

AVAILABLE

  
COMMERCIAL  
REAL ESTATE

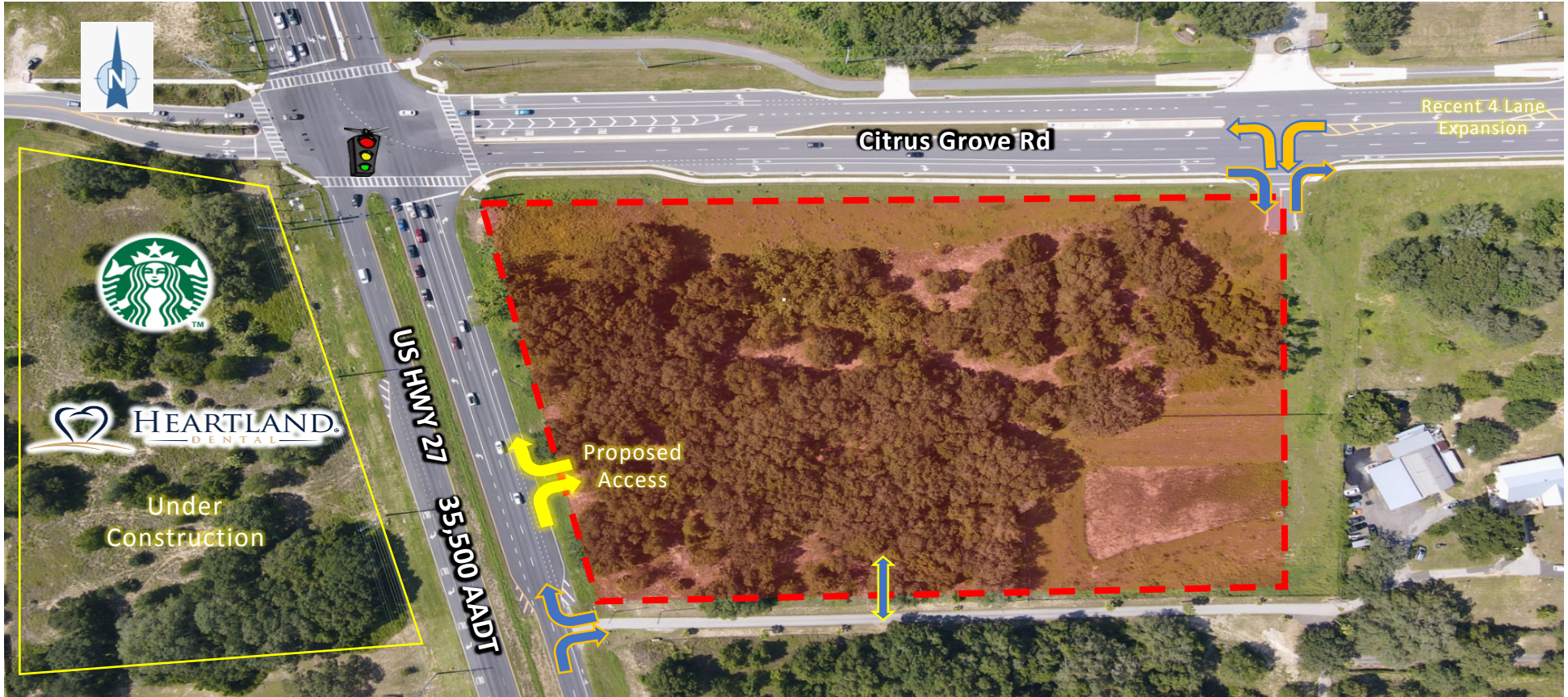


**+/- 8.5 ACRE HARD CORNER IN  
MINNEOLA / CLERMONT, FL**

SE CORNER OF CITRUS GROVE RD & US HWY 27

**PAYTON FOSTER**  
407-461-8080

**ALEX BISBEE**  
407-864-6444

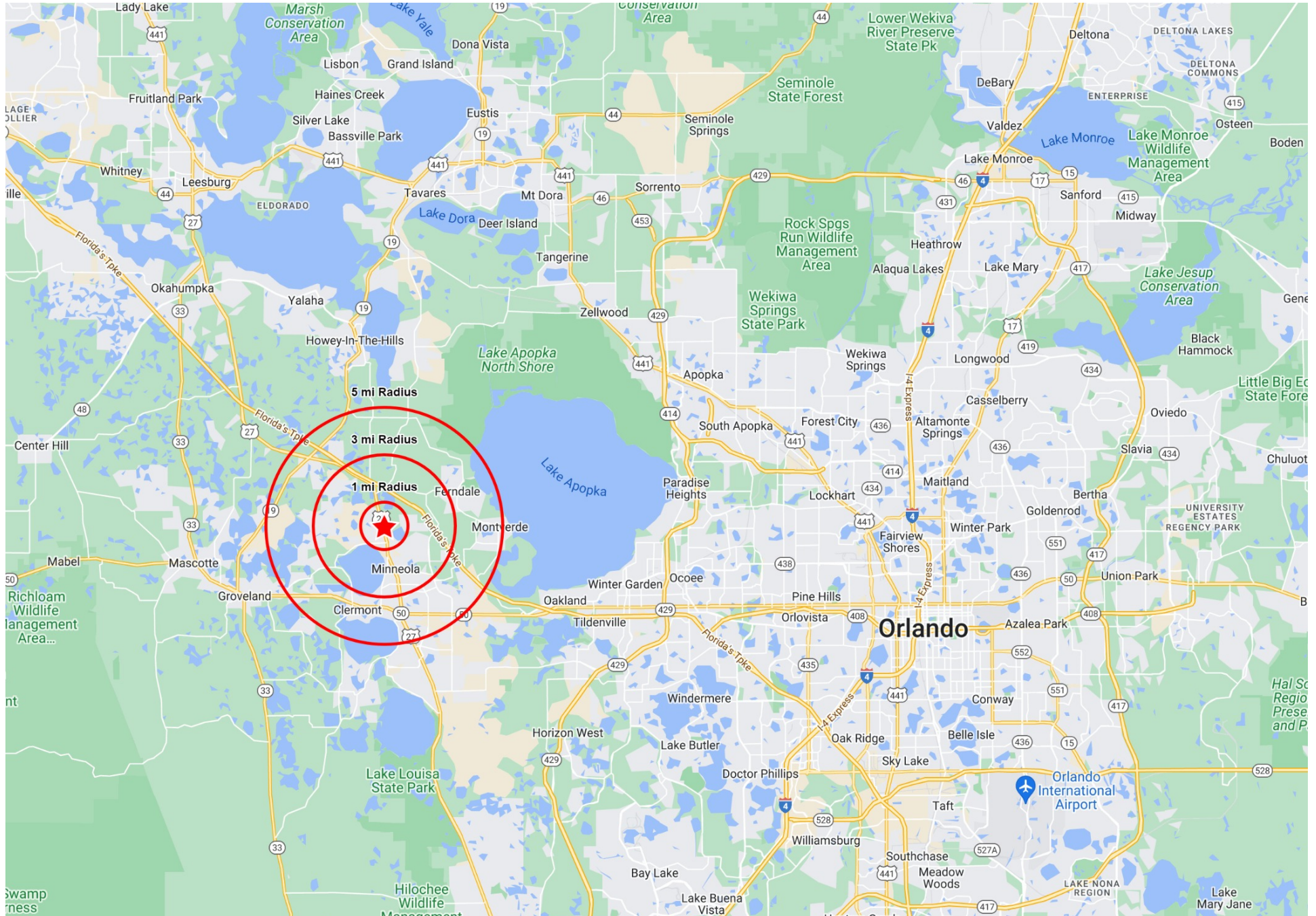


## PROPERTY HIGHLIGHTS

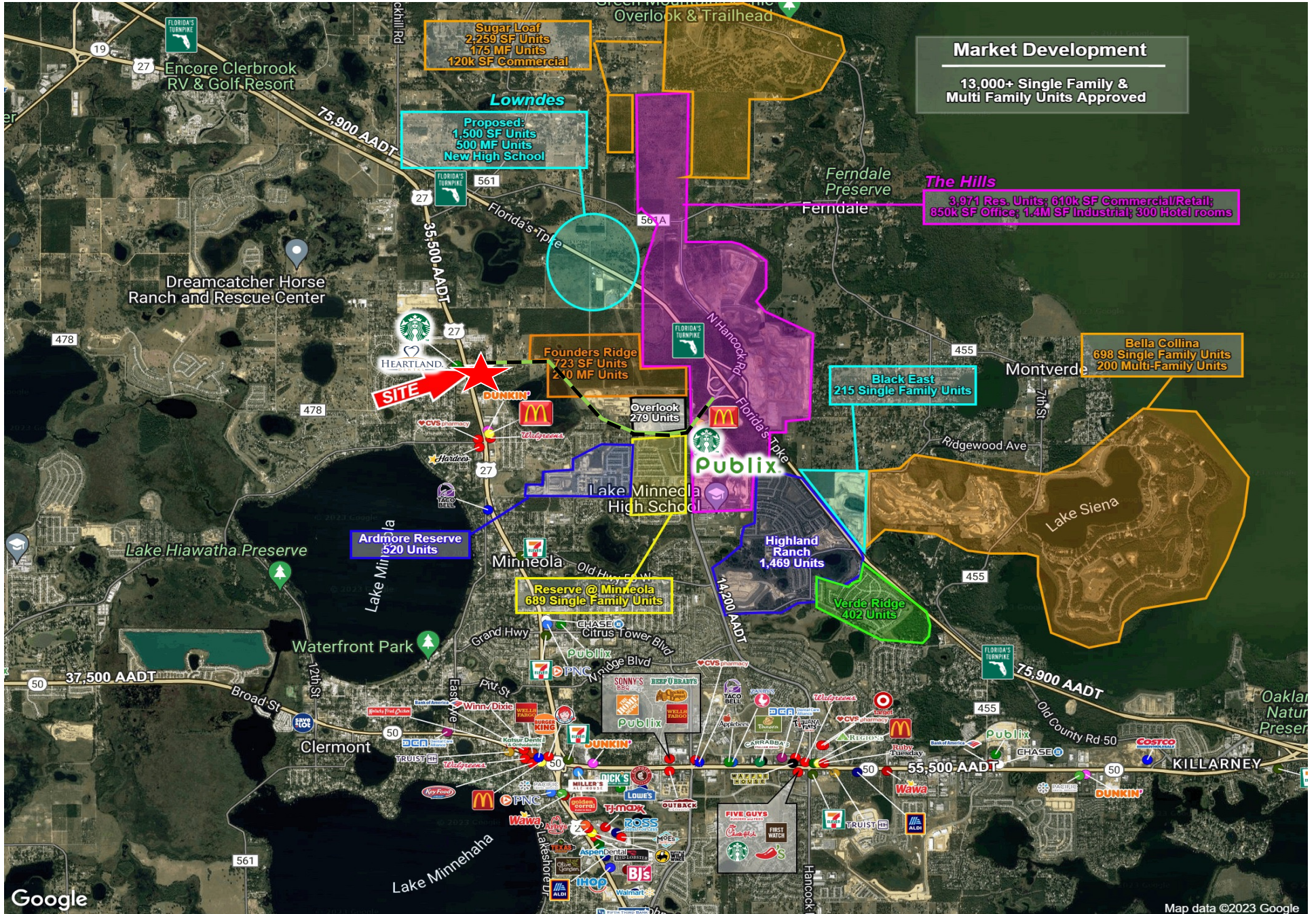
- 8.58 acre corner lot in fast growing Minneola/Clermont market.
- 13,000+ single-family and multi-family units approved within 5 miles of the site.
- Ideal uses include retail, qsr, gas station, grocer, medical.
- Parcels available for ground lease or purchase.
- Citrus Grove Rd recently expanded to 4 lanes.

## 2023 DEMOGRAPHICS

	Population	1 Mile	2,862
		3 Mile	10,613
		5 Mile	18,624
	Average Household Income	1 Mile	\$54,618
		3 Mile	\$72,056
		5 Mile	\$75,357
	Employees	1 Mile	1,209
		3 Mile	4,695
		5 Mile	8,021



SE CORNER OF CITRUS GROVE RD & US HWY 27





Publix



US HWY 27 35,500 AADT



Under  
Construction



SE CORNER OF CITRUS GROVE RD & US HWY 27

FOR MORE  
INFORMATION  
PLEASE CONTACT

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