



**FOR LEASE**  
**CALL FOR PRICING**



**1002-1086 E HIGHWAY 50  
CLERMONT, FL 34711**

**CLERMONT REGIONAL  
SHOPPING CENTER**

For More Information:

**Bobby Bridges**

407 616 1025

bobby@v3capgroup.com



## PROPERTY HIGHLIGHTS

- Anchors include At Home, Fitness CF, and Pet Supermarket
- Rare 2nd-Gen Restaurant and 2nd-Gen Hair Salon Spaces Available
- Pylon Signage Available
- Located at US 27 (31,500 AADT) and State Road 50 (40,000 AADT)

## DEMOGRAPHICS

	3 MILE	5 MILE	7 MILE
Population	40,157	74,138	88,730
Daytime Population	15,864	19,787	22,879
Median HH income	59,213	60,081	60,146

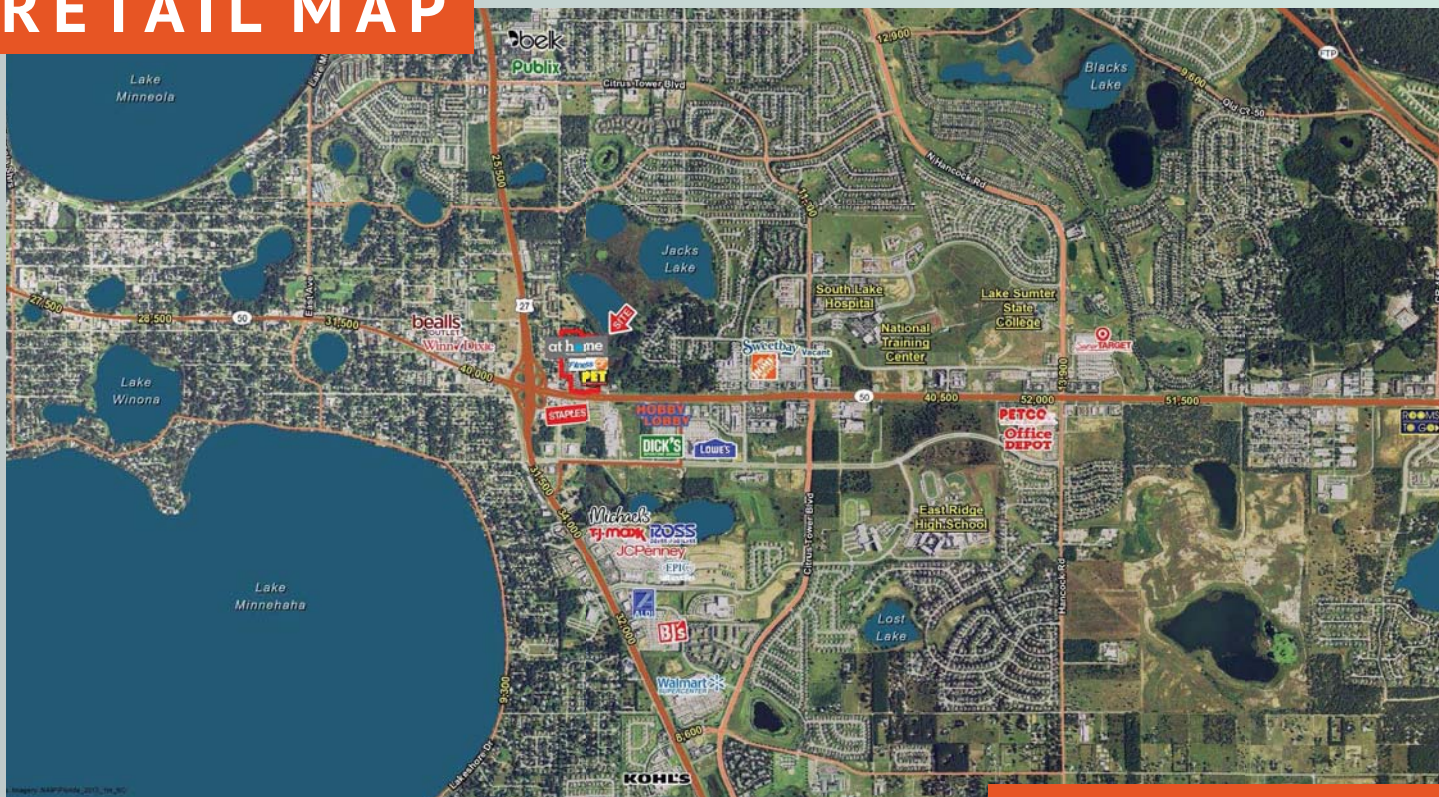
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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.





# RETAIL MAP



## SITE PLAN

Space	Tenant	Sq. Ft.
1002	At Home	99,469
1008	Avis Budget Car Rental	1,400
<b>1010</b>	<b>AVAILABLE</b>	<b>1,400</b>
1012-16	Cosmo Prof	2,800
1020	Golden Krust	1,890
1030	Napa Auto Parts	7,430
1036	New Century Buffet	5,000
<b>1040</b>	<b>2nd-Gen Hair Salon</b>	<b>1,750</b>
<b>1042-44</b>	<b>2nd-Gen Restaurant</b>	<b>2,100</b>
1046	Vibe Cafe	1,050
1048	Oscar Nail Salon	3,229
1050	Fitness CF	47,814
1060	OMG Healthy & Sweet	1,680
1062	Boost Mobile	1,680
1070	Pet Supermarket	9,504
1080	#1 Wok	750
1082	GNC	1,000
1084	Jackson Hewitt	1,000
1086	Pooch & Boots	1,000



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