

# CLERMONT WEST



EQUINOX  
DEVELOPMENT

**Insite**  
COMMERCIAL  
REAL ESTATE



**±10 ACRE DEVELOPMENT  
RETAIL / RESTAURANT / MEDICAL / DAYCARE  
OPPORTUNITIES AVAILABLE**

SR 50 & SANDHILL VIEW BLVD, CLERMONT, FL 34711

**ALEX BISBEE**  
407-864-6444

**PAYTON FOSTER**  
407-461-8080

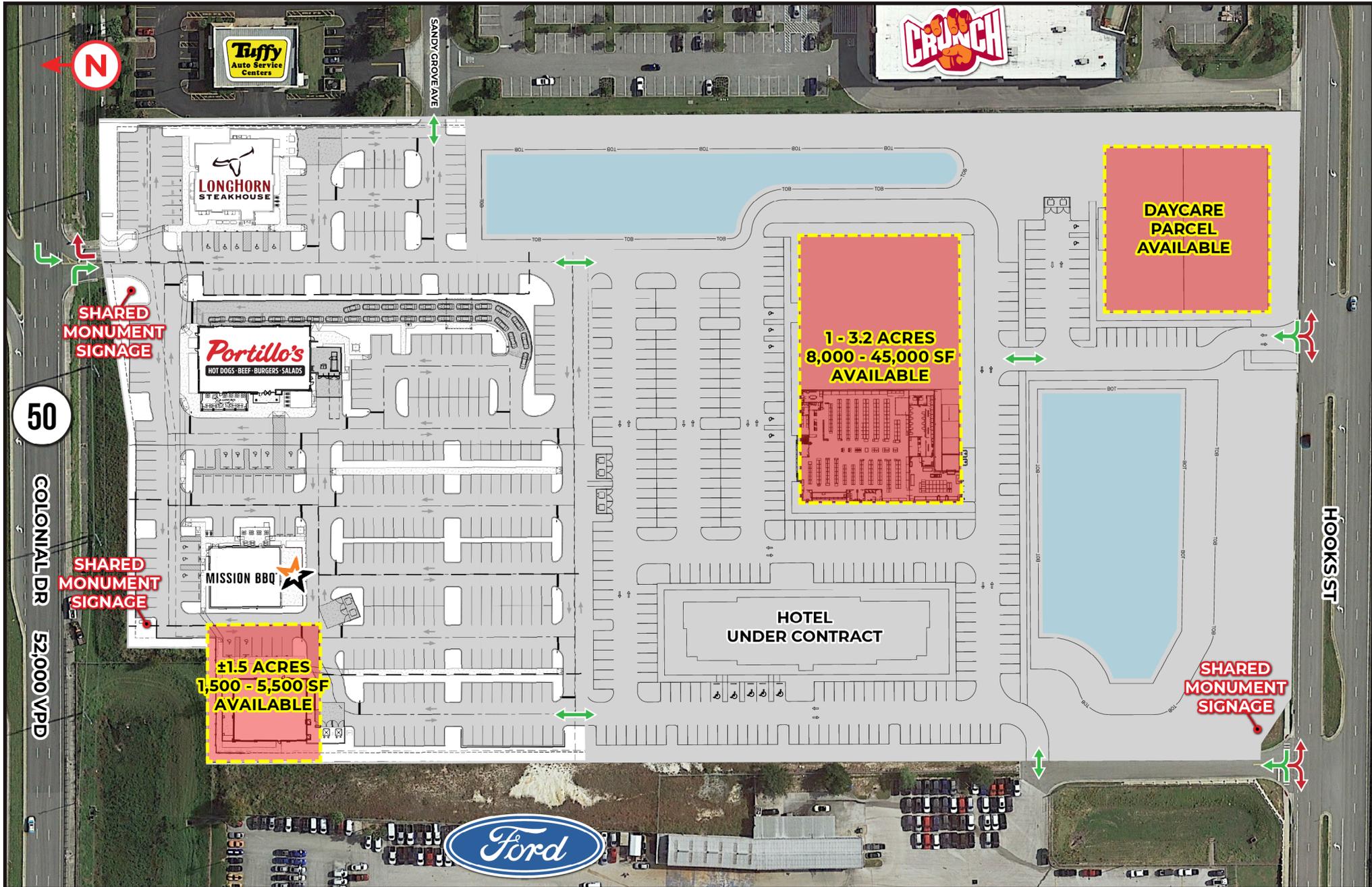


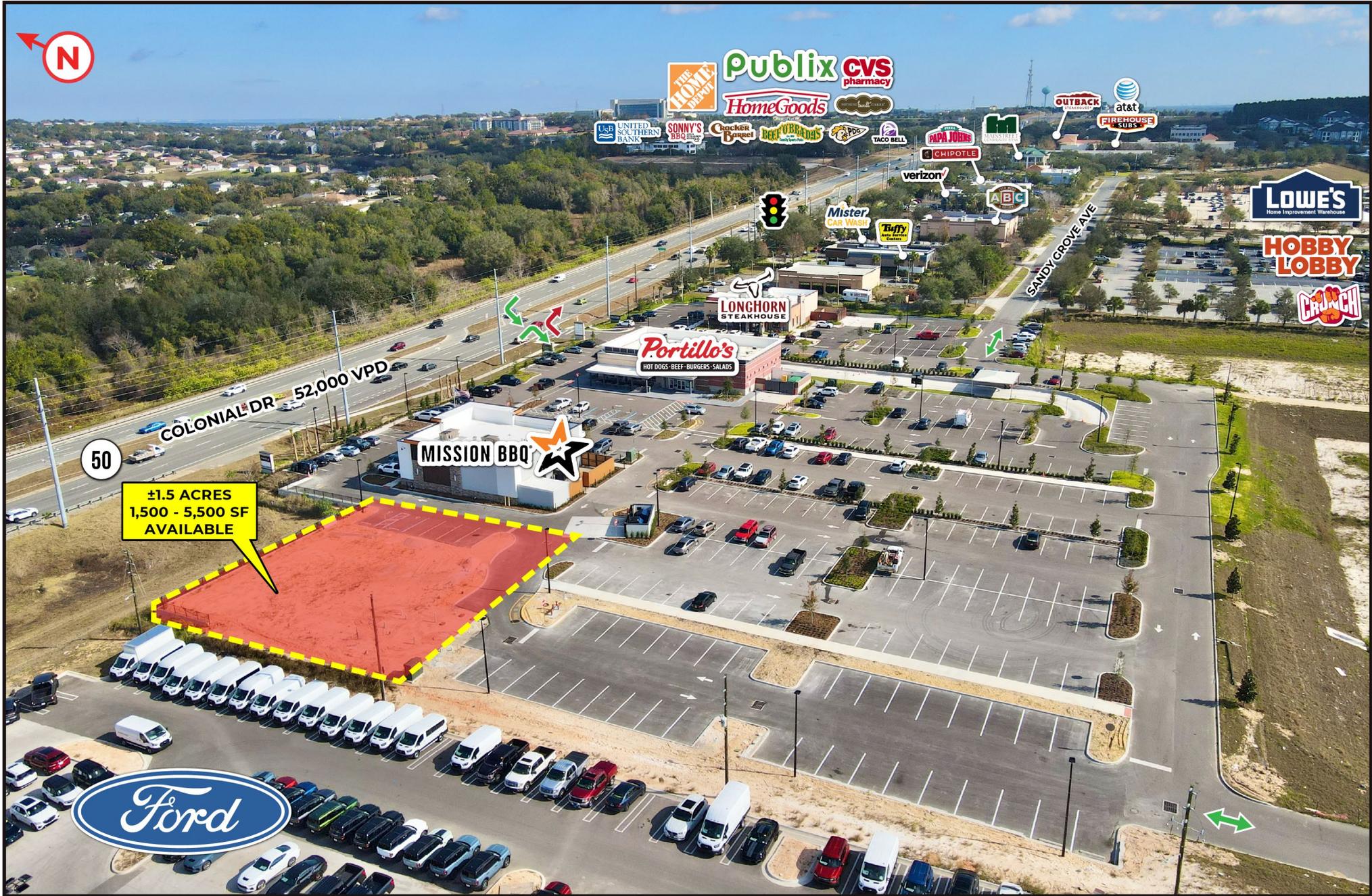
## PROPERTY HIGHLIGHTS

- 1,500 – 5,500 SF retail outparcel available for lease or Build-To-Suit. Ideal for fast-casual / full-service restaurants, retail, bank, credit union, etc.
- 8,000 – 45,000 SF retail box / anchor space available for lease or BTS.
- Daycare parcel opportunity facing Hooks St.
- Multiple access points along North, East and South sides of the development.
- Monument signage available facing Colonial Dr and Hooks St.
- Conveniently located less than 0.5 miles from the SR 50 & Hwy 27 intersection which sees roughly 100,000 VPD combined.

## 2025 DEMOGRAPHICS

	Population	1 Mile	8,515
		3 Mile	61,272
		5 Mile	109,533
.....			
	Average Household Income	1 Mile	\$98,511
		3 Mile	\$112,461
		5 Mile	\$121,166
.....			
	Employees	1 Mile	5,935
		3 Mile	19,086
		5 Mile	26,671





±1.5 ACRES  
1,500 - 5,500 SF  
AVAILABLE

COLONIAL DR 52,000 VPD

50







FOR MORE  
INFORMATION  
PLEASE CONTACT

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ANOTHER QUALITY DEVELOPMENT BY:



**EQUINOX**  
DEVELOPMENT