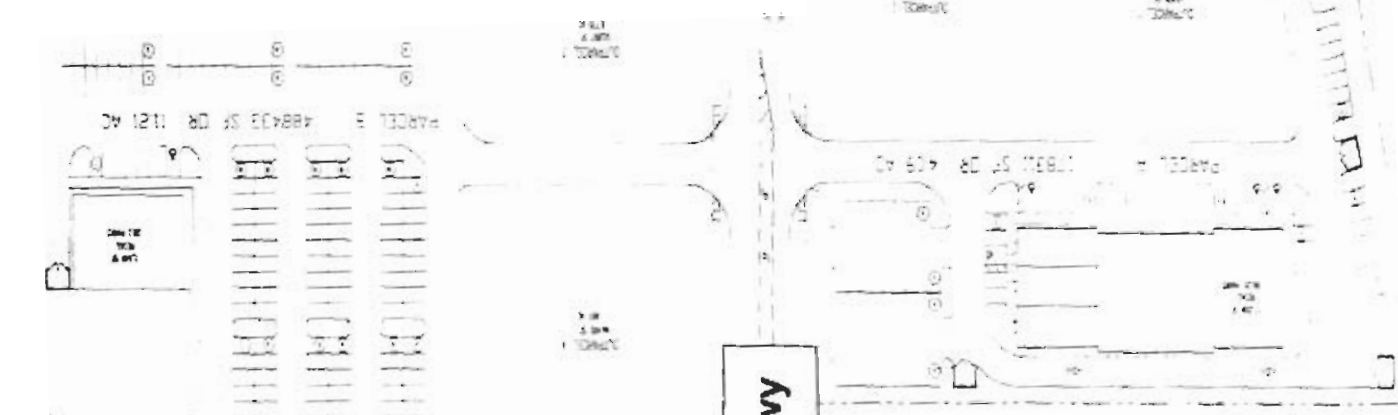


PARCEL B 488433 SF DR 1121 AC

PARCEL A 18841 SF DR 409 AC

Grand Hwy

US Hwy 27



SITE DATA PARCEL B

SITE DATA PARCEL A

SITE DATA

SR 50

