



FOR SUBLEASE

■ 210 Citrus Tower Blvd

Clermont, FL 34711

PROPERTY OVERVIEW

Freestanding 1- story former bank branch with 4 drive-thru lanes situated on a 1.47 acre outparcel to the Publix anchored Citrus Tower Village. 6 offices, large training room, break room, and 4 restrooms. The site has visibility from US Hwy 27 with AADT 29,500 and provides adequate parking with 34 spaces. 600amp 3 phase power, plus backup generator. Underlying lease expires 7/31/28. Subject to certain use restrictions pursuant to lease, PUD and PNC and Publix restrictions/exclusives.

LOCATION OVERVIEW

Located at the main node of Clermont, a bedroom community West of Orlando at the crossroads of SR-27 and SR-50, and west of Florida's Turnpike.

OFFERING SUMMARY

Building Size:	4,798 SF
Land Size:	1.47 acres
Zoning:	PUD - Commercial (Lake County)

LEASE RATE \$35.00 SF/yr (Gross)



JEFFREY D. CHAMBERLIN
PRESIDENT/BROKER, CCIM,
SIOR
Mobile 772.528.6056
chamberlin@slccommercial.com



JAIME CHAMBERLIN
ASSOCIATE
Mobile 772.486.3330
jaime@slccommercial.com

772.220.4096 | slccommercial.com



SLC Commercial
Realty & Development



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Additional Photos

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Exterior Photos

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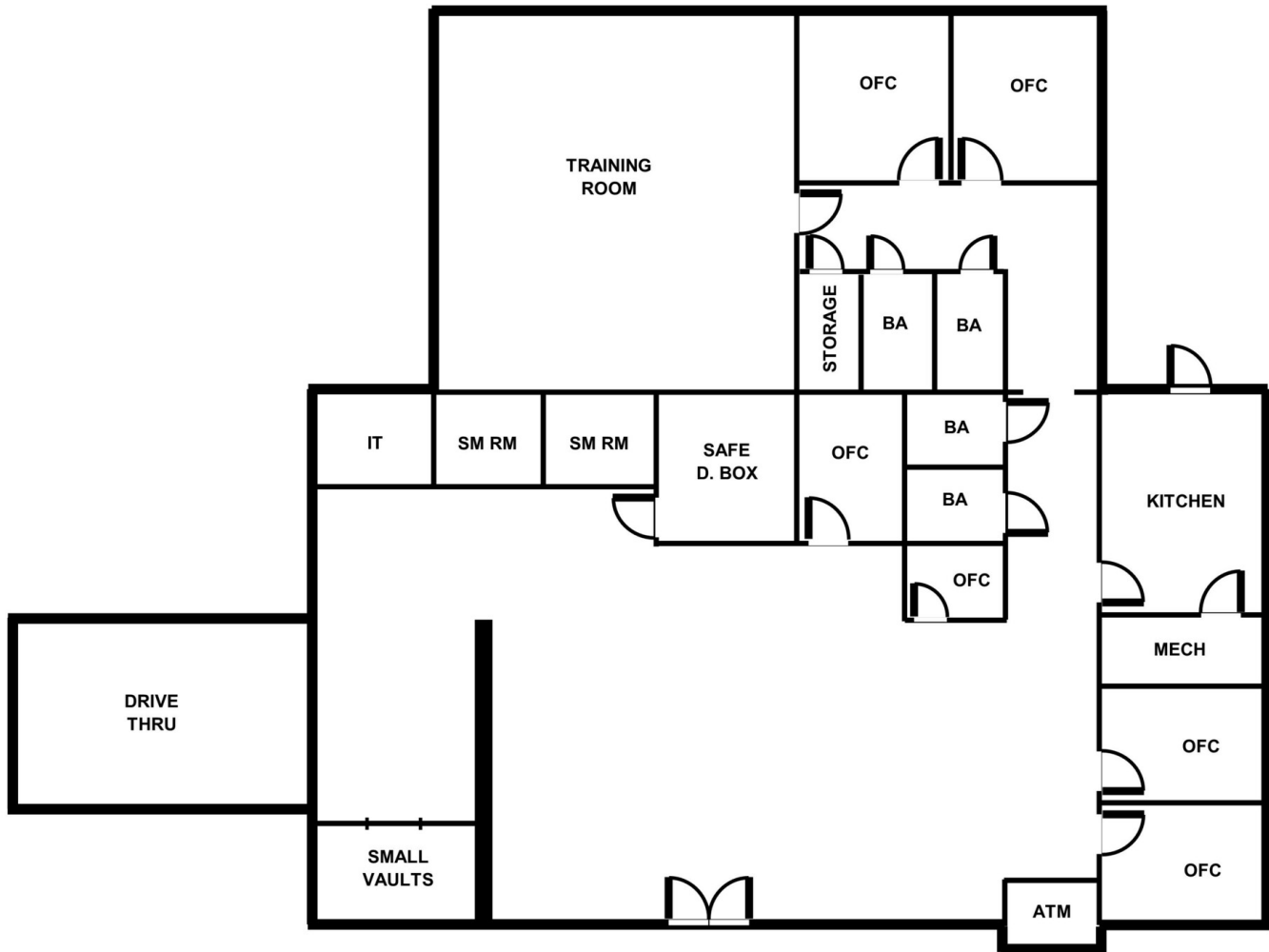
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Floor Plans

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Location Map

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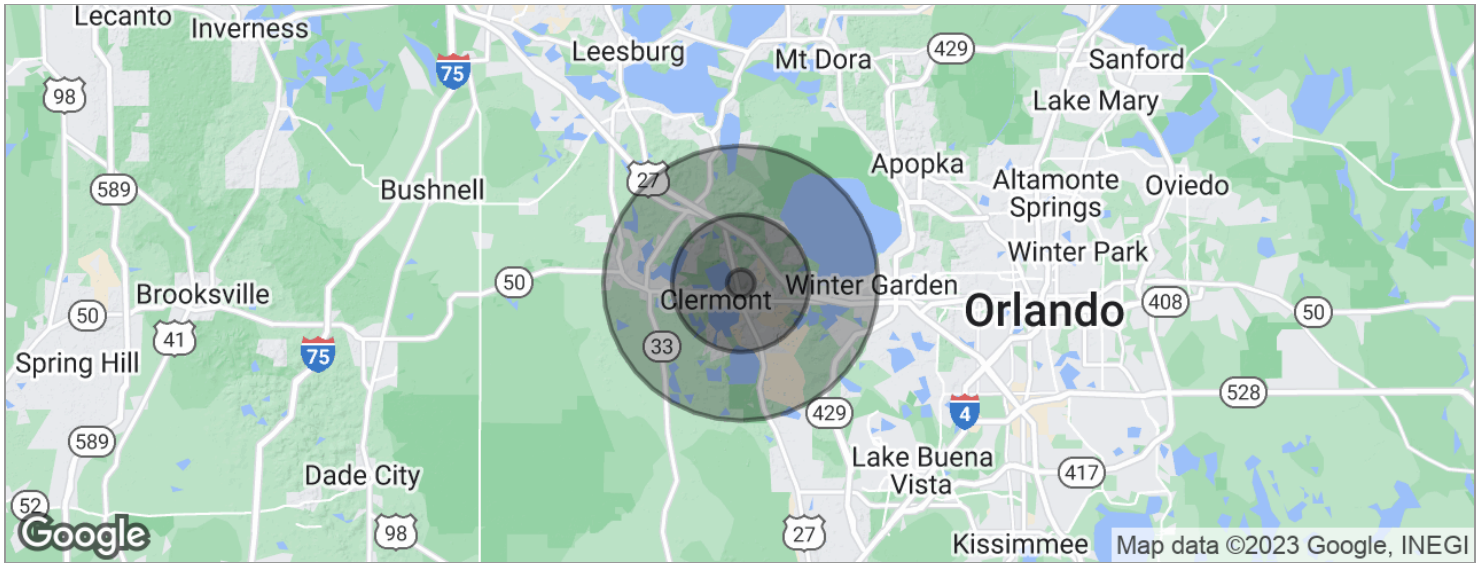
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Demographics Map

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POPULATION	1 MILE	5 MILES	10 MILES
Total population	9,306	77,634	152,075
Median age	38.8	42.8	42.3
Median age (Male)	33.6	41.6	40.7
Median age (Female)	39.0	43.0	43.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	3,019	28,846	57,452
# of persons per HH	3.1	2.7	2.6
Average HH income	\$62,332	\$79,316	\$82,563
Average house value	\$191,692	\$261,580	\$271,628

* Demographic data derived from 2020 ACS - US Census

Disclaimer

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This presentation package has been prepared by the company representing the property for informational purposes only and does not purport to contain all information necessary to reach a purchase decision.

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