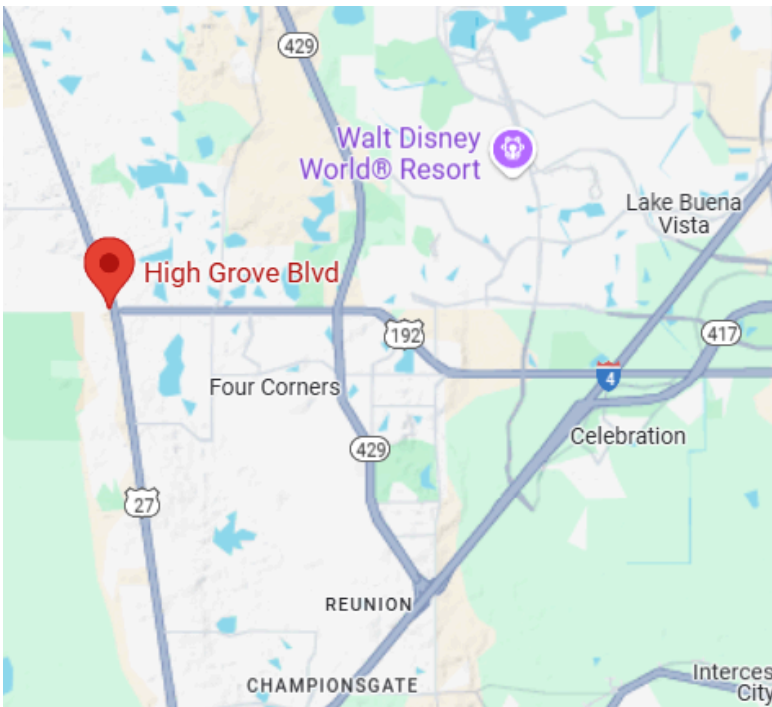




## 5,000± SF Free-Standing Restaurant For Lease

16909 HIGH GROVE BLVD CLERMONT, FL 34714



### Property Highlight

- Fully equipped restaurant featuring an outdoor patio
- Approximately 3,400 SF, expandable up to 5,000 SF
- Located at the intersection of Highways 27 and 192
- Hundreds of Housing Units Planned in immediate area
- Proximity to major tourist attractions



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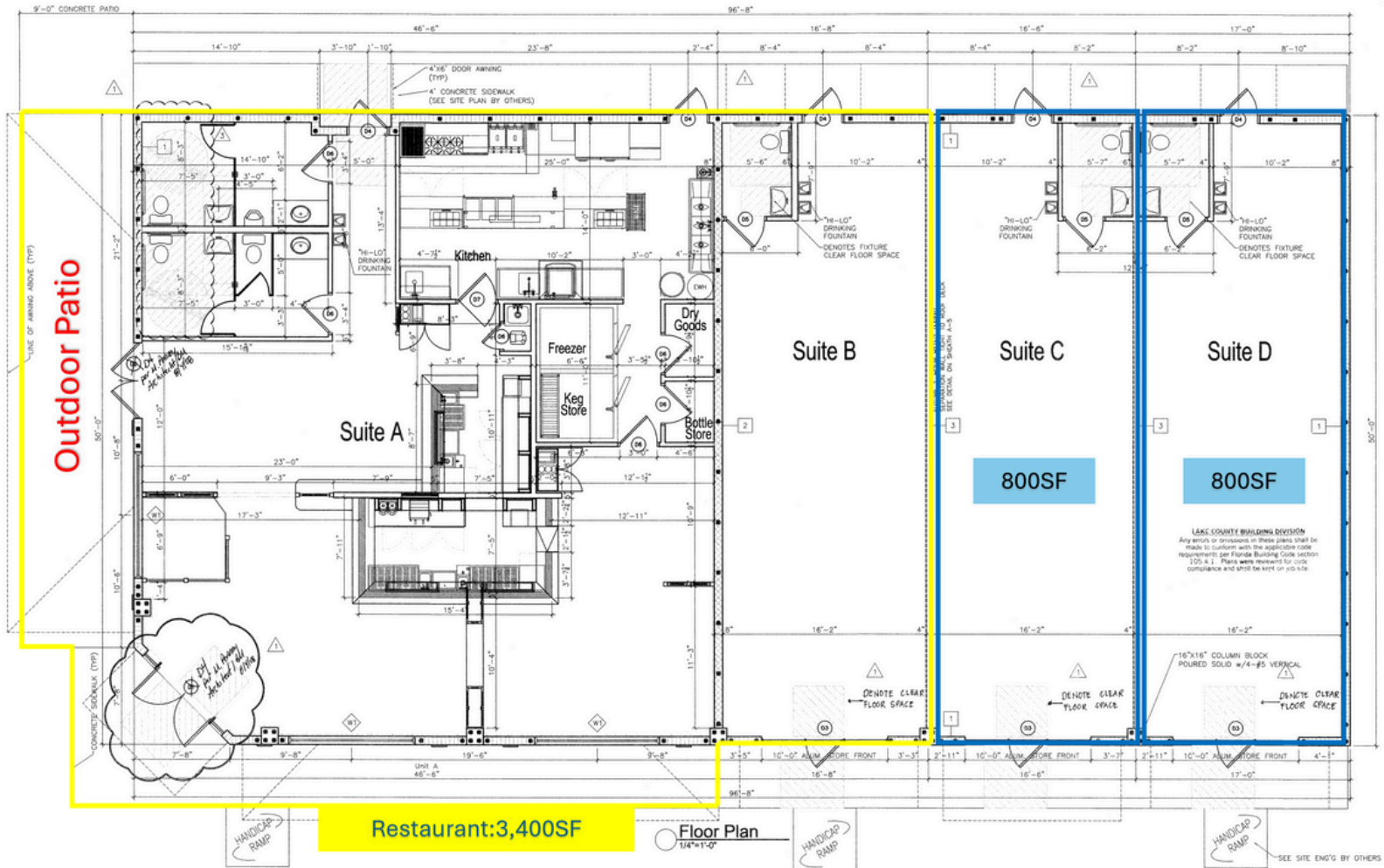
Situated at the intersection of Highway 27 and US 192 in Clermont, the property is a key component of High Grove Plaza, renowned for its high foot and vehicle traffic. This prime location offers outstanding visibility and accessibility, making it a strategic choice for businesses aiming to draw a consistent flow of customers. High Grove Plaza is a notable retail hub, positioned at a busy crossroads that attracts both local consumers and tourists visiting nearby attractions.

The area around the plaza blends residential neighborhoods with additional retail spaces, fostering a dynamic community atmosphere. Clermont, part of the expanding Greater Orlando area, is experiencing significant demographic and economic growth, enhancing the appeal of locations like High Grove Plaza. Known for its scenic views and recreational spots, Clermont offers a promising environment for business ventures and a high quality of life.

	 <b>POPULATION</b>	 <b>MEDIAN HOUSEHOLD INCOME</b>	 <b>MEDIAN AGE</b>
<b>1 MILE</b>	<b>8,739</b>	<b>\$54,662</b>	<b>35.7</b>
<b>3 MILE</b>	<b>43,374</b>	<b>\$67,784</b>	<b>36.6</b>
<b>5 MILE</b>	<b>83,254</b>	<b>\$80,133</b>	<b>36.3</b>



# Floor Plan



## Floor Plan Overview:

- The combined area of Restaurant (Suite A & B), including the outdoor patio, totals 3,400 square feet. The outdoor patio itself is approximately 369 square feet.
- There is an option to expand by combining Units C and D, each 800 square feet, increasing the total to up to 5,000 square feet.





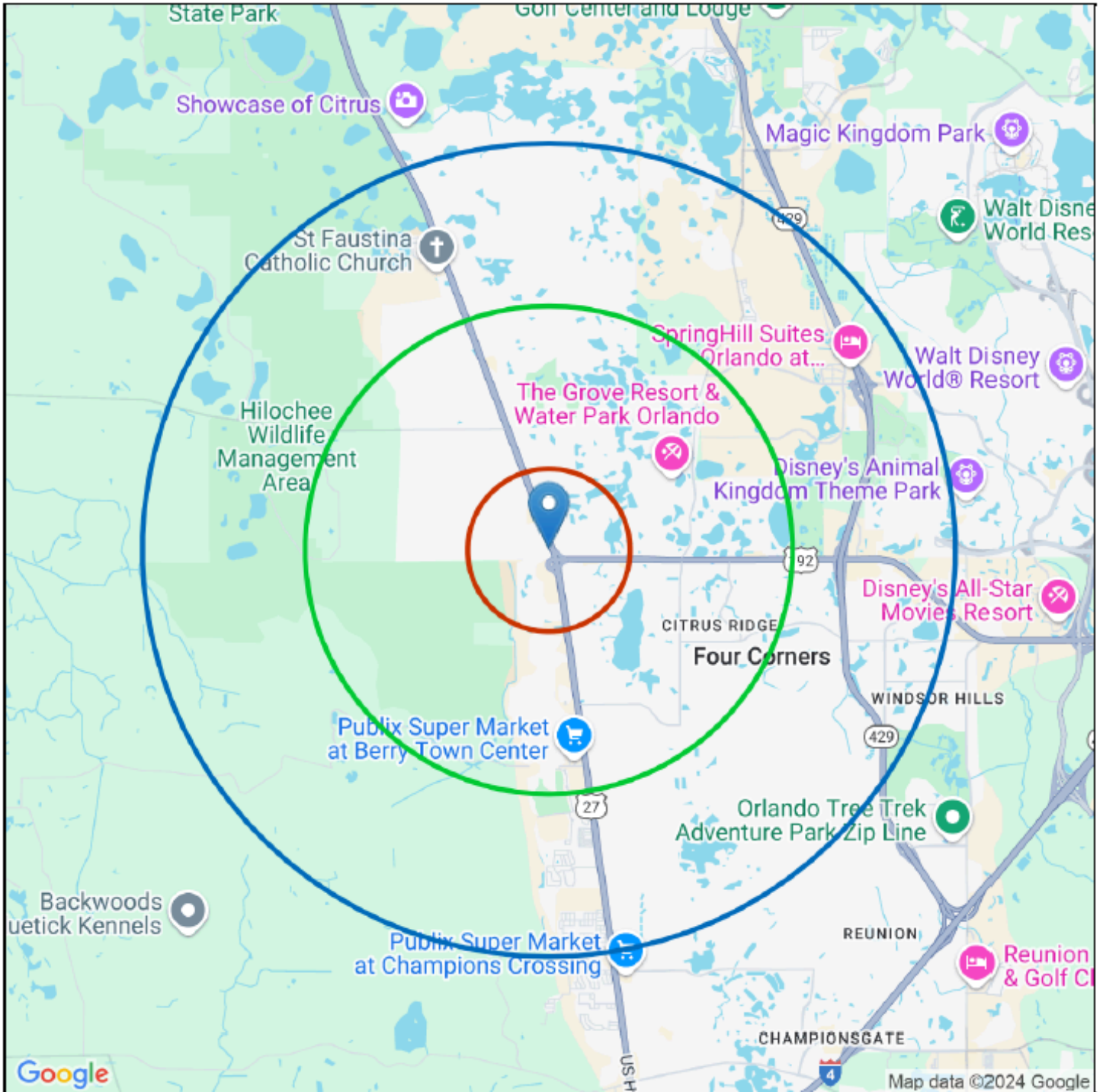
# LOCATION MAP



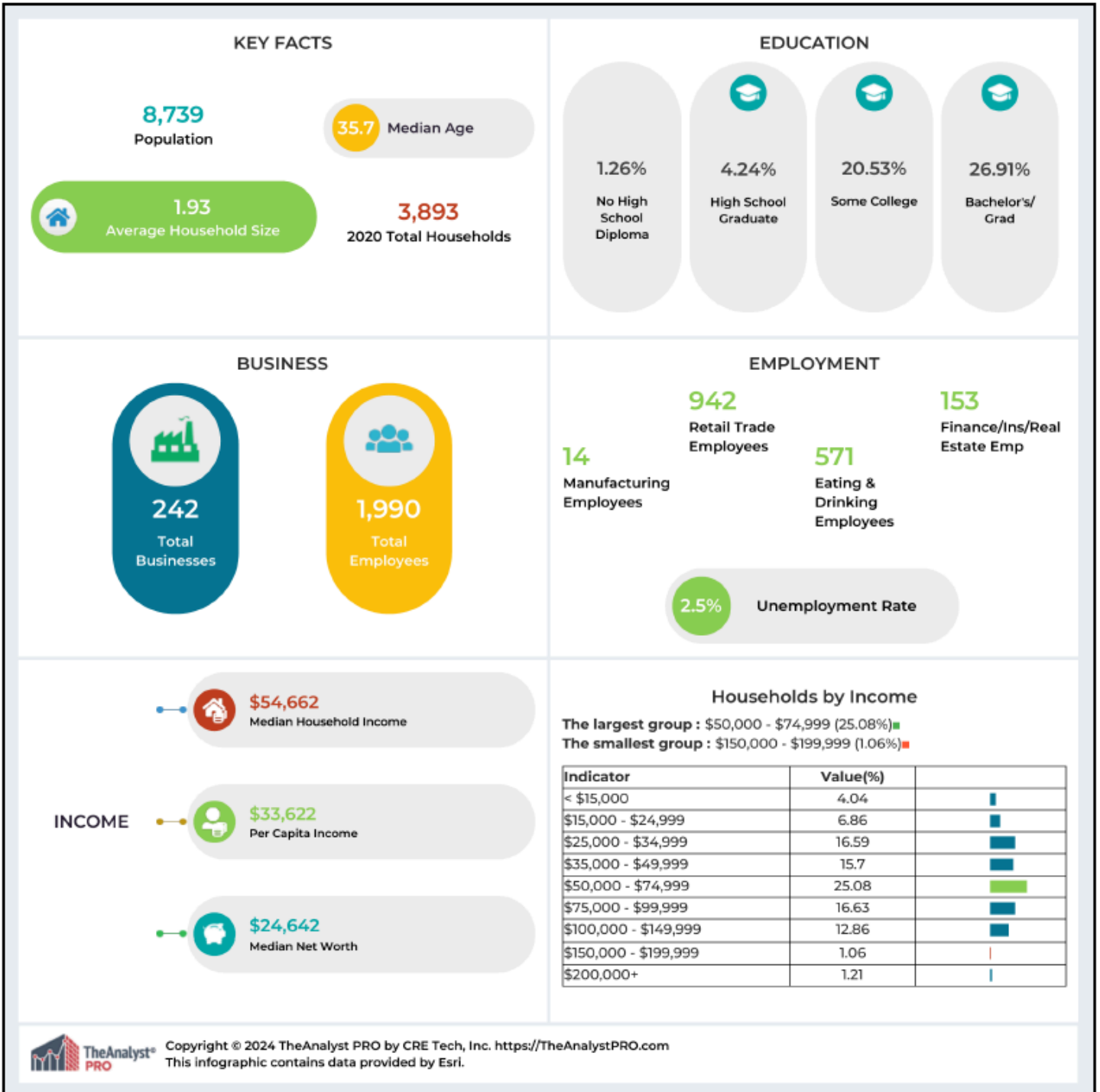
- **Strategic Location:** Positioned at the intersection of Highway 27 and US 192, the property is an integral component of High Grove Plaza, benefiting from high visibility and substantial traffic flow. This strategic location capitalizes on the area's connectivity to major roadways, serving both local and regional traffic efficiently.
- **Accessibility Features:** The location offers excellent accessibility, pivotal for businesses seeking to maximize customer inflow. Its proximity to significant travel arteries ensures it is readily accessible to both commuting employees and potential customers traveling from surrounding areas.
- **Retail and Dining Proximity:** The Clermont region boasts a diverse array of shopping and dining venues that enhance the local amenity offerings. This proximity supports retail and service-oriented enterprises within High Grove Plaza by providing an additional draw for visitors.
- **Nearby Medical Facilities:** The property is conveniently located near multiple healthcare facilities, including local clinics and hospitals. This proximity is advantageous for healthcare-related enterprises seeking easy access for patients and collaboration with medical professionals.
- **Visibility and Foot Traffic:** Due to its prominent location on a major thoroughfare, businesses stand to benefit from exceptional visibility. The steady stream of vehicular and pedestrian traffic offers continuous exposure to a broad customer base.
- **Demographic and Economic Strength:** Situated in a vibrant suburban area within the dynamic Greater Orlando market, the location is supported by a strong local economy and a diverse demographic profile. These factors collectively provide a solid foundation for a wide variety of business ventures, enhancing the potential for sustainable growth and success.



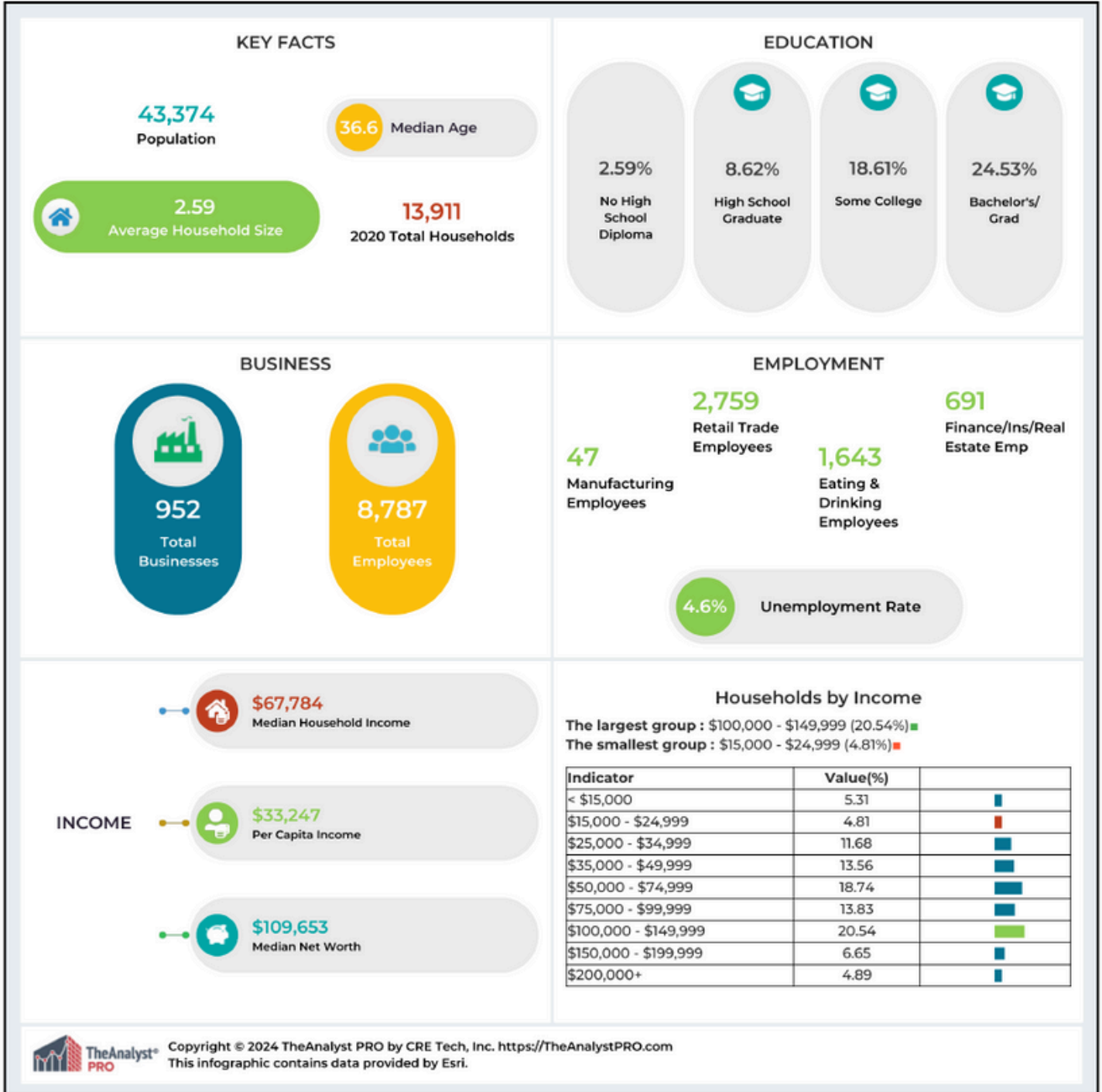
LOCATION/STUDY AREA MAP (RINGS: 1, 3, 5 MILE RADIUS)



# INFOGRAPHIC: KEY FACTS (RING: 1 MILE RADIUS)

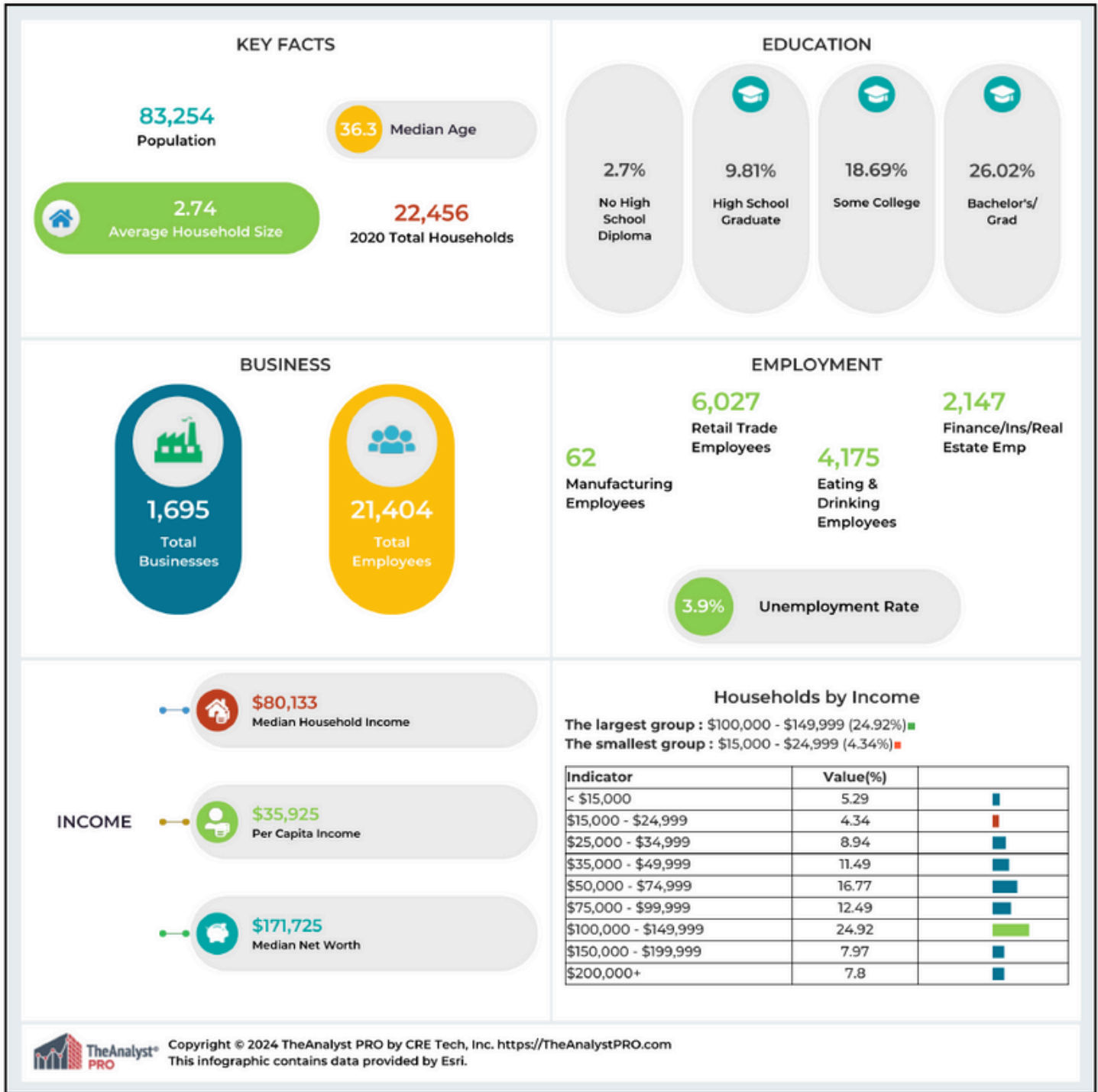


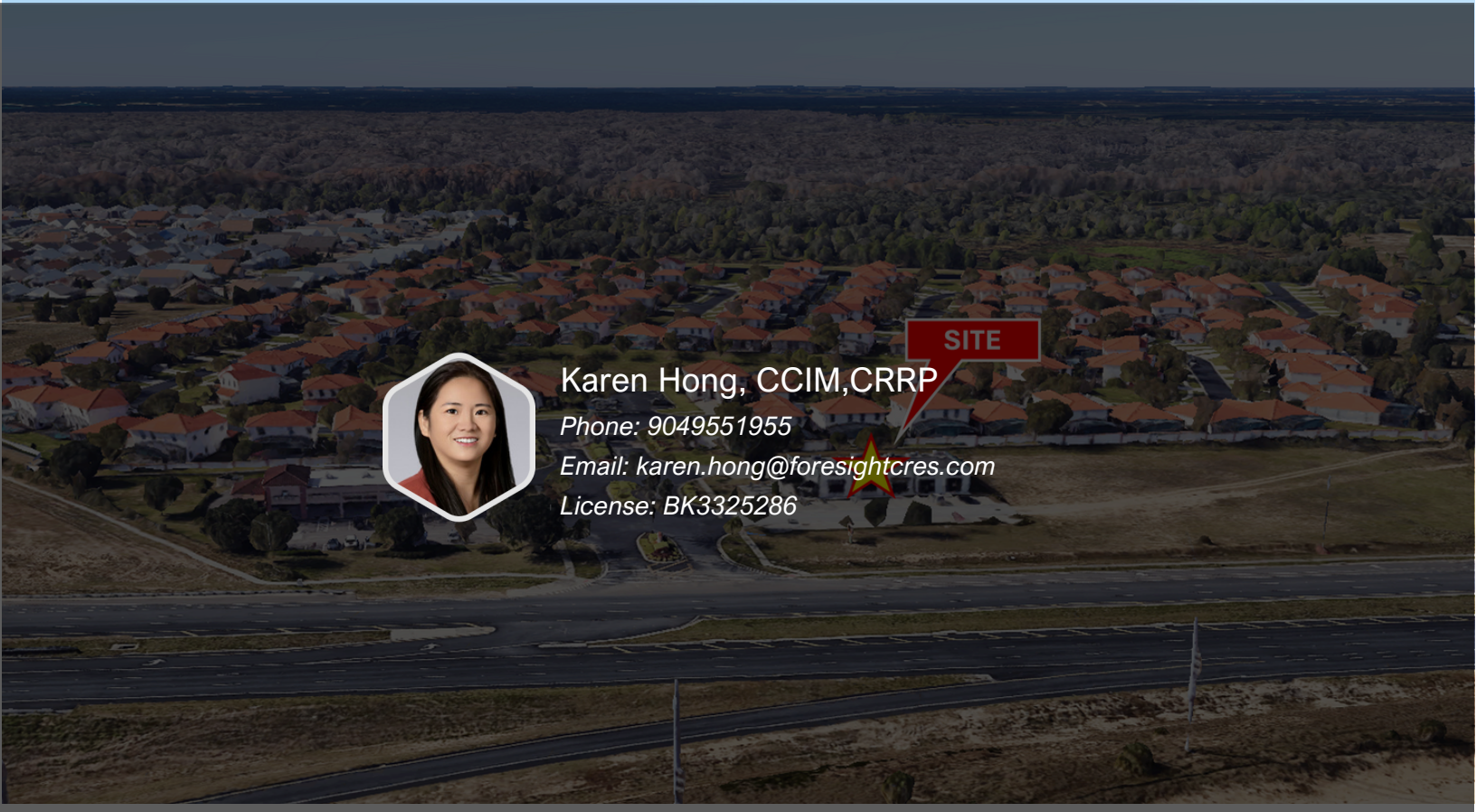
# INFOGRAPHIC: KEY FACTS (RING: 3 MILE RADIUS)





# INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)





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**SITE**

**For more information about this opportunity, please don't hesitate to contact us.**

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