

FORMER WENDY'S AVAILABLE

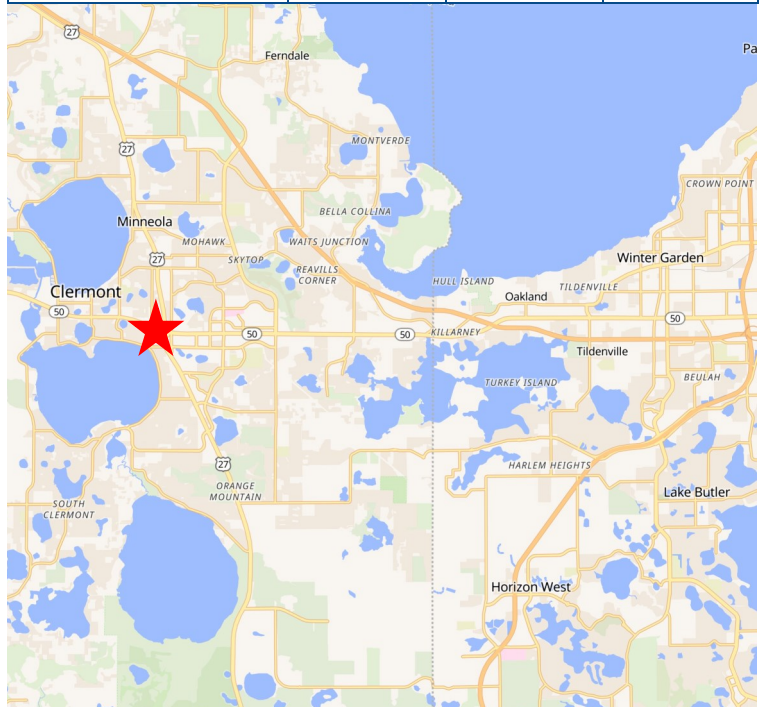
850 E HWY 50, CLERMONT FL 34711



SPACE HIGHLIGHTS

- 3,048 SF Drive-Thru on 0.66 Acres
- Highly Visible Site
- Highway 50 Access (49,000 AADT)
- Highway 27 Visibility (31,000 AADT)
- 21 Parking spaces; 6.89 spaces per 1,000 SF
- Strong retail corridor
- Clermont is among one of Florida's fastest growing markets

Demographics	1-Mile	3-Mile	5-Mile
Population	6,075	52,365	108,684
Average HH Income	\$78,131	\$101,376	\$109,887



Drew Shofner

321-295-3998

drew@blurockcommercial.com

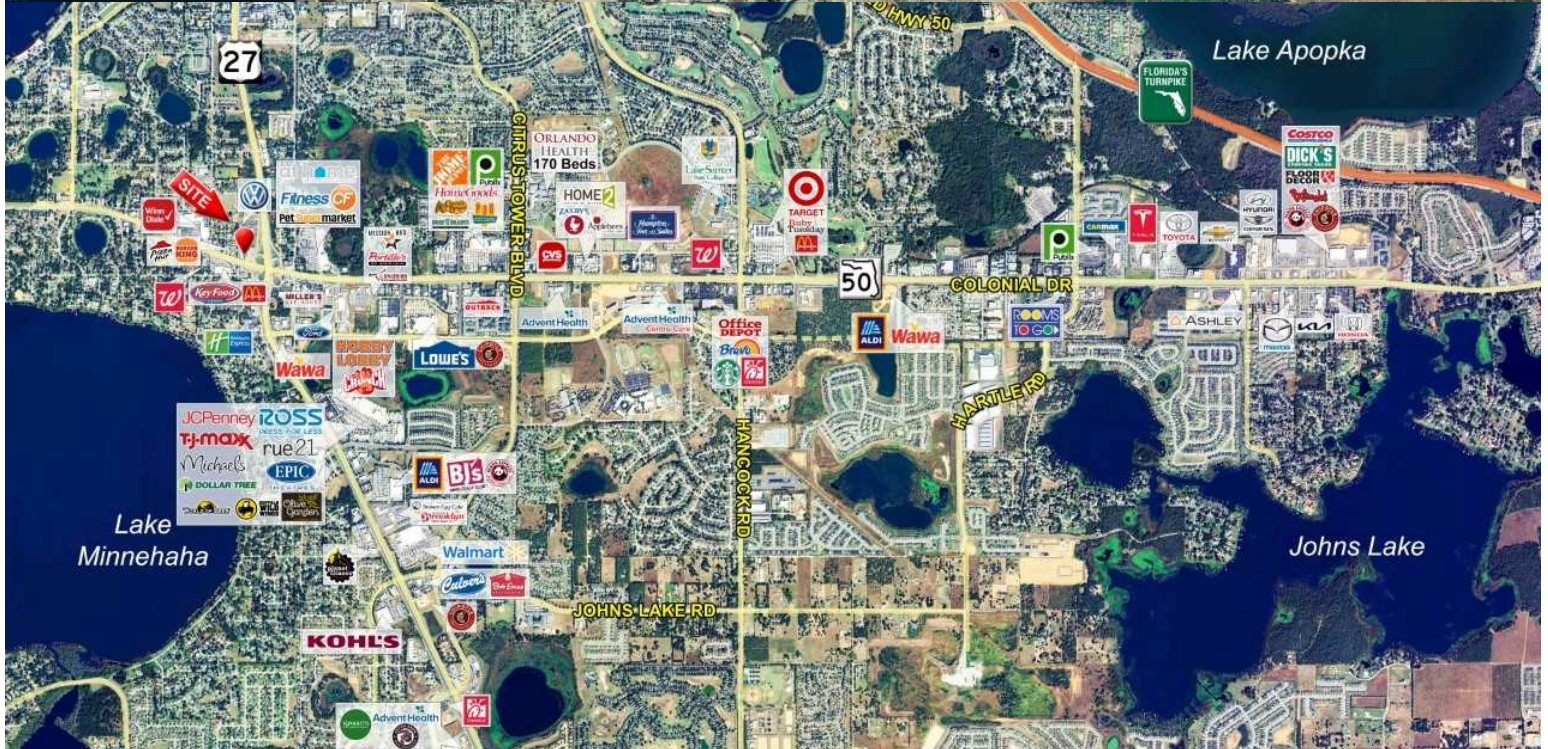
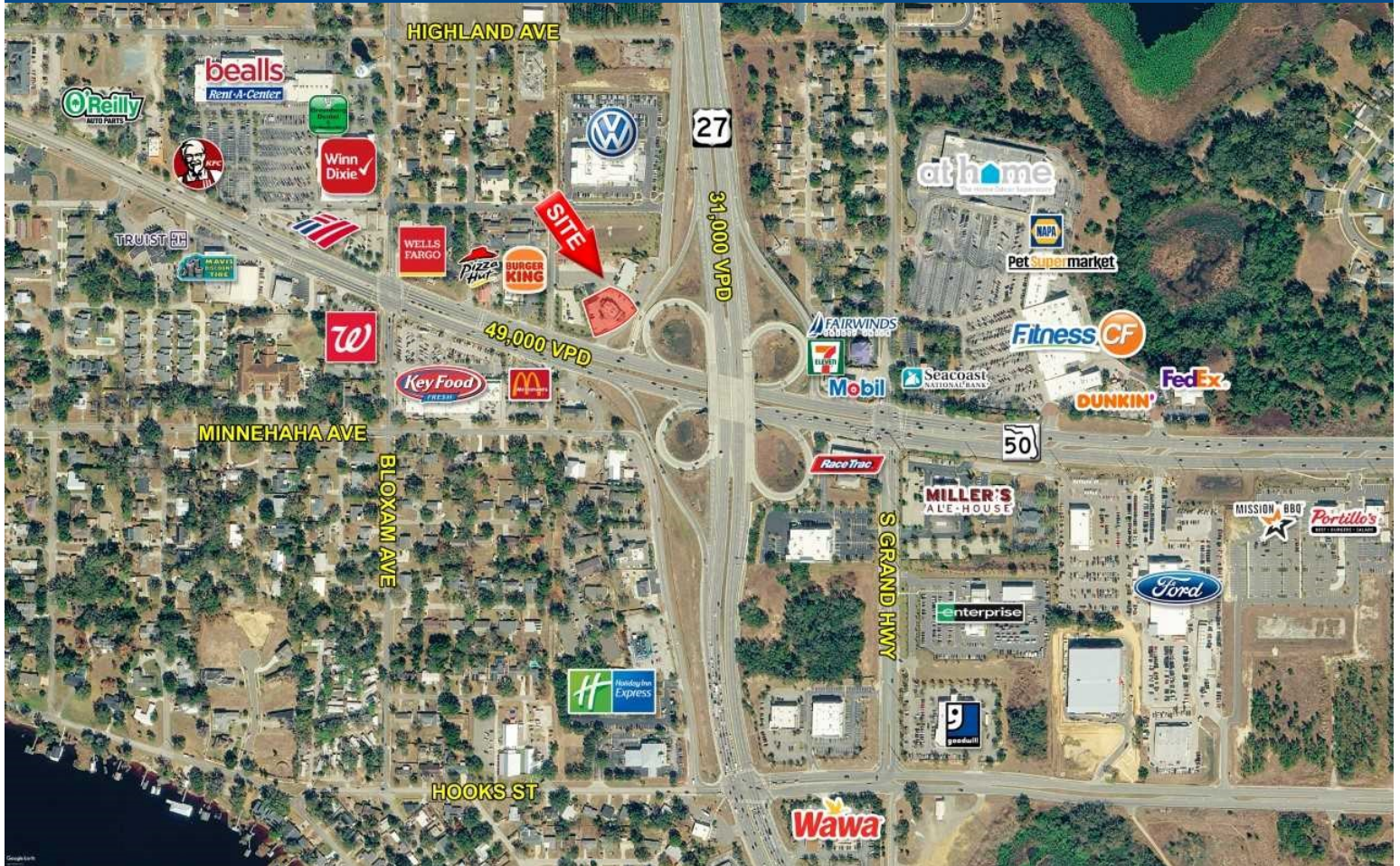
3408 S. Orange Ave.
Suite B

Orlando, FL 32806

www.blurockcommercial.com

FORMER WENDY'S AVAILABLE

850 E HWY 50, CLERMONT FL 34711



Drew Shofner
321-295-3998
drew@blurockcommercial.com

3408 S. Orange Ave.
Suite B
Orlando, FL 32806
www.blurockcommercial.com