Clermont Retail Development

Clermont, FL

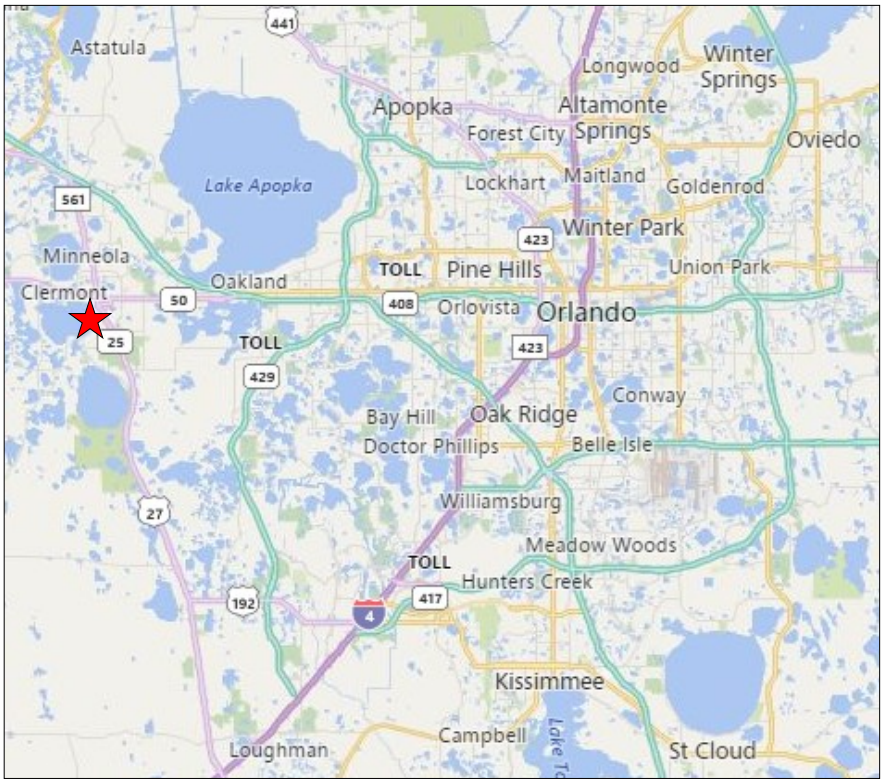
GROUND LEASE or BTS

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
- Approved for 5,800 sf ± retail or 3,000 sf± bank or QSR with drive thru

Frontage: 197.5 ft ± (on US Hwy 27)
Land Area: 0.8 acres±
Traffic Count: 38,500 CPD ±
Building Area: 2,682 sf ±



Demographics 2016

	1 Mile	3 Miles	5 Miles
Population	3,790	43,081	75,035
Avg. HH Income	$56,840	$72.731	$76,930

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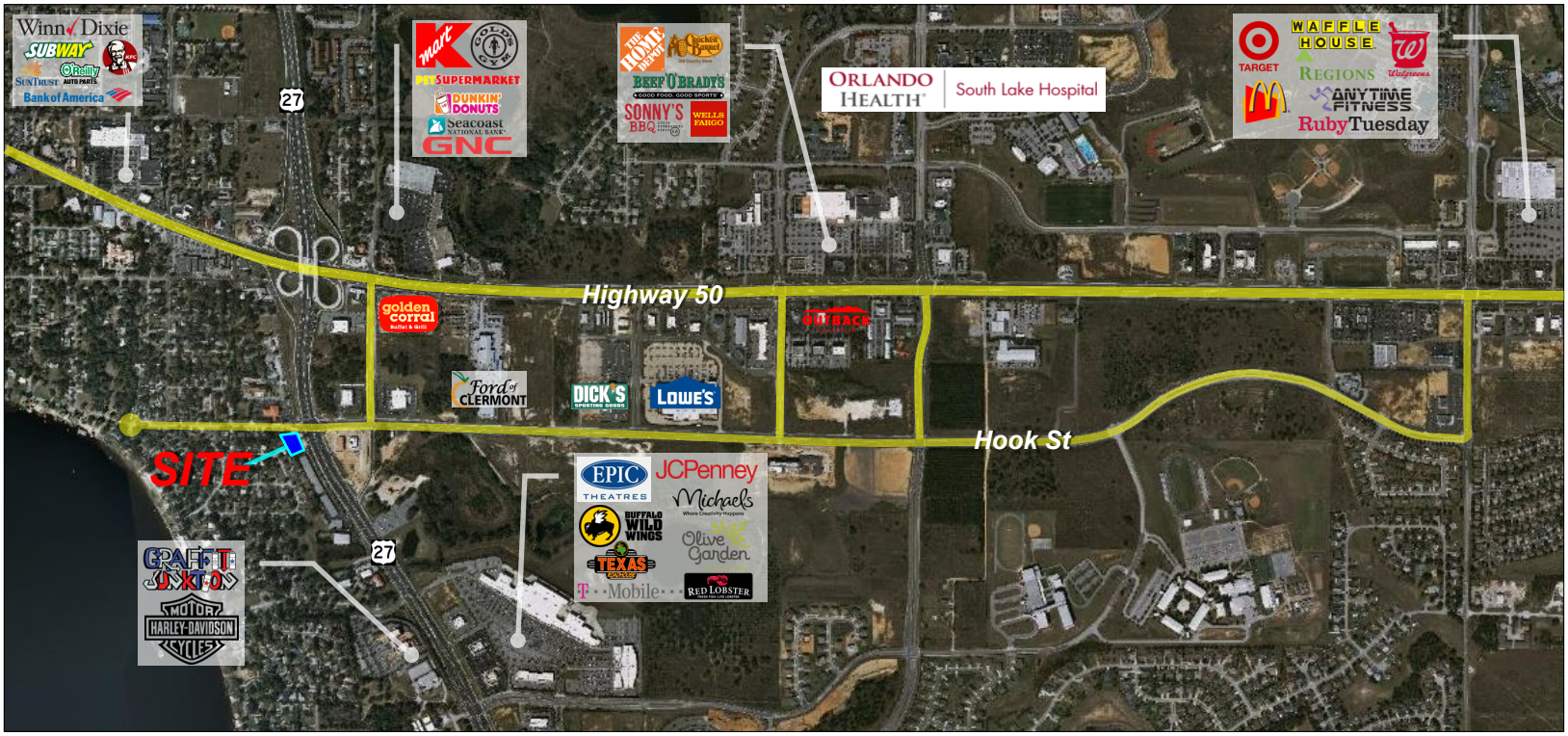

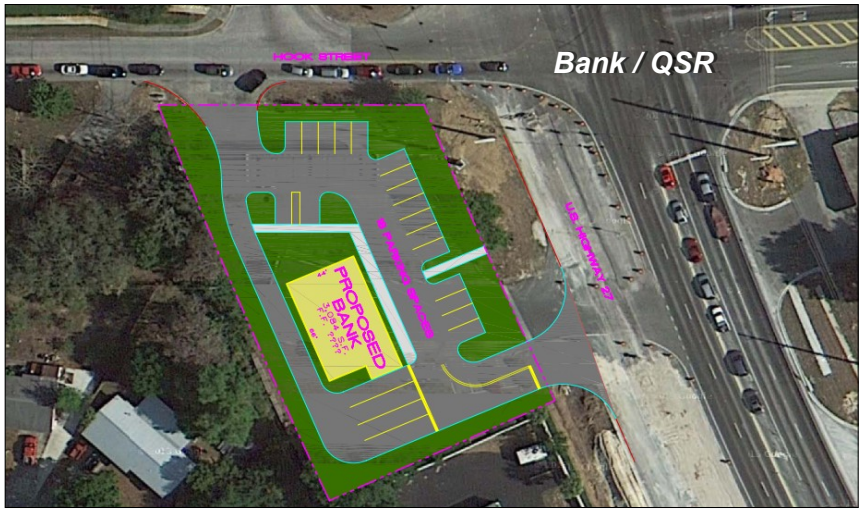

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