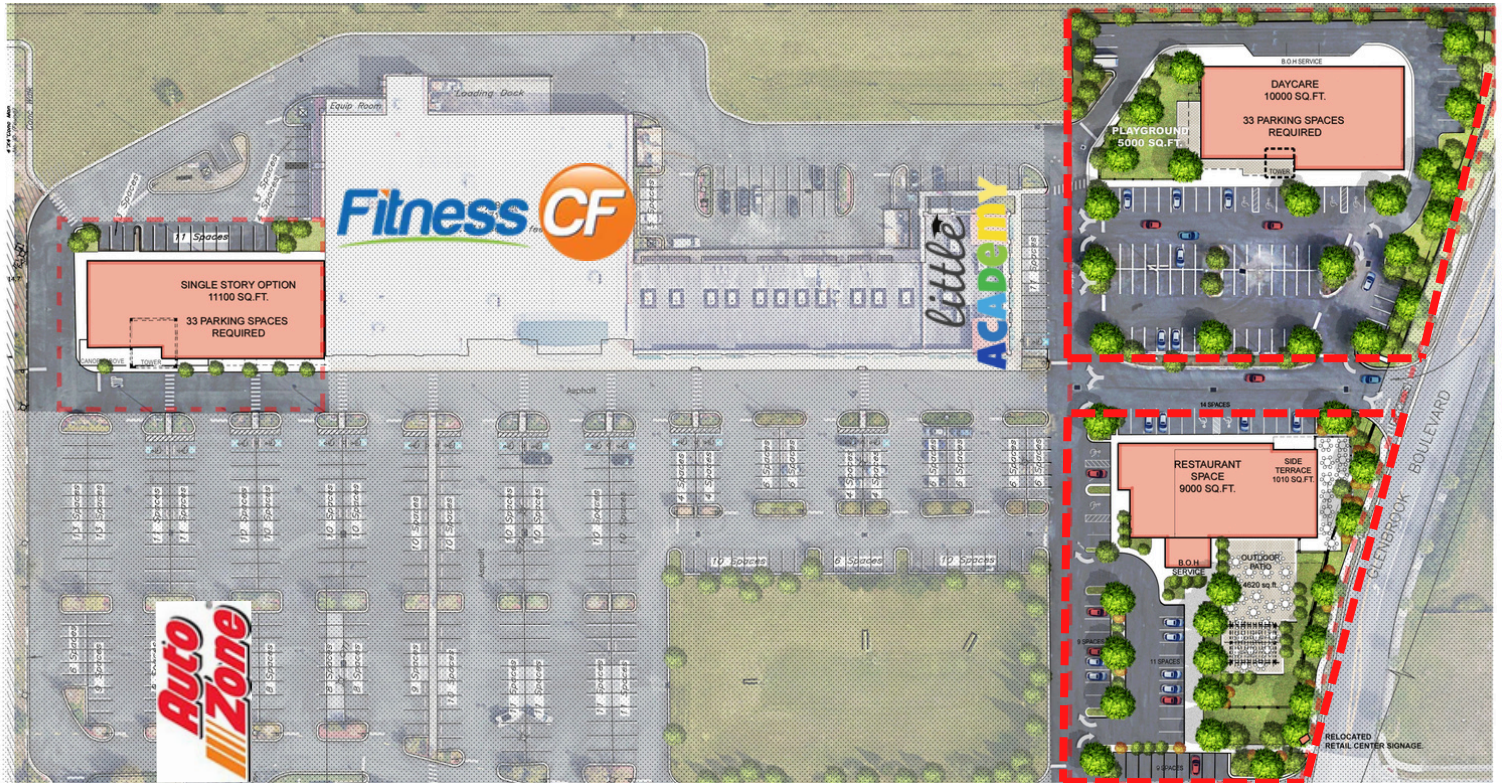




OUTPARCELS AVAILABLE GLENBROOK COMMONS SHOPPING CENTER

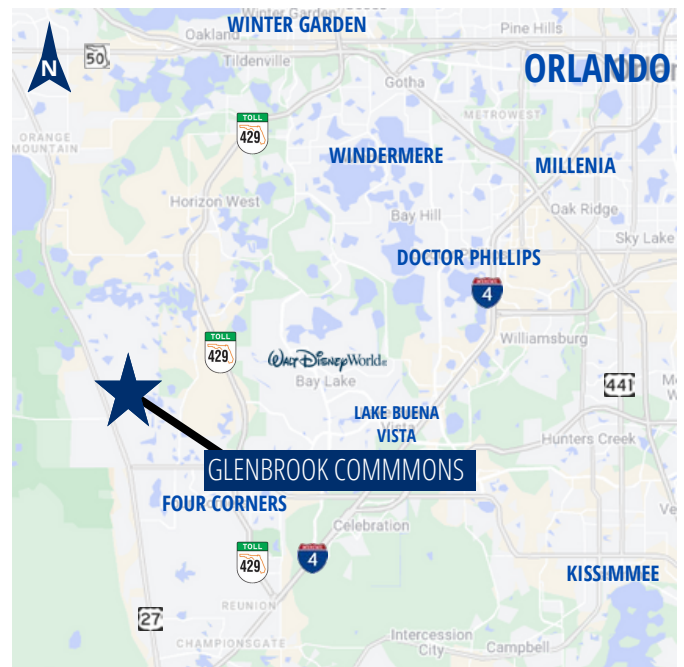
1714 US Highway 27, Clermont, Florida 34714



HIGHLIGHTS

- Three pad-ready sites for ground lease for credit tenants from .62 acre to 2.95 acres
- Shopping center 64,707± SF GLA
- Ample parking
- Zoning PUD, Lake County
- Frontage on Hwy 27, Clermont's primary north-south thoroughfare
- Excellent access (3 points)
- Join anchor Fitness CF with 244,200± visits over the past 12 months
- Retail expansion up to 10,000 SF available
- Proximity to Walt Disney World, Central Florida's largest employer

LOCATOR MAP



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	10,135	33,386	95,851
Average HH Income	\$73,000	\$71,385	\$87,371

*Source: CoStar, 2023



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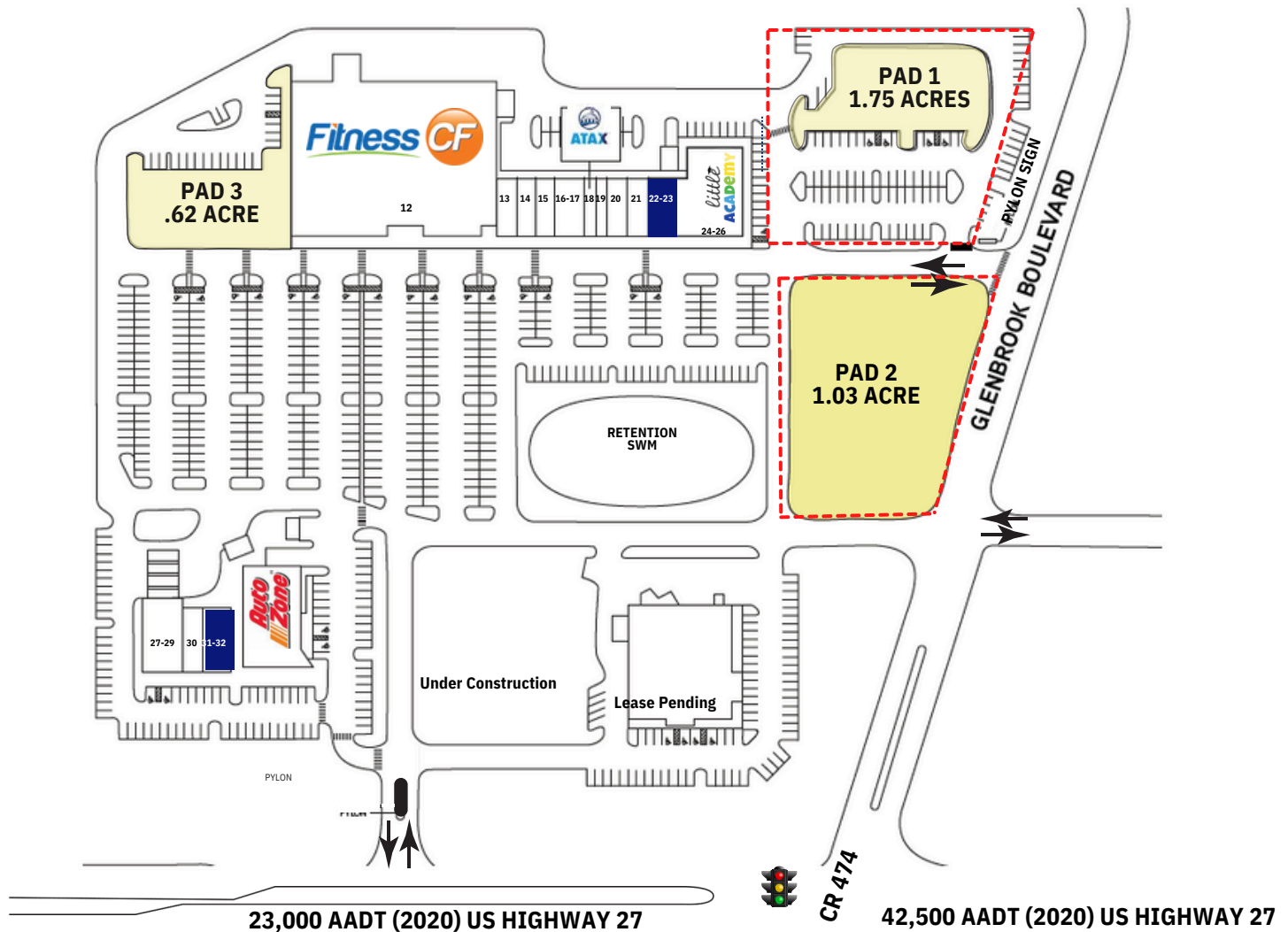
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OUTPARCELS AVAILABLE

GLENBROOK COMMONS SHOPPING CENTER

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Suite	Tenant	Area (SF)
12	Fitness CF	38,144
13	YGF Low Cost Veterinary Clinic	1,625
14	Paris Nails	1,300
15	Suncoast Premier Medical	1,300
16-17	US Tae Kwon Do	2,275
18	ATAX	975
19	Game Time Barber Shop	975
20	China Gourmet	1,300
21	The Pet Garden	1,300

Suite	Tenant	Area (SF)
22-23	AVAILABLE	2,588
24-26	Little Academy	5,980
27-29	Clermont Family Dentistry	3,500
30	Clermont Pharmacy	1,050
31 - 32	Available	2,415
	TOTAL	64,707
OP	Pad 1 Ground Lease	1.75 Acres
OP	Pad 2 Ground Lease	1.03 Acre
OP	Pad 3 Ground Lease	.62 Acre

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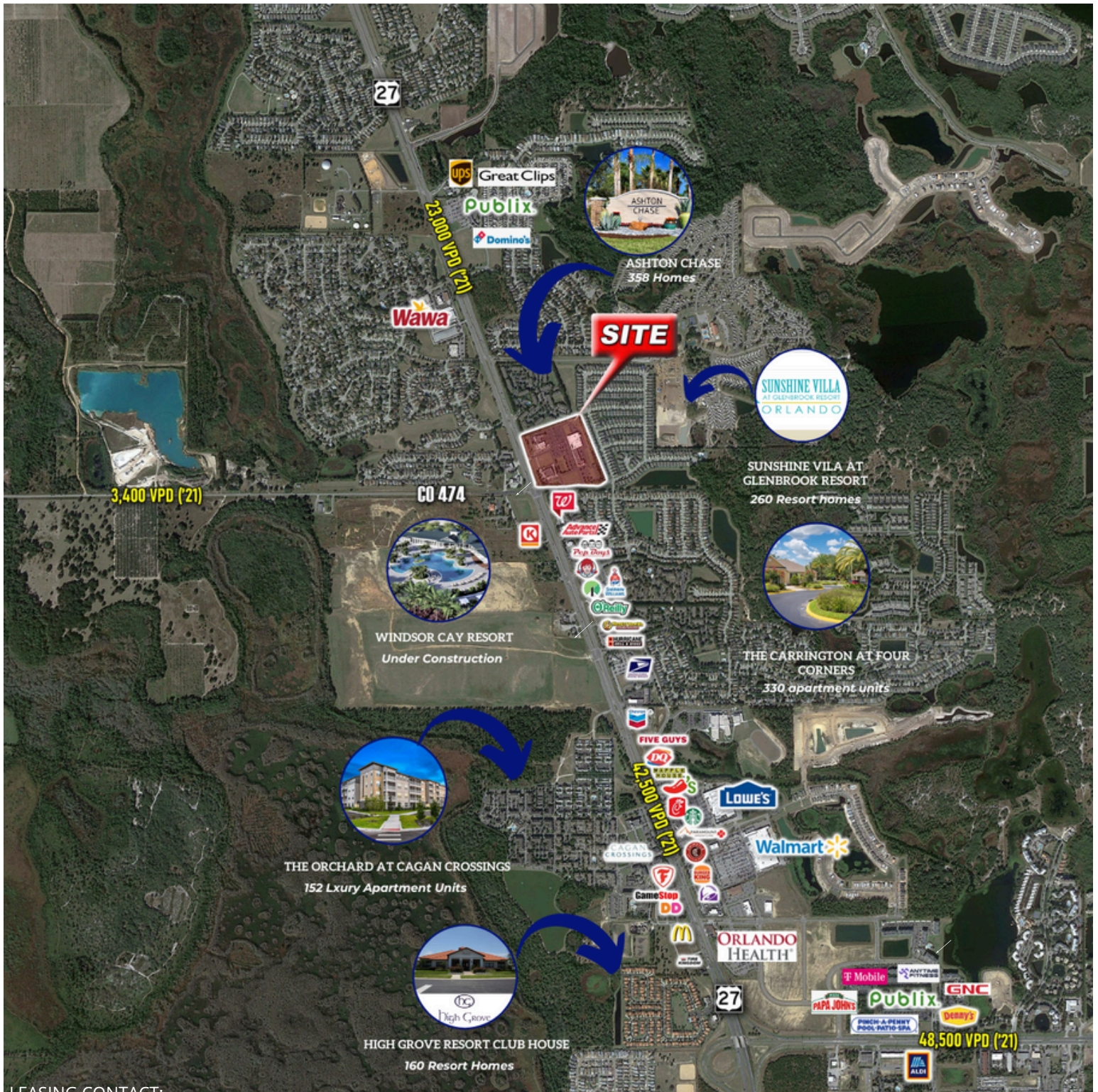
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Pad 1 - 1.75 AC



Pad 2 - 1.03 AC



Pad 3 - 62 AC



Pad 2 - 1.03 AC



[Click for Virtual Tour](#)



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PAD 1: 1.75 AC



PAD 2: 1.03 AC



PAD 3: .62 AC



PAD 1 + PAD2: 2.95 AC



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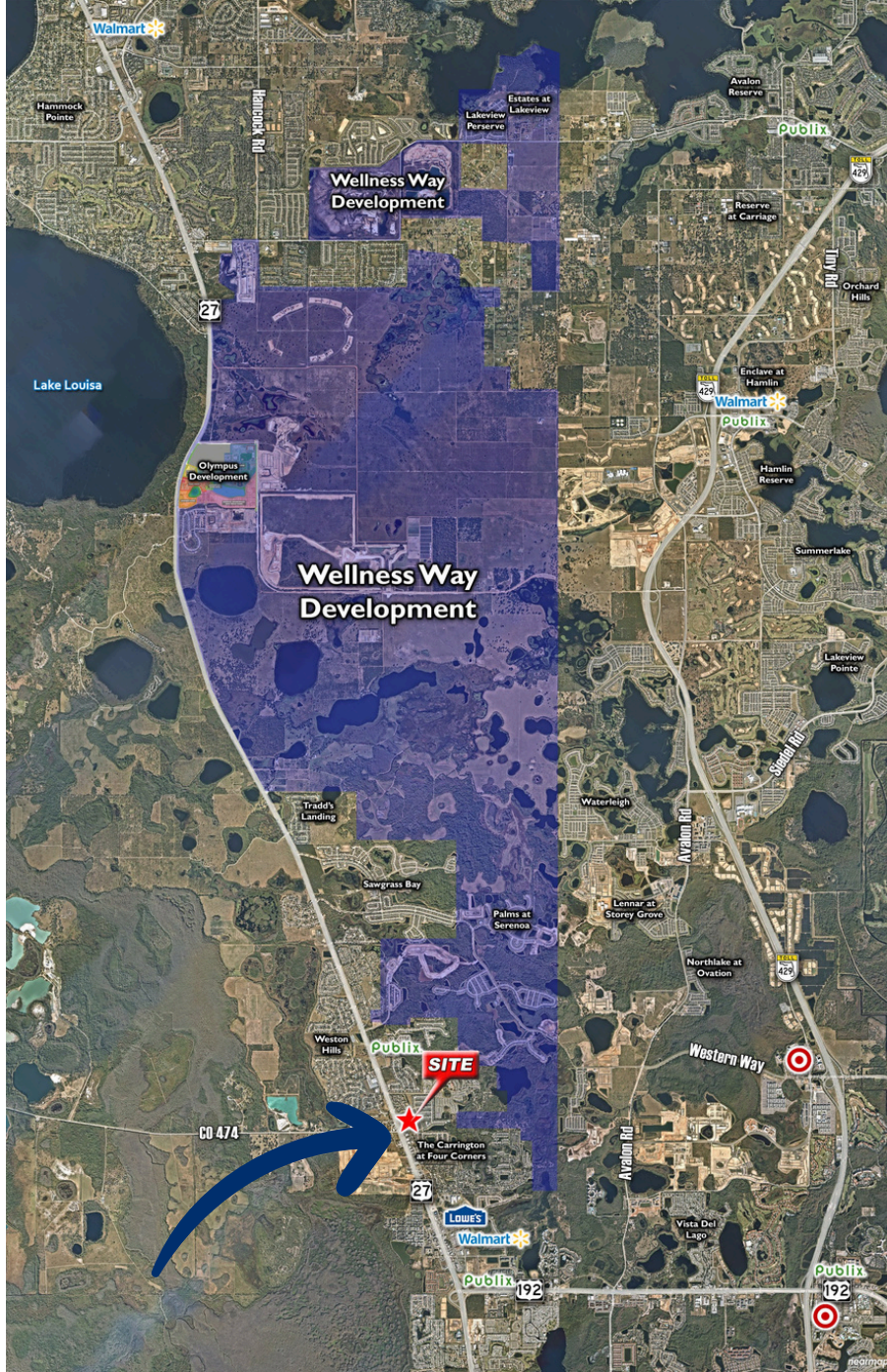
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Coming soon to Clermont, FL is the 16,000 acre Wellness Way project, located between i-4, Florida's Turnpike and U.S. Highway 27.

Wellness Way will provide upwards of **15,500 housing units**.

Wellness Way will include an innovative **243-acre master planned community called Olympus** that will combine sports, wellness, entertainment and residential development.



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