

FOR LEASE INDUSTRIAL PROPERTY



HAVEN
PROPERTY
GROUP

1269 COMMONS COURT
CLERMONT, FL 34711

TYPE INDUSTRIAL PROPERTY

SIZES 3,750 SF



PROPERTY DESCRIPTION

FOR LEASE in the Clermont Commons Business Park is a 3,570 SF Warehouse Office Flex Space. Space features large roll up door leading to the warehouse portion as well as glass storefront doors leading into the office side, which includes 3 offices, open area, as well as a large conference flex space with on-site bathroom and kitchenette.

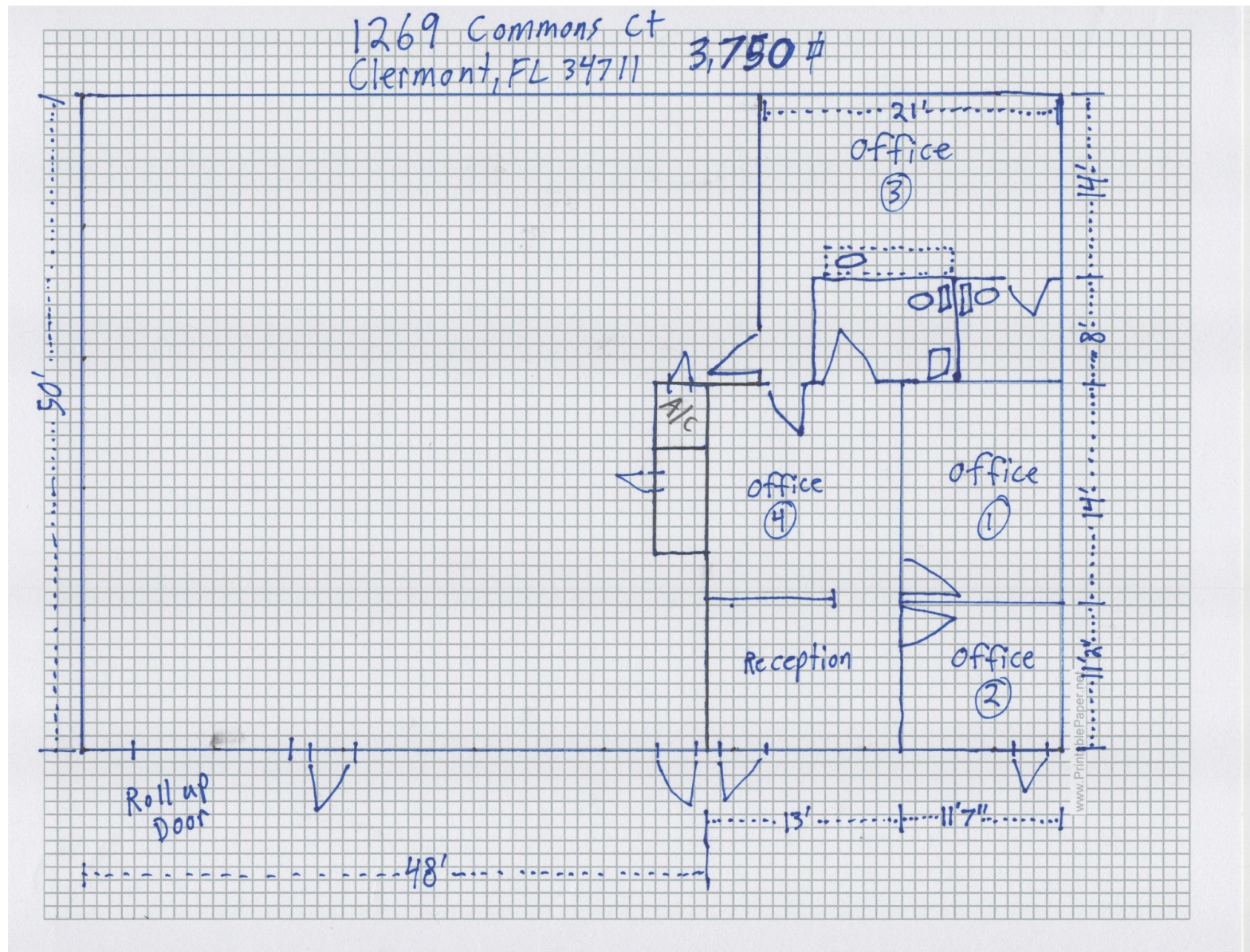
PROPERTY HIGHLIGHTS

- Flexible M1 Industrial Zoning
- 3 Phase Power Available
- 3 offices, Confrence area w/ Kitchenette 2 Bathrooms
- Easy Access to SR 50 Hwy 27 and the Turnpike
- Conveniently located in the Clermont Business Corridor

OFFERING SUMMARY

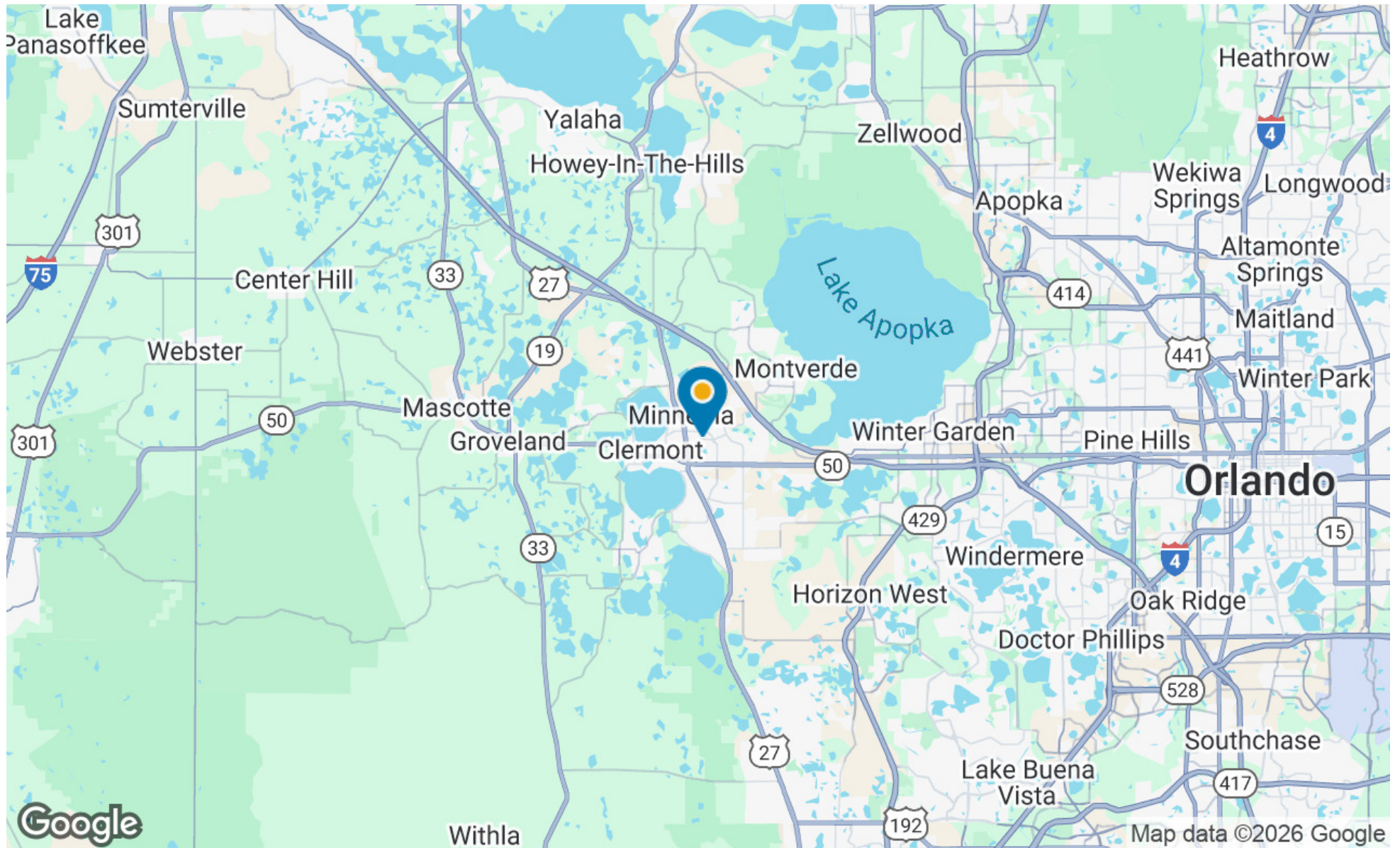
Lease Rate:	\$15.00 SF/yr (NNN) CAM \$3.99
Available SF:	3,750 SF
Building Size:	12,750 SF

DEMOGRAPHICS	1.3 MILES	2.5 MILES	5 MILES
Total Households	7,554	15,372	37,163
Total Population	20,214	41,817	99,495
Average HH Income	\$92,300	\$100,723	\$109,222









POPULATION	1.3 MILES	2.5 MILES	5 MILES
Total Population	20,214	41,817	99,495
Average Age	40	41	43
Average Age (Male)	38	39	42
Average Age (Female)	42	42	44

HOUSEHOLDS & INCOME	1.3 MILES	2.5 MILES	5 MILES
Total Households	7,554	15,372	37,163
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$92,300	\$100,723	\$109,222
Average House Value	\$358,978	\$382,298	\$415,507

Demographics data derived from AlphaMap

