

AVAILABLE

Insite
COMMERCIAL
REAL ESTATE

FOR SALE OR LEASE



2,863 SF BLDG W/ DRIVE THRU

1391 CITRUS TOWER BLVD, CLERMONT, FL 34711

ALEX BISBEE
407-864-6444

PAYTON FOSTER
407-461-8080



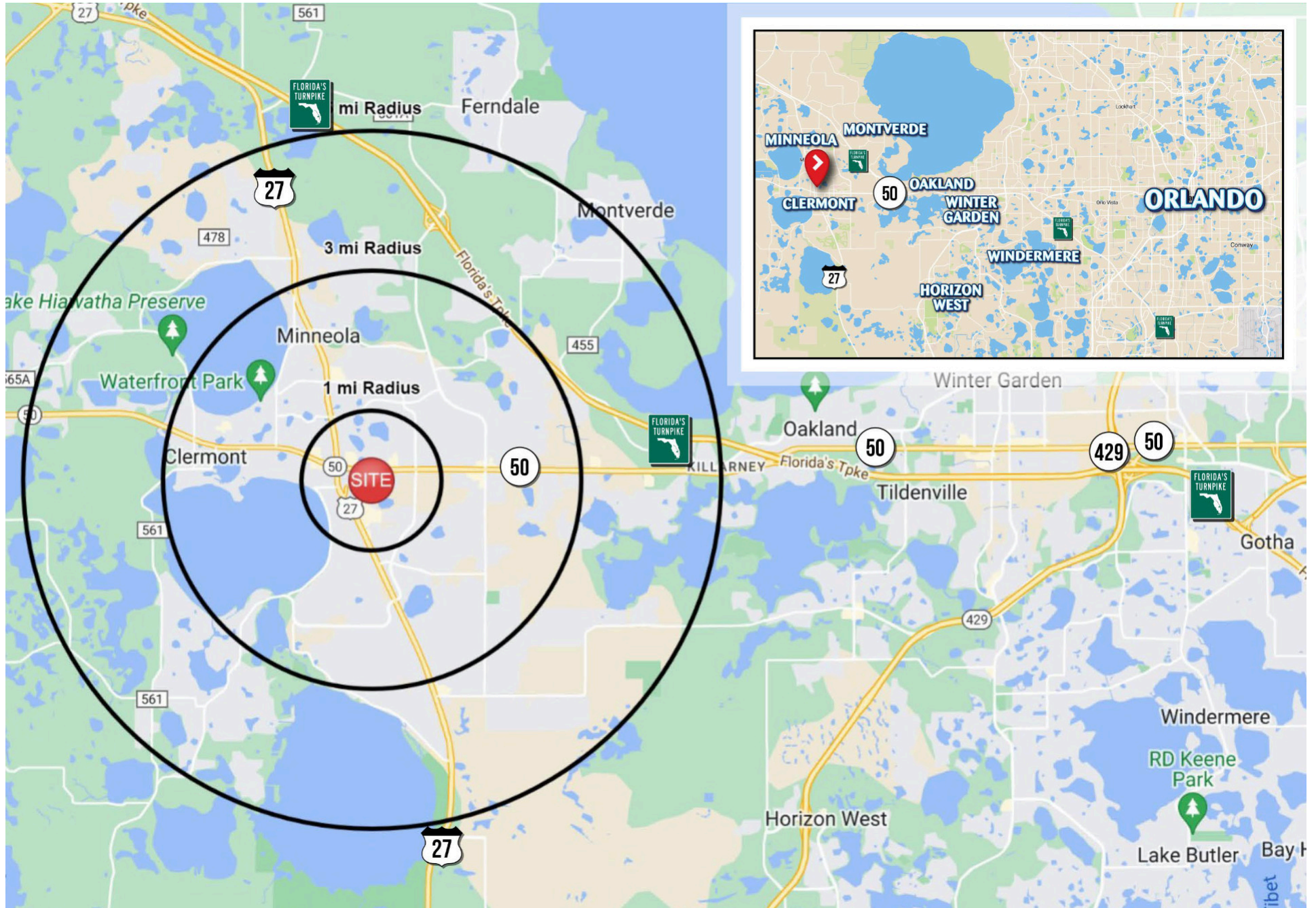
PROPERTY HIGHLIGHTS

- **Owner occupied. Showings by appointment only.**
- 2,863 SF building delivered vacant with restaurant FF&E and drive-thru.
- Built in 2006 as a bank branch and converted to a restaurant in 2019.
- Located next to Orlando Health's South Lake Hospital, a 180 acre facility with 170 beds and over 1,600 employees.
- Clermont is one of the strongest retail trade area in Central Florida.
- 25 dedicated parking spaces and a monument sign on Citrus Tower Blvd.

2023 DEMOGRAPHICS

	Population	1 Mile	6,282
		3 Mile	57,804
		5 Mile	97,762
	Average Household Income	1 Mile	\$81,092
		3 Mile	\$96,045
		5 Mile	\$103,450
	Employees	1 Mile	4,485
		3 Mile	17,471
		5 Mile	25,045

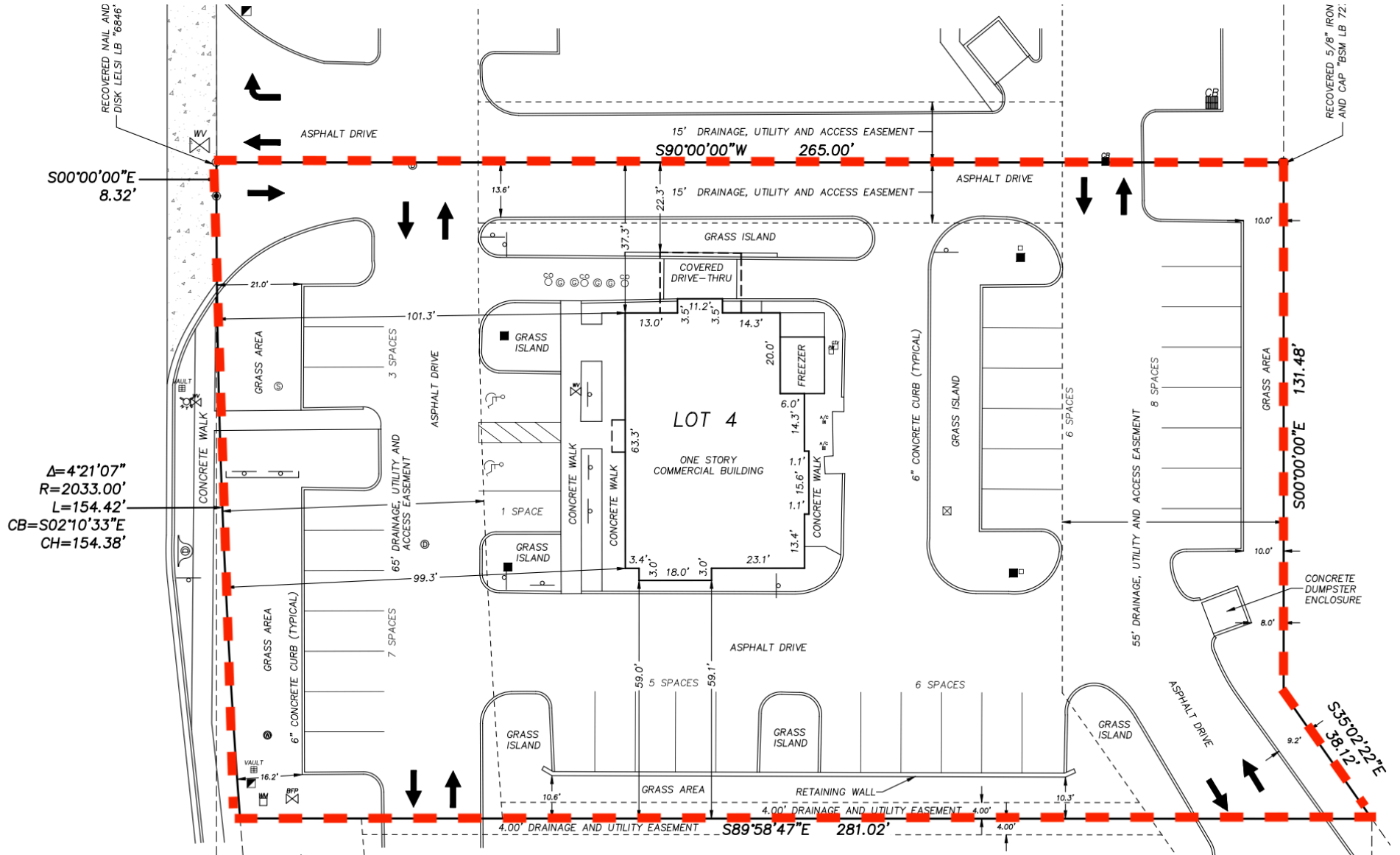




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CITRUS TOWER BOULEVARD

100.00' PUBLIC RIGHT OF WAY







FOR MORE
INFORMATION
PLEASE CONTACT

ALEX BISBEE

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