



RETAIL SPACE FOR LEASE

2570 East SR 50, Clermont, FL 34711

Contact: Trey Gravenstein
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For Lease: \$28.00 / SF, NNN

Availability:

Suite 107: \pm 1,904 SF

High Traffic retail corner in Clermont - 62,000 Total AADT on HWY 50.

Voted "Best City to Live in Central FL" by Orlando Business Journal Readers' Choice for 2017.

Lake County ranked 5th in FL in income investment based on business growth, domestic product increase, building permits issues and federal contracts.

Clermont ranked "Most Business Friendly City in Central Florida" for smaller municipalities by Wallet Hub.

Less than 2 miles from South Lake Hospital, Lake Sumter College, & Target.

JOIN THESE RETAILERS!



■ 615 E. Colonial Dr., Orlando, FL 32803 ■ Phone: 407.872.0209 ■ www.FCPG.com ■

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2022 First Capital Property Group, Inc., Licensed Real Estate Brokers & Managers.



DEMOGRAPHICS

2022



Total Population



Total Households



Average HH Income

1 Mile

3,666

1,463

\$93,541

3 Miles

54,326

20,943

\$98,125

5 Miles

95,521

35,611

\$103,424



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|------------------|
| Tijuana Flats |
| VidaCann |
| Dentist |
| Nails |
| Chiropractor |
| Suite 107 |
| 5 Star Cabinets |
| Pet Grooming |
| Salina's Market |
| Direct General |
| Barbershop |
| Little Ceasars |
| Ritter's |

Anytime Fitness



Hancock Road



62,000 AADT



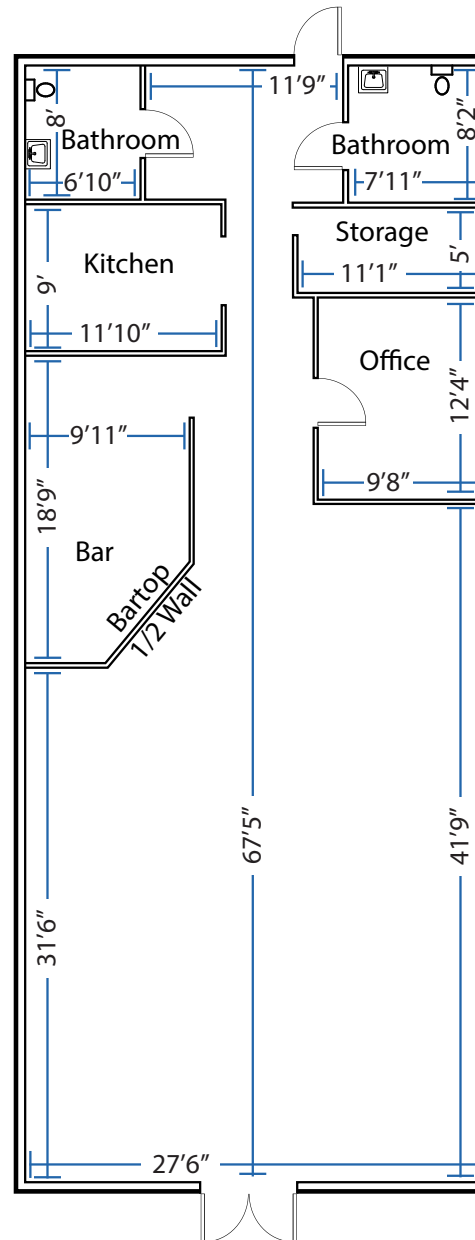
AVAILABILITY

Suite 107: ± 1,904 SF

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