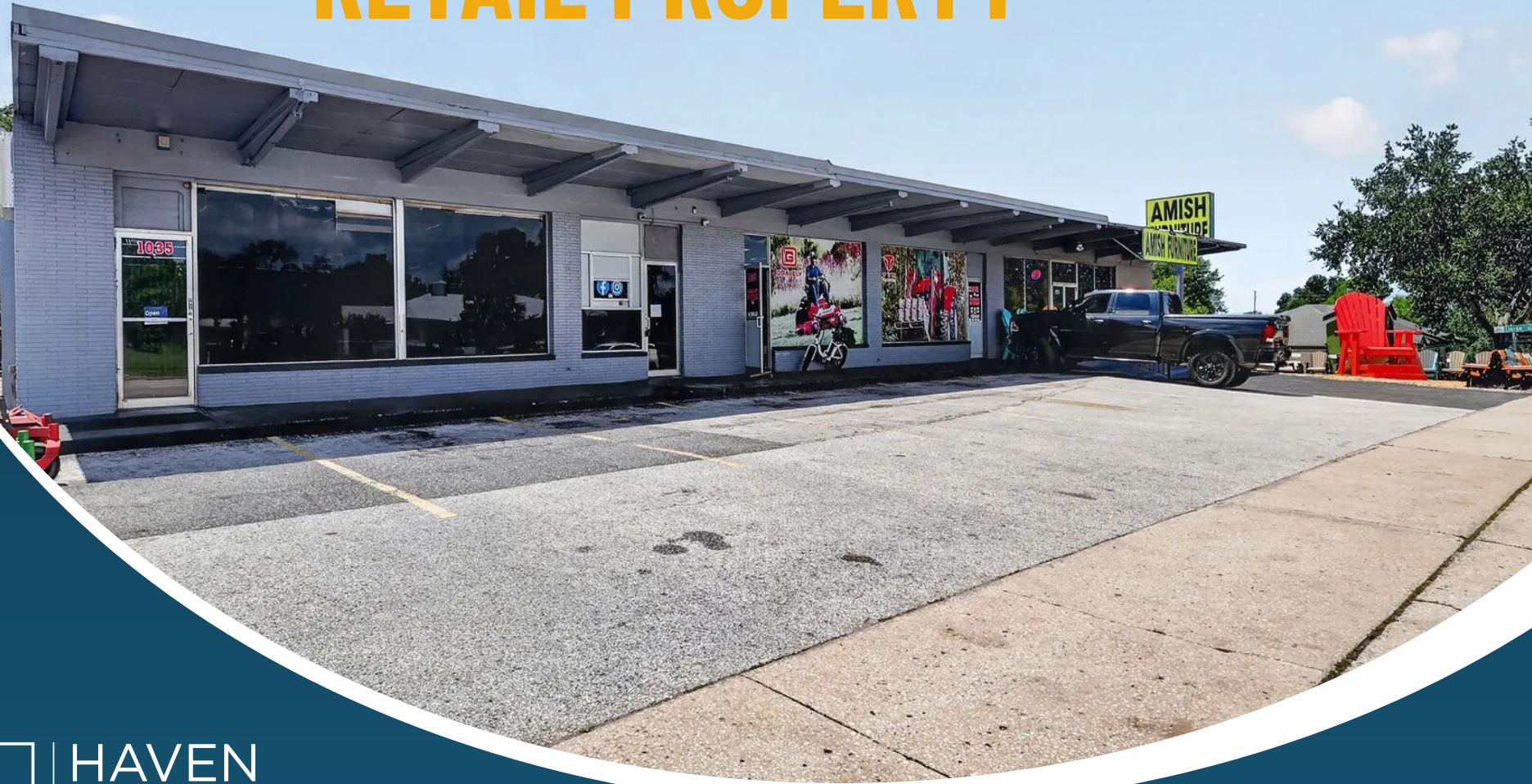


FOR SALE RETAIL PROPERTY



HAVEN
PROPERTY
GROUP

CLERMONT, FL 34711
1035 W HIGHWAY 50

TYPE RETAIL PROPERTY

SIZE 2,840 +/-



PROPERTY DESCRIPTION

FOR SALE Prime Retail Hwy 50 Frontage. High Daily Traffic AADT 40,000 +/- . Visible frontage with pull up parking, as well as overflow and covered work space behind the property. A perfect home for your business or as a rental investment property. Call today for more information and to secure this deal.

PROPERTY HIGHLIGHTS

- Hwy 50 Road Frontage
- High Visibility W/ Pull Up Parking
- New Roof
- High Daily AADT Traffic Counts 40k +/-
- Covered Parking and Work / Storage Space

LOCATION DESCRIPTION

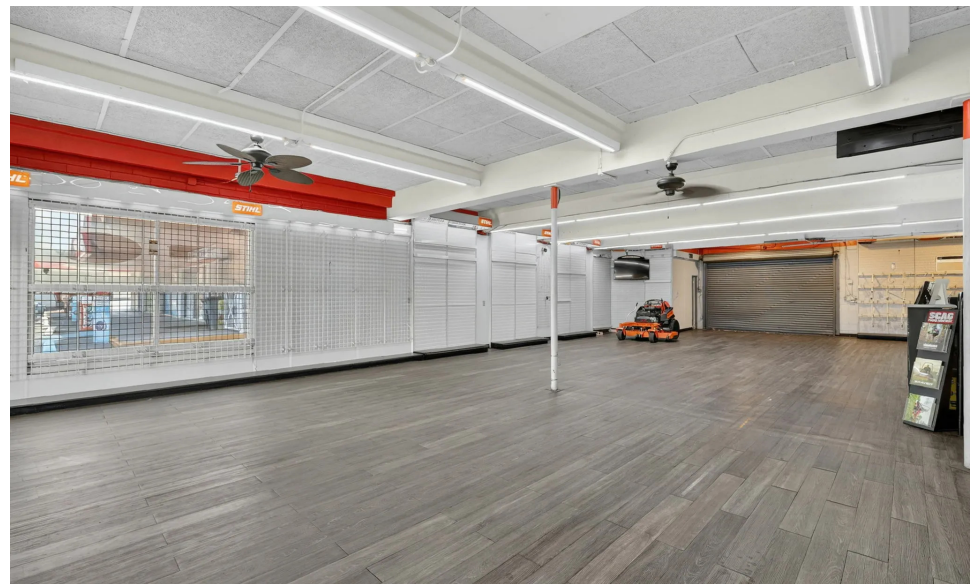
Located in the beautiful and rapidly growing Clermont Florida, on the main connector highway between Groveland, Clermont, and Orlando. Hwy 50 is a prime retail location with high daily traffic counts passing by this frontage property. Just blocks from the Historic Downtown Clermont and Water Front Park as well as the Lumber yard district. Only 3.7 miles to the Orlando Health South Lake Hospital Campus and 4.6 miles to the University of Central Florida's South Lake Campus.

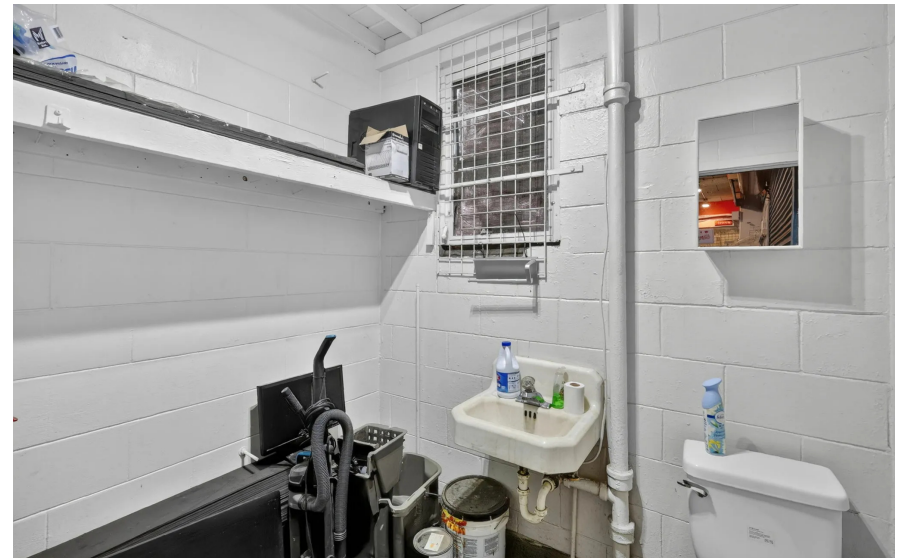
OFFERING SUMMARY

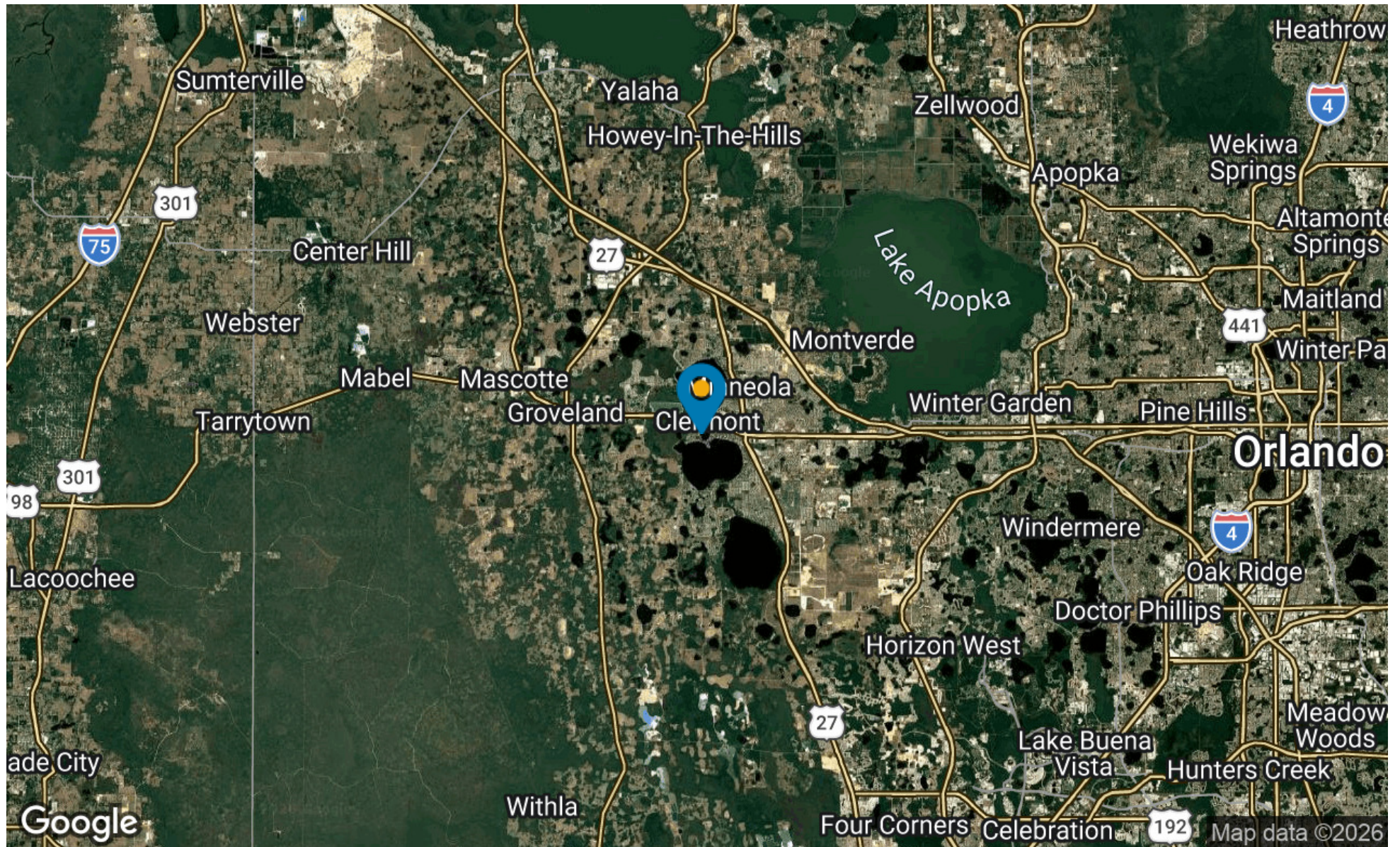
Sale Price:	\$765,000
Number of Units:	1
Lot Size:	6,252 SF
Building Size:	2,840 SF











HAVEN
PROPERTY
GROUP

AARON BLAKE

> 407.758.1945

> AARON@HAVENPROPERTYGROUP.COM

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,152	35,548	89,847
Average Age	38.4	39.4	42.3
Average Age (Male)	39.8	38.0	41.5
Average Age (Female)	35.8	40.0	41.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,256	12,758	31,960
# of Persons per HH	2.5	2.8	2.8
Average HH Income	\$92,393	\$101,065	\$105,692
Average House Value	\$390,754	\$377,321	\$393,015

2023 American Community Survey (ACS)

