

# FOR SALE CLERMONT, FL DEVELOPMENT LAND

**4 +/- Acres**

**C2 Commercial**

**Approved for:**

- **100kSF Self Storage**
- **Car Wash**
- **Hotel**
- **Plus all C2/C1**



**HAVEN  
PROPERTY  
GROUP**

**Aaron Blake  
407-758-1945**

**[Aaron @HavenPropertyGroup.com](mailto:Aaron@HavenPropertyGroup.com)**

# Location Overview



## Location Highlights:

- **Prime Location:** Situated in the heart of Clermont, just off U.S. Highway 27 and near State Road 50.
- **High Visibility & Accessibility:** Easy access to Florida's Turnpike, providing connectivity to Orlando and surrounding areas.
- **Strong Demographics:** Growing population with increasing demand for retail, office, and service-based businesses.
- **Proximity to Key Amenities:** Minutes from Clermont Landing, major retailers, dining, and healthcare facilities.
- **Business & Growth Hub:** Surrounded by thriving commercial developments and high-traffic areas.

## Travel Times:



10-15 Minutes



25-30 Minutes



1 Minute



30-35 Minutes



Hwy 21 (ADT 46,500)

Grand Hwy

Hwy 50

Hooks St

# Property Description

**Address:** 1993 S Hwy 27, Clermont, FL 34711

**County:** Lake County

**Zoning:** C2 City of Clermont, FL

**Parcel ID:** 09-22-26-1305-40B-00000 & 09-22-26-1305-40B-00002

**Land Size:** 4+/- Acres

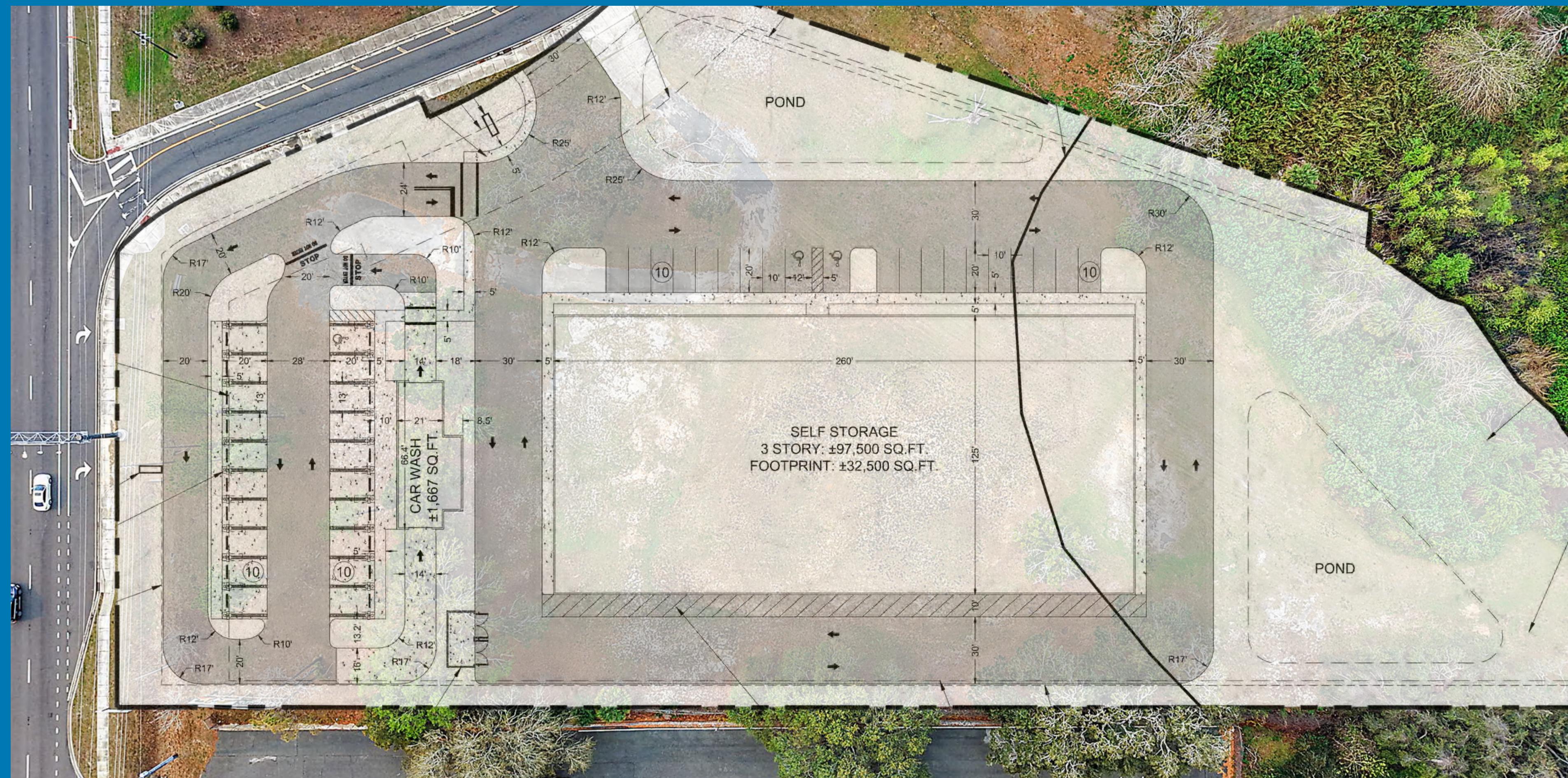
**Property Type:** Vacant General Commercial Land

**Frontage:** 200+ on Hwy 27 and 225+ on Grand Hwy

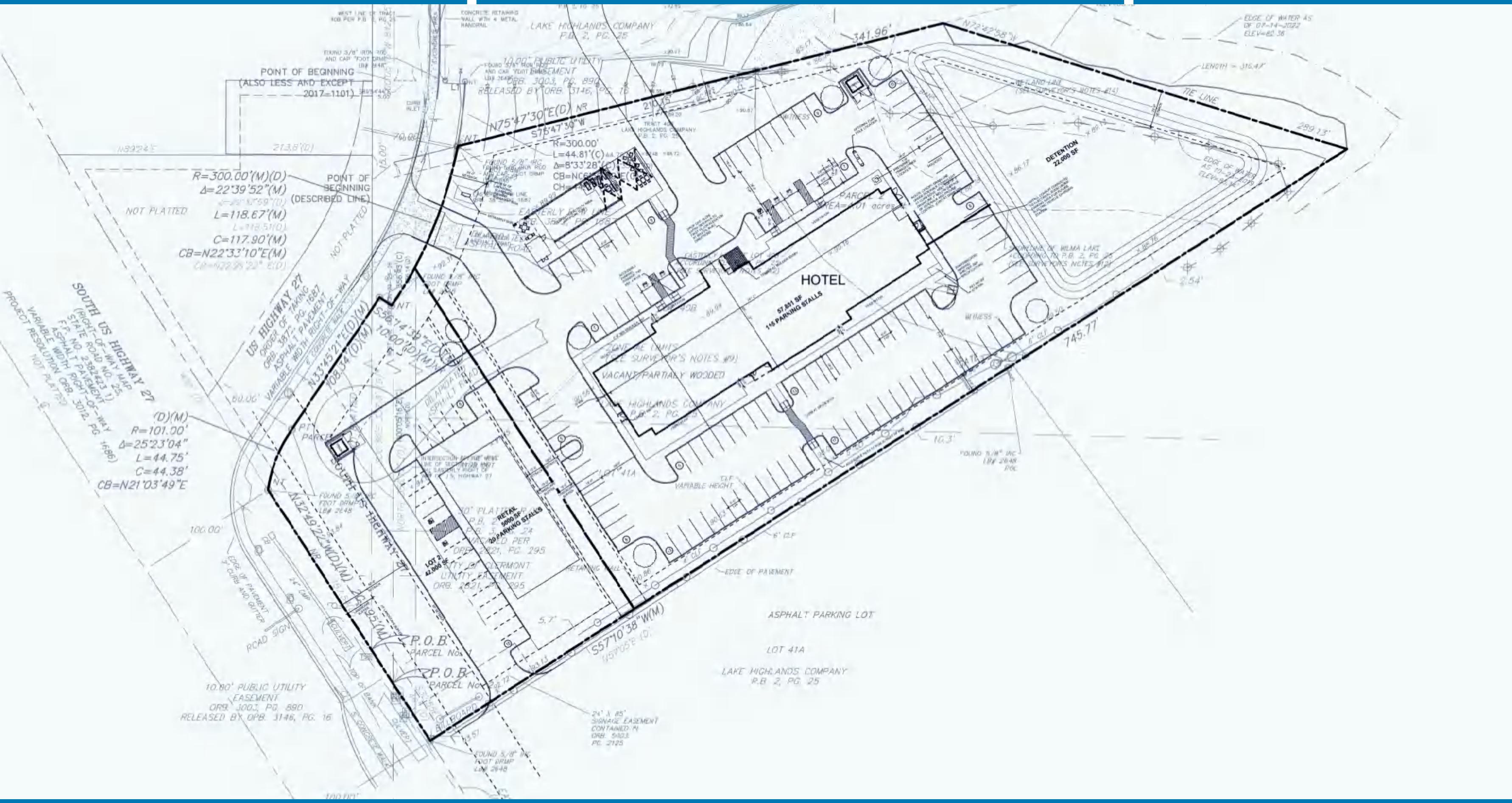
**Future Land Use:** Commercial



# Site Map & Use Concepts



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# Retailer Market Overview



# Market Highlights: Clermont

Clermont is a fast-growing city in Central Florida, just 20 miles west of Orlando. With a population exceeding 48,000, it attracts residents and businesses due to its strong economy, high quality of life, and strategic location along U.S. Highway 27 and Florida Turnpike.

## Key Highlights:

- **Rapid Growth:** Expanding residential developments and a rising median household income.
- **Business Hub:** Thriving retail, healthcare, and hospitality sectors.
- **Prime Location:** Easy access to Orlando and major highways.
- **Retail & Commercial Demand:** Strong consumer spending and ongoing commercial developments.



# Demographic Profile



## Population

**1 Mile** - 5,175  
**3 Mile** - 52,526  
**5 Mile** - 103,877



## Total Households / Families

**1 Mile** - 2,070  
**3 Mile** - 19,775  
**5 Mile** - 34,937



## Median Age

**1 Mile** - 40.20  
**3 Mile** - 42.30  
**5 Mile** - 42.60



## Consumer Spending

**1 Mile** - \$54.3 Million  
**3 Mile** - \$646.3 Million  
**5 Mile** - \$1.3 Billion



## Household Income

**1 Mile** - \$74,342  
**3 Mile** - \$94,320  
**5 Mile** - \$99,296



## Daily Traffic

**US 27** - 46,500 AADT  
**Hooks St.** - 9,200 AADT



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## Contact: Aaron Blake



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[www.HavenPropertyGroup.com](http://www.HavenPropertyGroup.com)

*Gerente General*