



FOUR CORNERS COMMERCIAL LAND FOR SALE

GOLDEN EAGLE COMMONS

A 2.22± AC DEVELOPMENT SITE INSIDE THE PUBLIX GOLDEN EAGLE VILLAGE NODE



US HWY 27 & GOLDEN EAGLE BLVD | CLERMONT, FL 34714

PRICE
\$1,800,000

LAND SIZE
2.22 AC

ZONING
C-2 COMMERCIAL
Wide range of commercial uses

US 27 TRAFFIC
28,500 AADT

POSITION
PUBLIX NODE
With immediate signaled
access to hwy 27





WHY THIS LOCATION MATTERS

Demand here arrives in two streams. Permanent rooftops along US 27 are multiplying faster than the services built for them – Four Corners has grown from 26,000 people in 2010 to roughly 74,000 today, with 14,800 more projected by 2030. Layered on top is a vacation-rental population that holds daytime demand above the census count year-round. Both streams already come to this corner: Golden Eagle Village is the only Publix-anchored node on US 27 between US 192 and Wellness Way. What neither can find here is a doctor – the nearest urgent care is 2 miles south, the nearest primary care nine miles north. This parcel, inside the node and on the signal, is where that gap closes.

HIGHLIGHTS

- 2.22± AC C-2 site inside the Golden Eagle Village node, adjacent to Publix, The Learning Experience, Chase, Dental Care of Eagleridge, Mavis and McDonald's.
- +/- 470' of frontage on Publix access road facing US 27 from Golden Eagle Blvd, the signalized entrance road every Publix, daycare and Eagleridge trip already uses; two curb cuts possible.
- Medical, professional office, restaurant and veterinary uses permitted under Lake County C-2 – which supports a range of neighborhood and highway oriented commercial uses.
- Nearest urgent care ±2 mi · nearest primary care 9 mi · 71,926 people in 5 miles · +17.6% growth 2025–2030.



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FOUR CORNERS LOCATION

THE CORRIDOR IN NUMBERS

74,000 Four Corners population, 2025 est.
Up from 56,381 in 2020 and
26,116 in 2010

71,926 5-mile population
\$85,705 average household
income; 7,560 employees

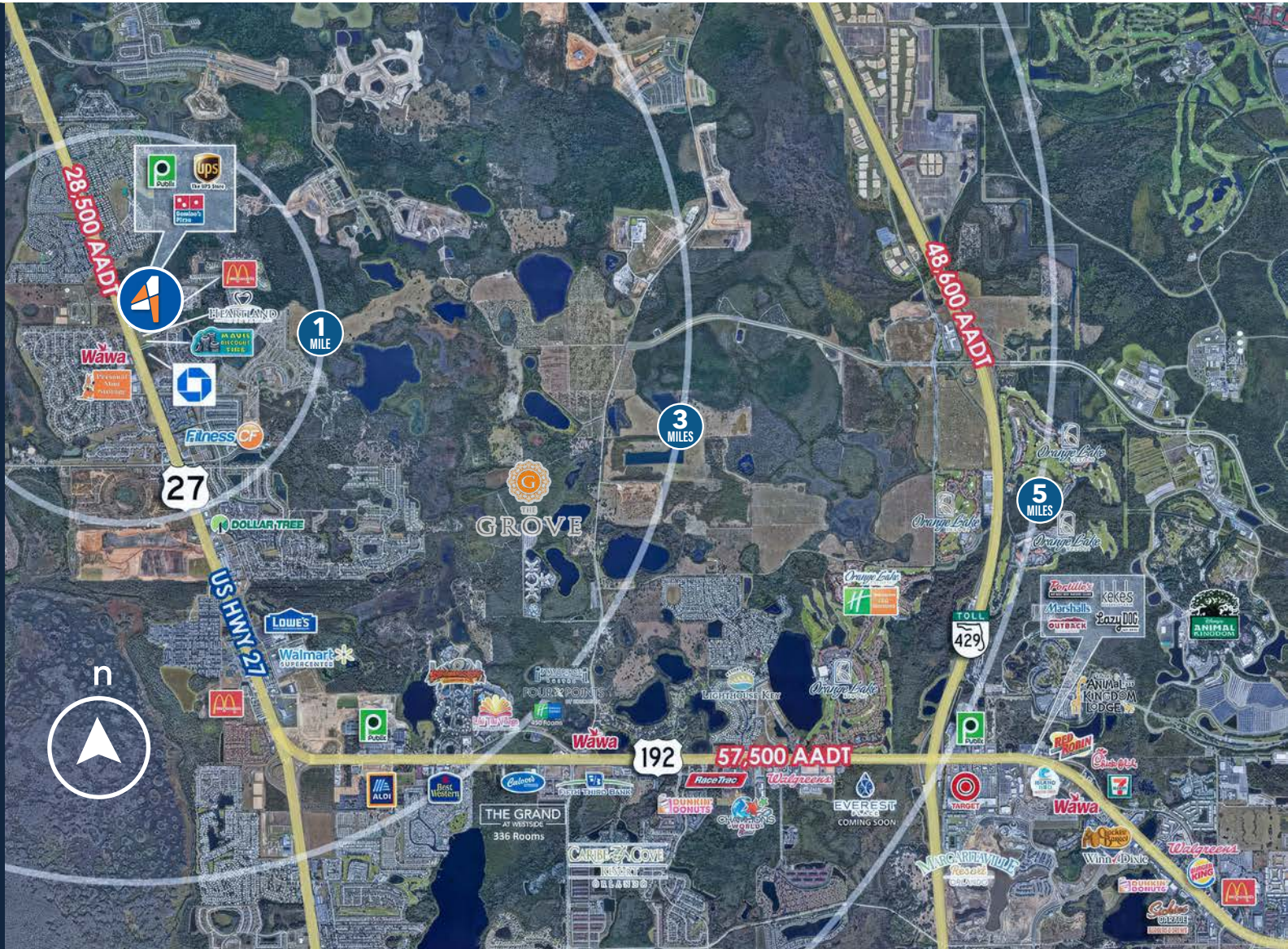
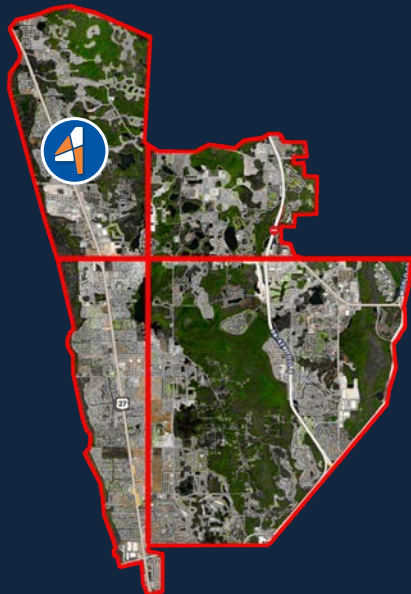
+17.6% Projected 5-mile growth, 2025-2030
Roughly 14,800 additional residents in the trade area

28,500 Vehicles per day on US 27
Directly across the site's primary
frontage

75.3M Annual Orlando visitors

Approximately 206,000 people in the market every day

10-15 Minutes to Walt Disney World
Among the closest large-scale housing to the park gates



DID YOU KNOW?

Four Corners is the only community in Florida spanning four counties at once. A single site draws on four separate residential growth engines filling in simultaneously – very few Central Florida corners capture that much overlapping demand from one parcel.

SITE AERIAL



THE OPPORTUNITY - DEVELOPMENT OPTIONS

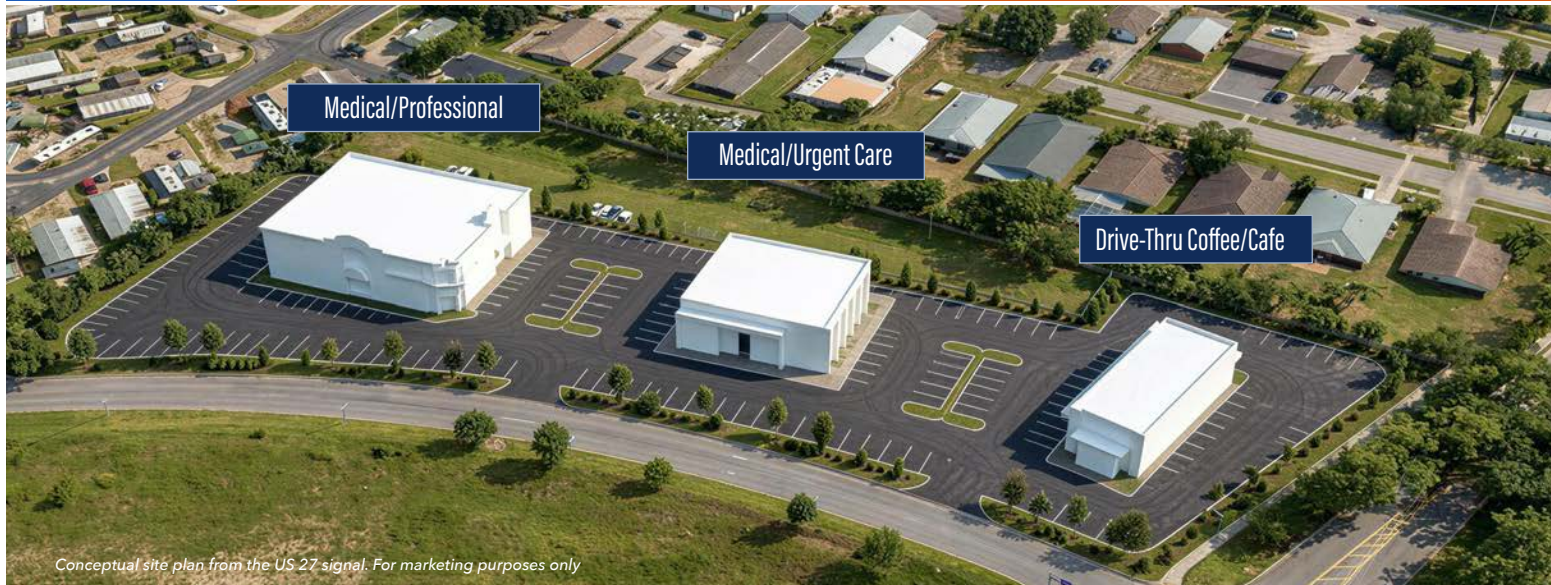
Highest-and-best-use study, September 2026. Three ways the parcel works; the site facts – Publix node, signal, C-2 – support all of them.

POTENTIAL USES

Retail • Restaurant • Medical • Daycare • Professional Services • Veterinary • Neighborhood Commercial

OPTION A

MEDICAL / PROFESSIONAL + CAFÉ · 21,300 SF



3 buildings on a single spine drive:

- ±2,500 SF drive-thru café at the boulevard elbow
- ±10,000 SF Urgent care + primary care in the middle,
- ±10,000 SF Medical/Professional building (two-story option to ±20,000 SF).

Fills the trade area's clearest gap:

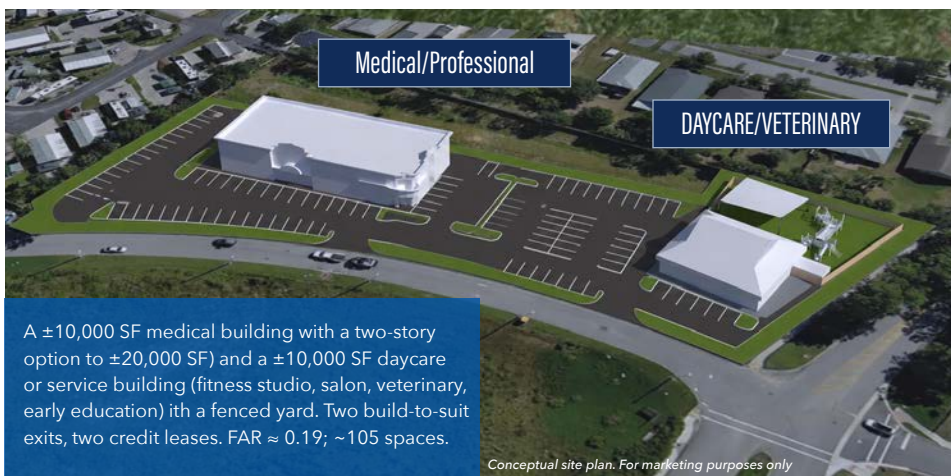
- Nearest urgent care 2 mi
- Nearest primary care 9 mi

With credit-tenant build-to-suits that don't need highway frontage.

FAR 0.22; ~120 spaces.

OPTION B

MEDICAL/PROFESSIONAL + DAYCARE /VETERINARY



OPTION C

SINGLE BUILDING RETAIL/MEDICAL CENTER



DID YOU KNOW?

Every use that needs highway visibility at this corner is already built – grocery, pharmacy, QSR, bank, tire, fuel, car wash. The last gap in the node is the one that doesn't need frontage at all – and C-2 lets a buyer pick which version of it to build.

ESTABLISHED RETAIL ENVIRONMENT



TO LEARN MORE:



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