

Retail | For Lease or Sale



CBRE

Last Remaining Pad Available

Up to ±2.31 Acres

US Hwy 27 & Golden Eagle Blvd
Clermont, FL 34714
www.cbre.com

Positioned within a rapidly expanding residential area



Property Highlights

For Lease or Sale

- + Approximately ± 2.31 Acres of usable land area available for lease or sale
- + Strategically positioned at a signalized intersection with cross-access from neighboring Publix Supermarket
- + Located within a rapidly expanding commercial and residential submarket with a population growth rate of 3.61% within a 3 mile radius
- + Anchored by a cohesive tenant mix including national McDonald's, Mavis Tire and Breaks and Heartland Dental
- + Great visibility along US Highway 27, with an average daily traffic count of 28,500 vehicles



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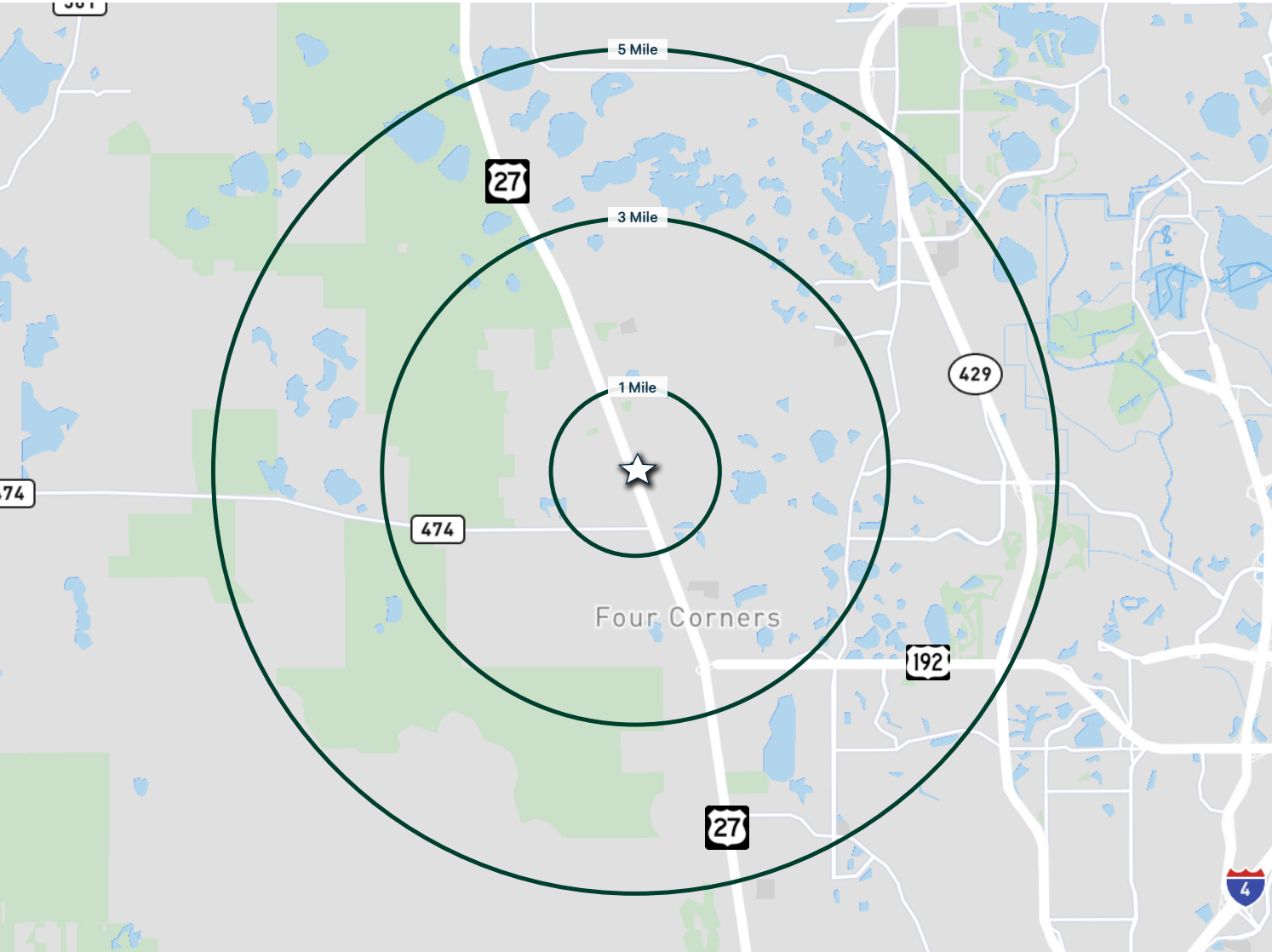
For Lease or Sale

Aerial | Trade Area



Demographics

1 Mile Radius		3 Mile Radius		5 Mile Radius	
	8,004 Population		31,950 Population		76,471 Population
	2.77% Population Growth Rate		3.61% Population Growth Rate		3.50% Population Growth Rate
	5,259 Daytime Population		20,036 Daytime Population		28,284 Daytime Population
	\$105,389 Average Household Income		\$99,461 Average Household Income		\$119,706 Average Household Income



For more information please contact:

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