

5.94 ACRES AT SIGNALIZED INTERSECTION

NEC: West Highway 50 & 12th Street

📍 901 12th St, Clermont, FL 34711

One of the last remaining undeveloped sites near Downtown Clermont

EXECUTIVE SUMMARY

KEY HIGHLIGHTS

- Highly Visible Corner with approximately 525 Feet of Frontage on West Highway 50
- Two blocks from Downtown Clermont and Victory Pointe
- Located at the entrance to Clermont from the West at a 4-Way Traffic Controlled Intersection
- Two Florida Turnpike interchanges' only 6.8 and 8.4 miles away.

ZONING

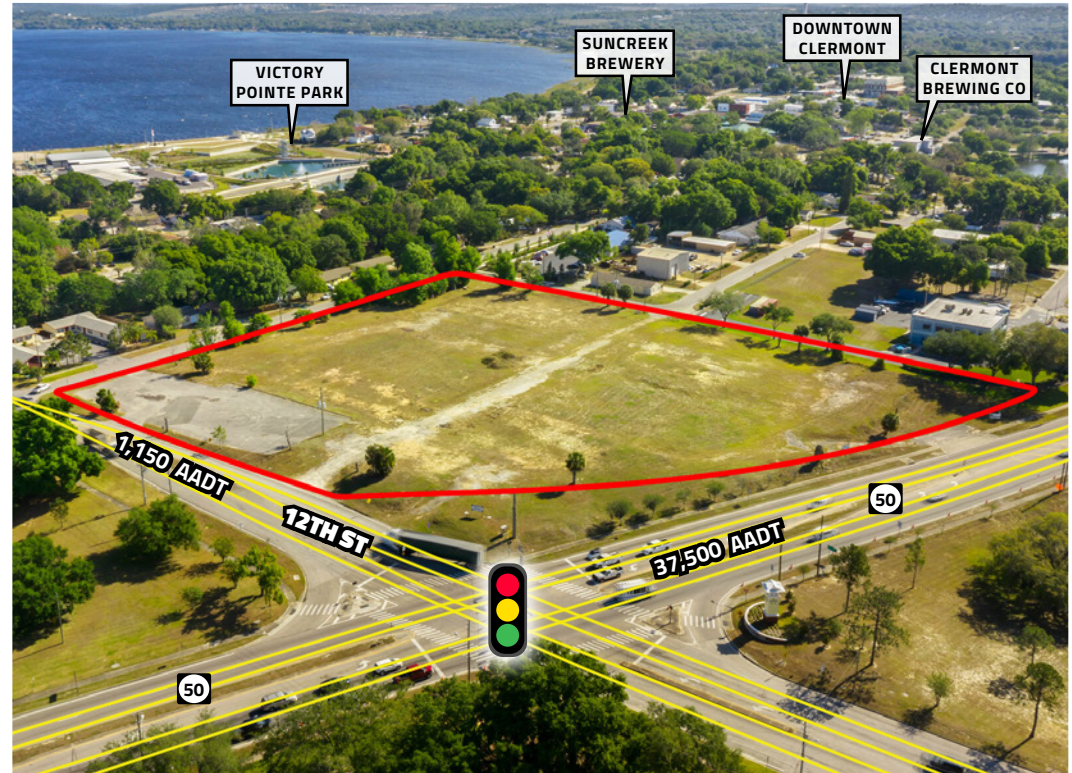
- PUD (Planned Unit Development) for Commercial & Industrial which consists an approval of six buildings up to a maximum of 60,000 square feet, permitted uses are commercial, office, retail, restaurants, bottling and warehouse, spirits and alcohol production, distillery, bars and any other distribution associated with the distillery.
- An amendment to the PUD and/or rezoning is possible

TRAFFIC COUNTS

- 37,500 AADT on West Highway 50
- 1,150 AADT on 12TH Street

PRICE

- \$4,250,000



KARIN ARELLANO

Broker / Owner

✉ Karin@ARISoldit.com

📞 (407) 948-0767

ARELLANO
REALTY & INVESTMENTS, LLC

www.arisoldit.com

5.94 ACRES AT SIGNALIZED INTERSECTION

NEC: West Highway 50 & 12th Street

One of the last remaining undeveloped sites near Downtown Clermont

901 12th St, Clermont, FL 34711

MARKET AERIAL



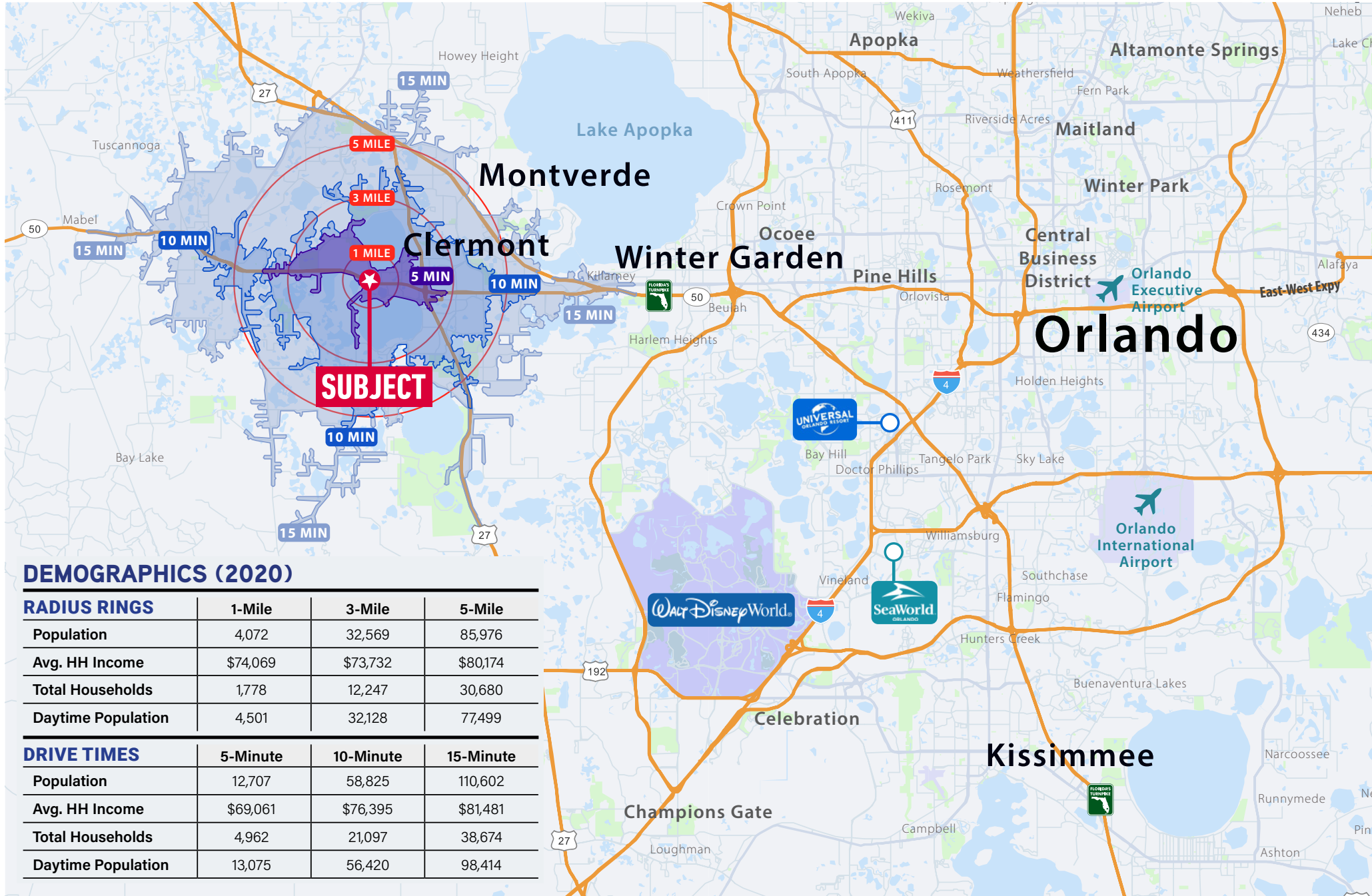
5.94 ACRES AT SIGNALIZED INTERSECTION

NEC: West Highway 50 & 12th Street

One of the last remaining undeveloped sites near Downtown Clermont

📍 901 12th St, Clermont, FL 34711

AREA MAP & DEMOGRAPHICS



DEMOGRAPHICS (2020)

RADIUS RINGS	1-Mile	3-Mile	5-Mile
Population	4,072	32,569	85,976
Avg. HH Income	\$74,069	\$73,732	\$80,174
Total Households	1,778	12,247	30,680
Daytime Population	4,501	32,128	77,499

DRIVE TIMES	5-Minute	10-Minute	15-Minute
Population	12,707	58,825	110,602
Avg. HH Income	\$69,061	\$76,395	\$81,481
Total Households	4,962	21,097	38,674
Daytime Population	13,075	56,420	98,414

The information contained herein was obtained from sources believed to be reliable, however, the company makes no guarantees, warranties, or representations as to the completeness or accuracy thereof.