

Ground Lease or BTS

Clermont, FL



1900 S US Hwy 27, Clermont FL 34711

Property Highlights

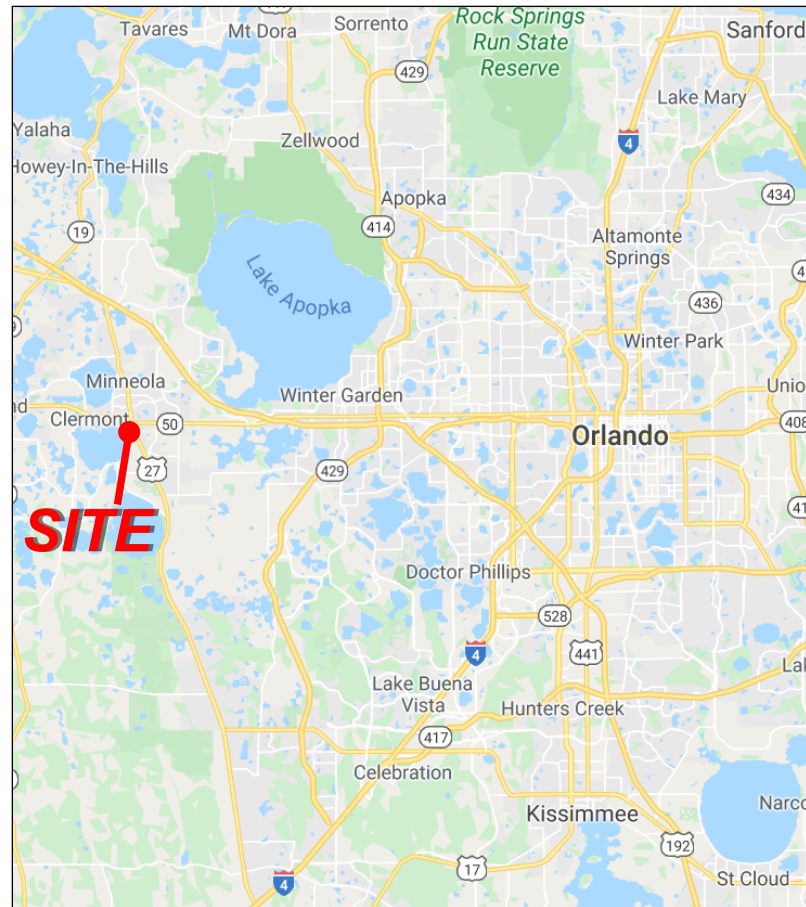
- Located at signalized intersection on US Hwy 27 just south of Hwy 50 across from new Wawa
- High traffic location along major north south thoroughfare, between Hwy 50 and Interstate 4
- Great location for freestanding QSR or Multi Tenant Retail

Frontage: 197.5 ft ± (on US Hwy 27)

Land Area: 0.8 acres±

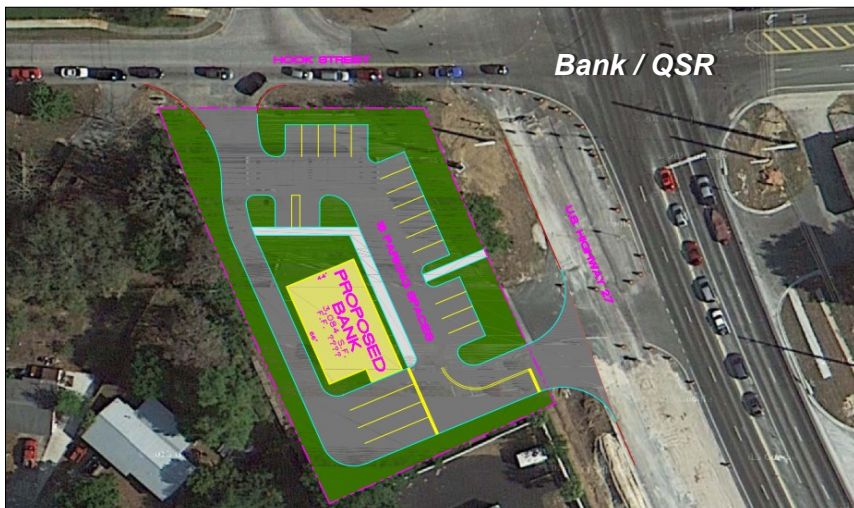
Traffic Count: 42,500 AADT ±

Demographics	1mile	3mile	5mile
Population (2019)	8,979	46,826	84,629
Population (2024)	10,125	53,260	96,432
Average HH Income	\$55,509	\$72,006	\$76,808



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