

18+/- Acre Developed Tract

Clermont, FL

FOR SALE (All or Part)



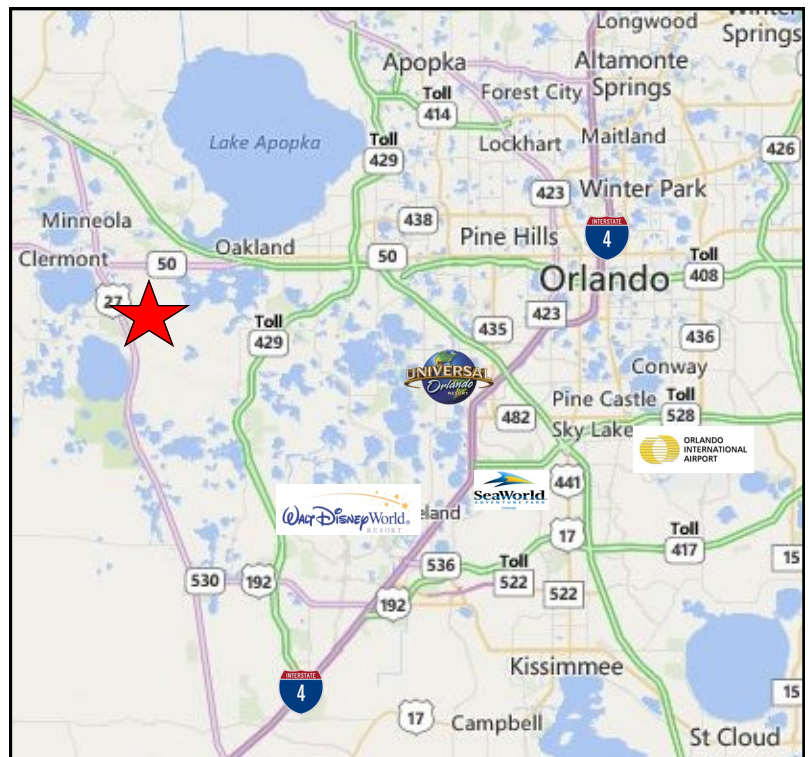
3745 S. US Highway 27, Clermont, FL 34711

Property Highlights

- ◆ 18+/- Useable Acres for prime retail development with outparcels along Hwy 27!
- ◆ Clermont is one of Orlando's fastest growing suburbs, with strong demand from national retailers and restaurants
- ◆ All site improvements in place including master retention, utilities, parking lots. Pads can be reconfigured to allow for any type of retail use
- ◆ Just south of brand new power centers anchored by national tenants such as Walmart, Epic Theatres, Kohl's, and BJ's
- ◆ Adjacent to guard gated Kings Ridge Golf Club main entrance; 2,088 homes
- ◆ Multiple housing and retail developments under construction nearby
- ◆ Traffic Count: 29,500+

Demographics 2015

	1 Mile	3 Miles	5 Miles
Population	8,833	31,597	60,839
Avg. HH Income	\$75,485	\$76,960	\$73,285



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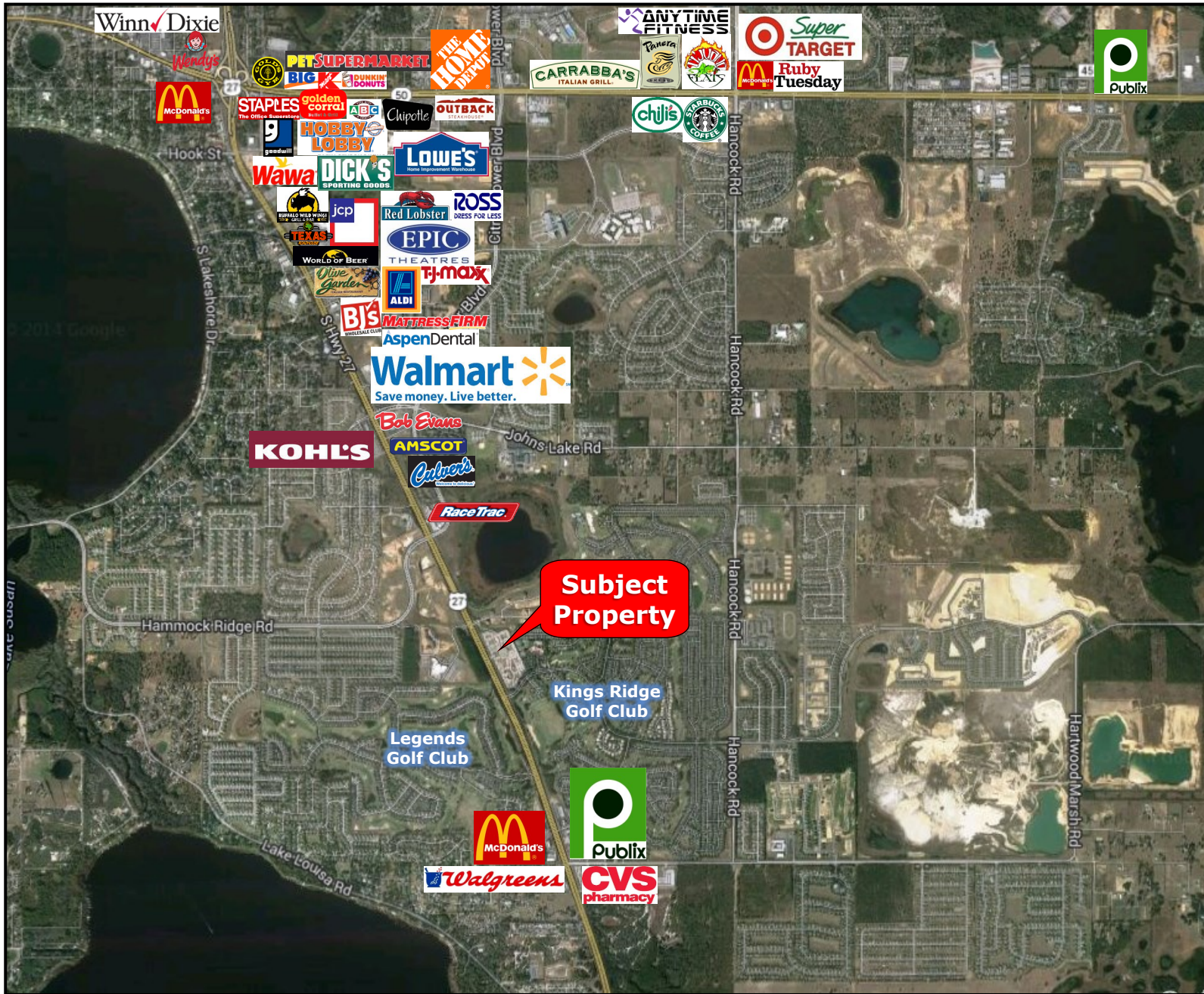
Appraisers • Brokers • Consultants

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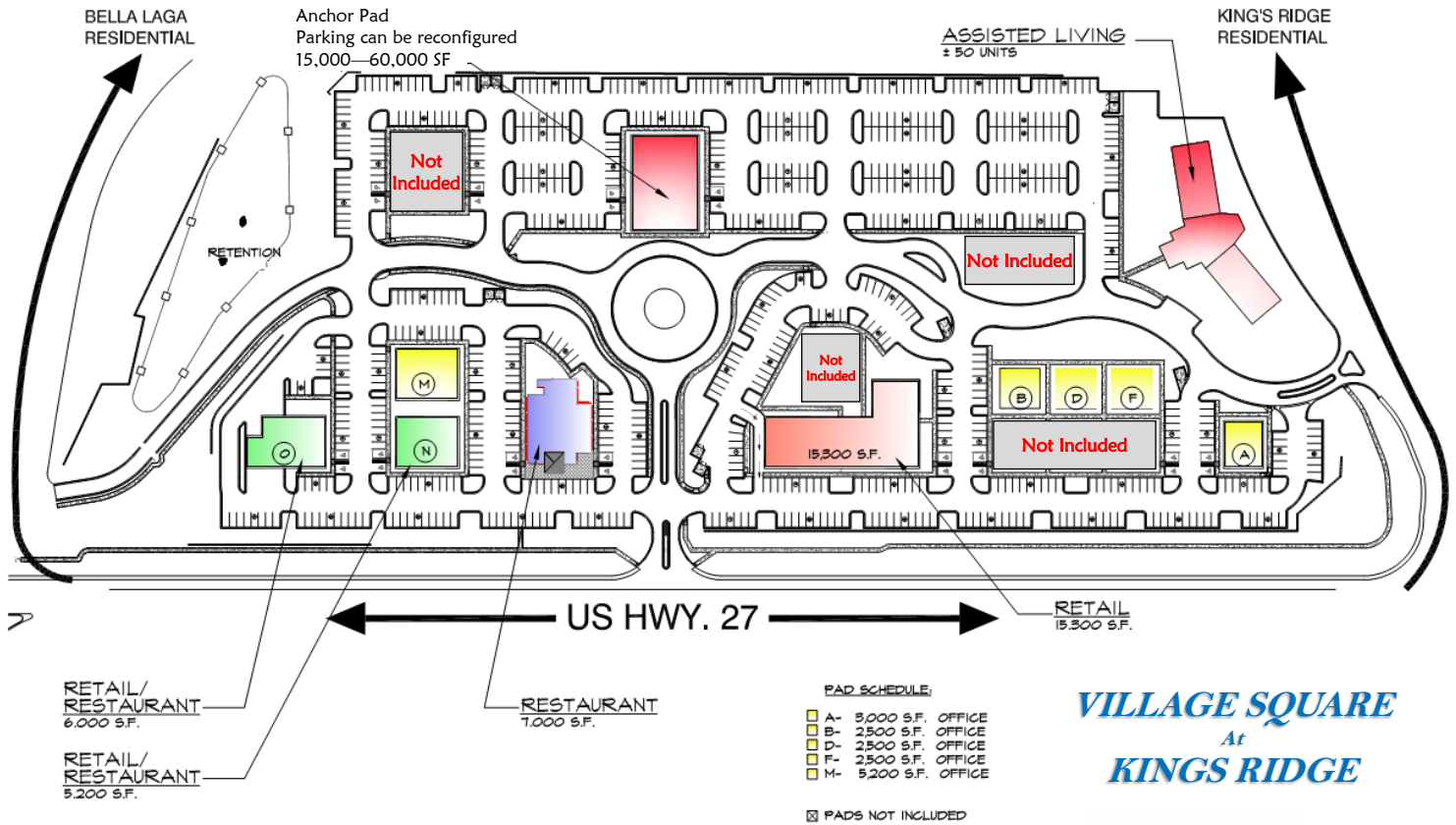
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The information contained herein is submitted subject to errors, omissions, prior sale or lease, or withdrawal without notice.

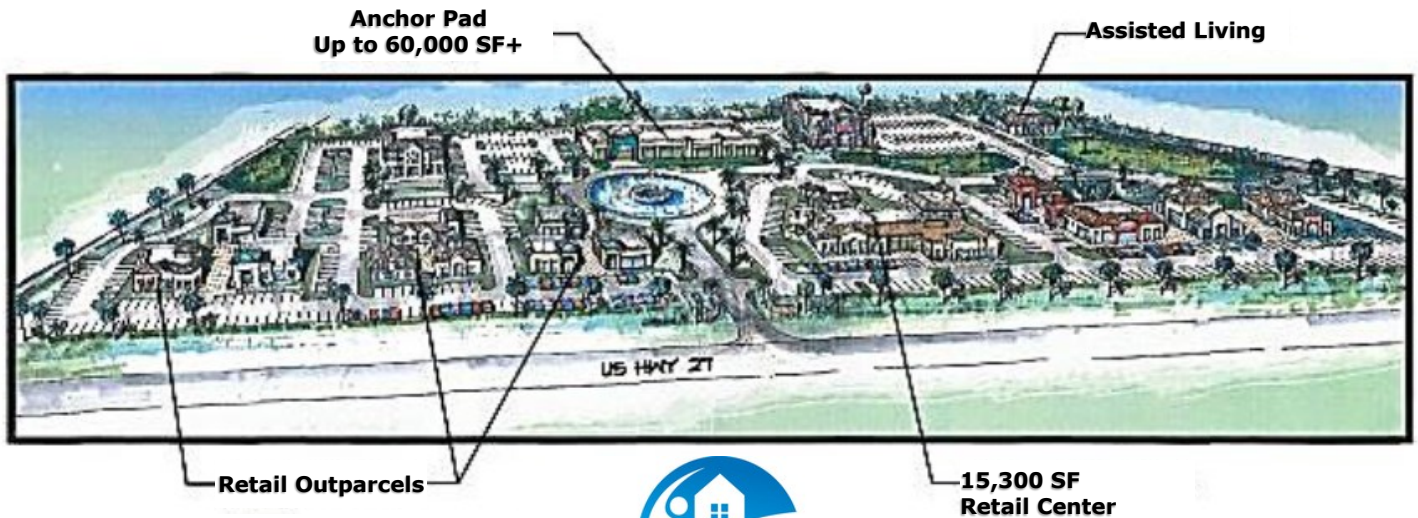
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VILLAGE SQUARE
At
KINGS RIDGE



***Artist Rendering**
Conceptual Plan Subject to Change



MedicalVillages



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