



FOR LEASE

13629 GRANVILLE AVE
CLERMONT FL 34711

3300 SF UNIT
INDUSTRIAL + OFFICE
SPACE



**COLDWELL
BANKER**
TONY HUBBARD
REALTY

PROPERTY OVERVIEW

- BRAND NEW CONSTRUCTION 2023/2024
- 6600 SF BUILDING WITH 2 - 3,300 SF SUITES
- STOREFRONT/OFFICE SPACE IN EACH UNIT
- FIRE SPRINKLER METERED
- HIGH CLEARANCE, GRADE LEVEL BAYS
- PRIME CLERMONT LOCATION WITH DIRECT ROAD FRONTAGE ON FLORIDA HIGHWAY 50
- 6 MILES TO FL-HWY 27
- 4 MILES TO THE FLORIDA TURNPIKE.



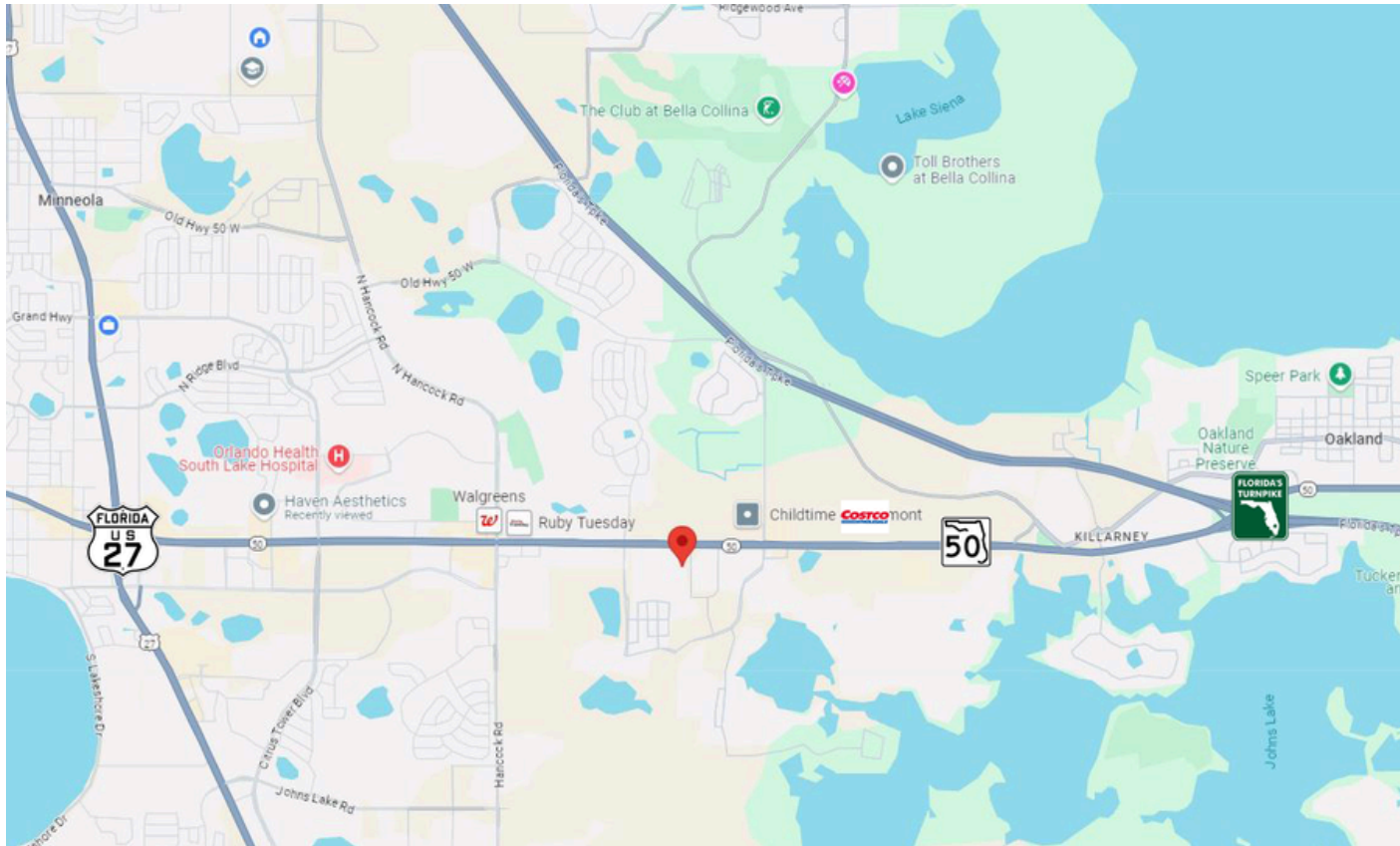
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LOCATION



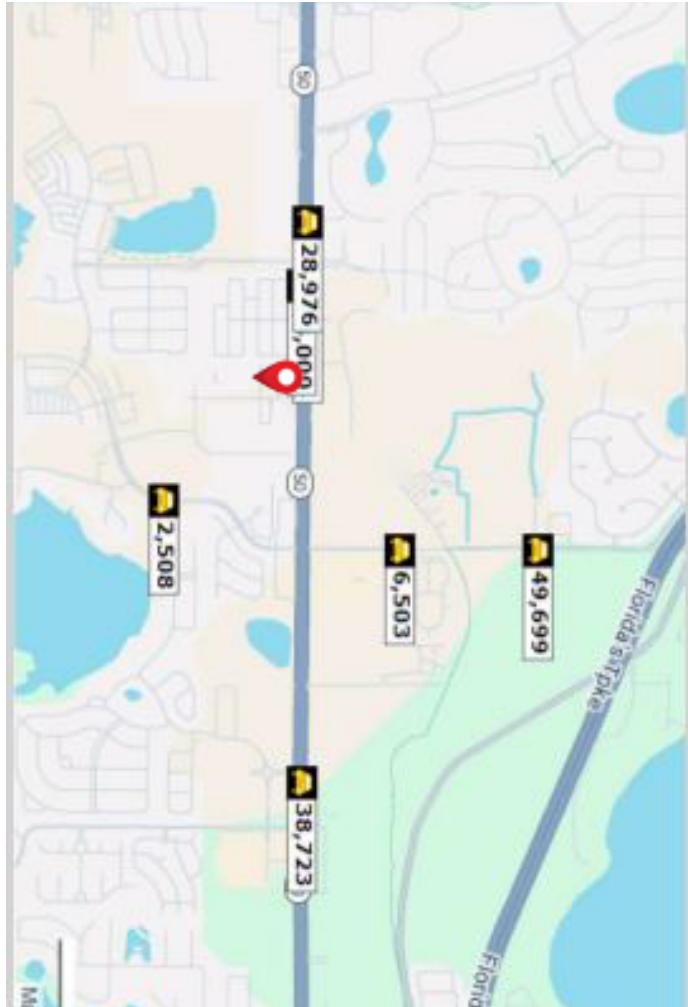
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TRAFFIC COUNT AND DEMOGRAPHICS



Radius	3 Mile	5 Mile	10 Mile
Population			
2029 Projection	47,271	116,050	308,683
2024 Estimate	40,527	100,700	279,389
2020 Census	35,780	89,494	254,267
Growth 2024 - 2029	16.64%	15.24%	10.49%
Growth 2020 - 2024	13.27%	12.52%	9.88%
2024 Population by Age			
	40,527	100,700	279,389
Age 0 - 4	2,056 5.07%	5,311 5.27%	15,434 5.52%
Age 5 - 9	2,204 5.44%	5,929 5.89%	17,126 6.13%
Age 10 - 14	2,282 5.63%	6,299 6.26%	18,379 6.58%
Age 15 - 19	2,334 5.76%	6,300 6.26%	17,864 6.39%
Age 20 - 24	2,379 5.87%	5,997 5.96%	16,619 5.95%
Age 25 - 29	2,309 5.70%	5,487 5.45%	15,739 5.63%
Age 30 - 34	2,379 5.87%	5,798 5.76%	17,365 6.22%
Age 35 - 39	2,431 6.00%	6,297 6.25%	19,024 6.81%
Age 40 - 44	2,694 6.65%	7,206 7.16%	21,341 7.64%
Age 45 - 49	2,655 6.55%	7,065 7.02%	20,560 7.36%
Age 50 - 54	2,761 6.81%	7,037 6.99%	19,771 7.08%
Age 55 - 59	2,655 6.55%	6,570 6.52%	17,955 6.43%
Age 60 - 64	2,488 6.14%	6,039 6.00%	16,404 5.87%
Age 65 - 69	2,470 6.09%	5,686 5.65%	14,641 5.24%
Age 70 - 74	2,166 5.34%	4,747 4.71%	11,634 4.16%
Age 75 - 79	1,795 4.43%	3,777 3.75%	8,613 3.08%
Age 80 - 84	1,314 3.24%	2,721 2.70%	5,791 2.07%
Age 85+	1,155 2.85%	2,434 2.42%	5,130 1.84%
Age 65+	8,900 21.96%	19,365 19.23%	45,809 16.40%
Median Age	43.50	42.00	40.50
Average Age	42.50	41.10	39.60

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DEMOGRAPHIC DETAIL REPORTS

Households

2029 Projection	17,893	42,277	108,160
2024 Estimate	15,348	36,700	97,770
2020 Census	13,498	32,718	89,155
Growth 2024 - 2029	16.58%	15.20%	10.63%
Growth 2020 - 2024	13.71%	12.17%	9.66%
Owner Occupied	11,801 76.89%	27,773 75.68%	73,270 74.94%
Renter Occupied	3,547 23.11%	8,927 24.32%	24,501 25.06%

2024 Households by HH Income

	15,348	36,700	97,770
Income: <\$25,000	1,452 9.46%	3,953 10.77%	10,310 10.55%
Income: \$25,000 - \$50,000	2,105 13.72%	5,240 14.28%	14,088 14.41%
Income: \$50,000 - \$75,000	2,779 18.11%	5,716 15.57%	14,090 14.41%
Income: \$75,000 - \$100,000	2,939 19.15%	7,238 19.72%	16,910 17.30%
Income: \$100,000 - \$125,000	1,435 9.35%	3,309 9.02%	10,387 10.62%
Income: \$125,000 - \$150,000	1,565 10.20%	3,498 9.53%	8,858 9.06%
Income: \$150,000 - \$200,000	1,854 12.08%	3,952 10.77%	10,917 11.17%
Income: \$200,000+	1,219 7.94%	3,794 10.34%	12,210 12.49%
2024 Avg Household Income	\$104,671	\$107,654	\$113,450
2024 Med Household Income	\$86,381	\$86,885	\$90,370

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PROPERTY DESCRIPTION AND PRICING INFORMATION

LOCATION LOCATION LOCATION. NEW INDUSTRIAL/FLEX SPACE WITH OFFICE. PRIME LOCATION AND AVAILABLE FOR IMMEDIATE OCCUPANCY. NEW INDUSTRIAL COMPLEX ON GRANVILLE AVENUE IN CLERMONT. SUPERIOR CENTRAL FLORIDA LOCATION WITH QUICK ACCESS TO MAJOR ROADWAYS INCLUDING APPROX. 1 BLOCK TO S.R. 50, 3 MILES TO THE FL-TURNPIKE, 3.7 MILES TO US HWY 27, 16 MILES TO FL- 429, AND 17 MILES TO I-4. ONE - 3300 SQ FT WAREHOUSE SUITE LEFT, TO INCLUDE APPROX. 540 SQ FT OF FINISHED/CLIMATE CONTROLLED OFFICE SPACE, (2) BATHROOMS, WAREHOUSE SINK, (2) 12'X14' ROLLING BAY DOORS, 22' CEILING HEIGHT, FIRE SPRINKLERED, 200 AMP ELECTRIC, CITY OF CLERMONT WATER/SEWER.

APPROX. 5 PARKING SPACES PER 3300 SQ FT.

3 YR MINIMUM LEASE TERM. TERMS: \$20.50/ SF PLUS TAX GROSS LEASE.

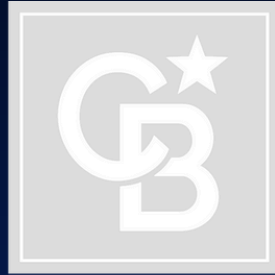
ANNUAL RENT INCREASE: 5%.

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