

FOR SALE

CLERMONT, FL DEVELOPMENT LAND

4 +/- Acres

C2 Commercial

Approved for:

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



Aaron Blake

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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

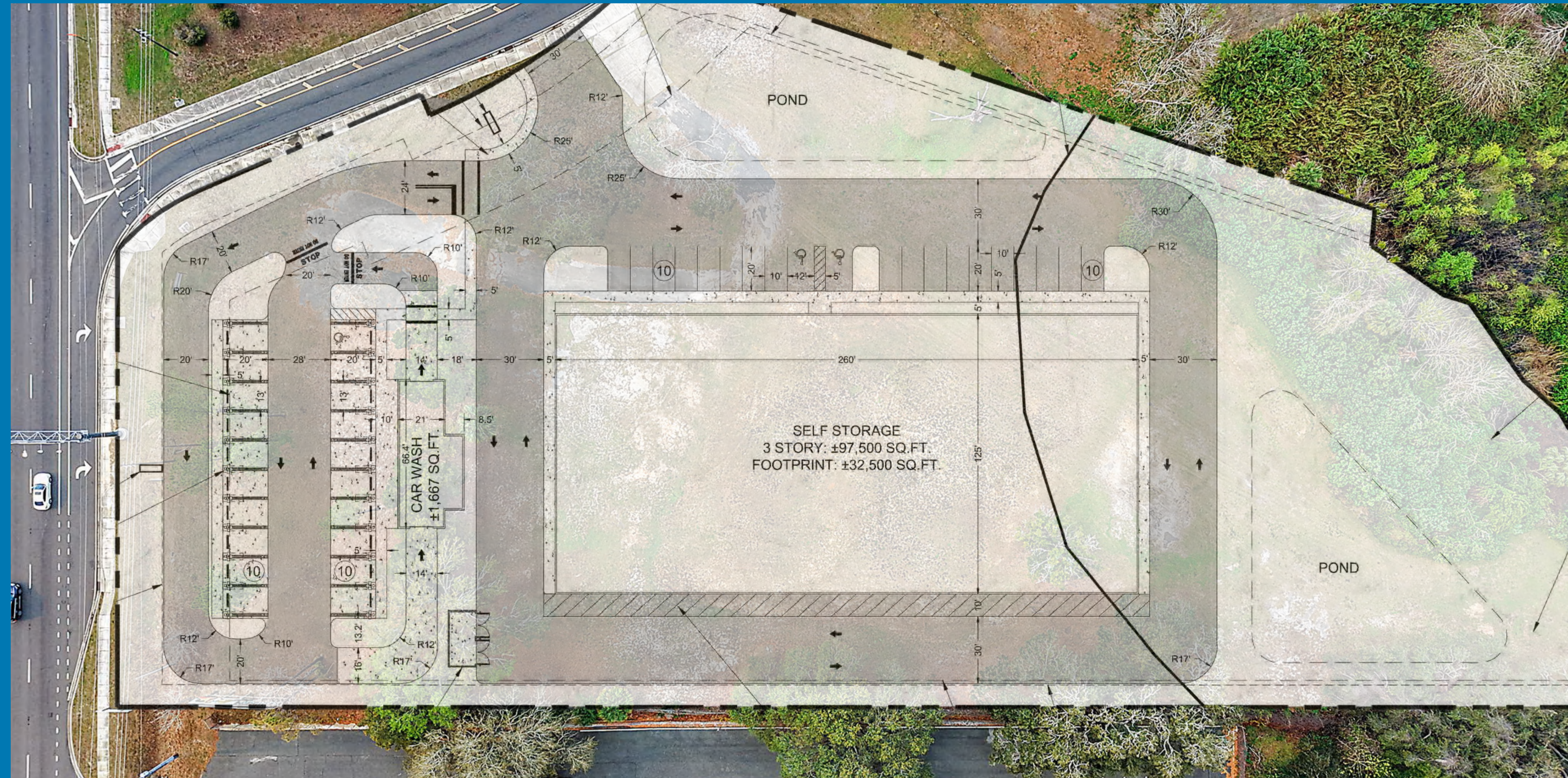
Property Type: Vacant General Commercial Land

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

Future Land Use: Commercial



Site Map & Use Concepts



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



HAVEN
PROPERTY
GROUP

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Gerente General