

# RESTAURANT PAD AVAILABLE IN FRONT OF NEW MARRIOTT HOTEL

1460 E SR-50 | Clermont, FL 34711



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### Restaurant/Pad Site in Growing Trade Area

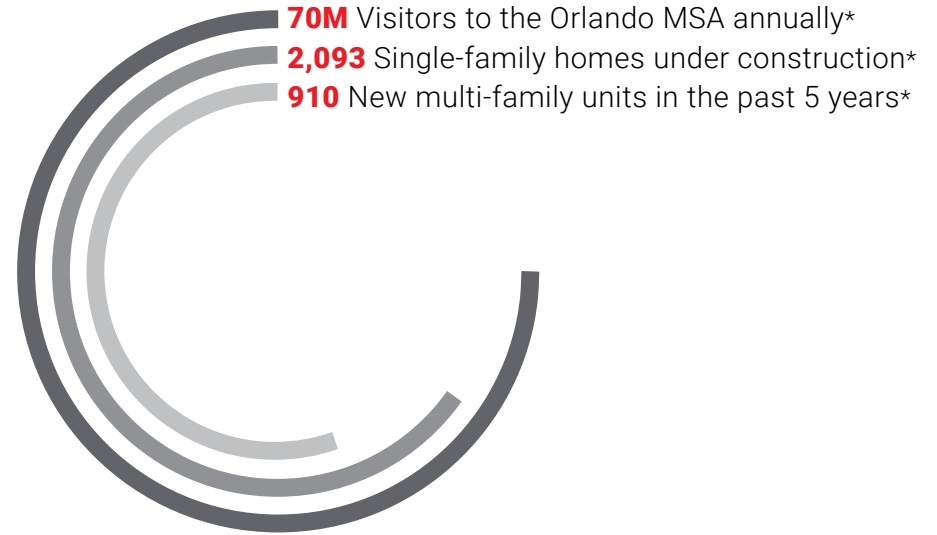
In 2021, Clermont, Florida, secured the 9th spot as one of America's fastest-growing cities, witnessing the construction of over 900 multi-family units and 2,000 single-family homes in the immediate trade area in the past few years.

### Caters to Significant Daytime Population

Less than 1 mile from Orlando Health South Lake Hospital and AdventHealth—two of Clermont's largest employers, the property serves over 3,000 healthcare workers.

### Prominent SR-50 Location

Located adjacent to SR-50, Clermont's primary retail thoroughfare featuring numerous national retailers, and in close proximity to its intersection with Florida's Turnpike.



## STRATEGIC LOCATION & NEARBY EMPLOYMENT



**Lot Size** 4.3 Acres



**Net Rentable SF** 8,000 SF



**Seating** 297 Seats



**Parking Spaces** 202 Overall Spaces



# THE SITE PLAN



**Lot Size** 4.3 Acres



**Net Rentable SF** 8,000 SF



**Seating** 297 Seats



**Parking Spaces** 202 Overall Spaces

50

47,954 VPD



# THE IMMEDIATE TRADE AREA

South Lake Medical Arts Center

at home Fitness CF  
The Home Décor Superstore

Pet Super market Seacoast Bank



Fairfield Inn & Suites

ORLANDO HEALTH

South Lake Hospital

UNIVERSITY OF CENTRAL FLORIDA

THE HOME DEPOT

Publix

ORLANDO HEALTH

Walgreens

TARGET

DUNKIN'

CVS pharmacy

NIC NATIONAL TRAINING CENTER

ANYTIME FITNESS

McDonald's

Ruby Tuesday

50

50

MILLER'S ALE-HOUSE

Mister CAR WASH

CHIPOTLE

tropical CAFE

OUTBACK STEAKHOUSE

Applebees

Hampton Inn

chili's

TRUIST

Ford

LONGHORN STEAKHOUSE

MISSION BBQ

Portillo's BEEF • BURGERS • SALADS

Multi-Family 230 Units | Built 2019

AdventHealth

Office DEPOT

petco

Chick-fil-A

FIVE GUYS BURGERS and FRIES

TIRE PLUS

Christian Brothers

Advance Auto Parts

TJ-MAXX

LOWE'S

DICK'S SPORTING GOODS

HOBBY LOBBY Super Savings, Super Selection!

jcpenney

DOLLAR TREE

Middle School 1,200 Students

High School 2,500 Students

ROSS DRESS FOR LESS

EPIC THEATRES

ALDI

IHOP

27

Bj's

PANDA EXPRESS

Walmart

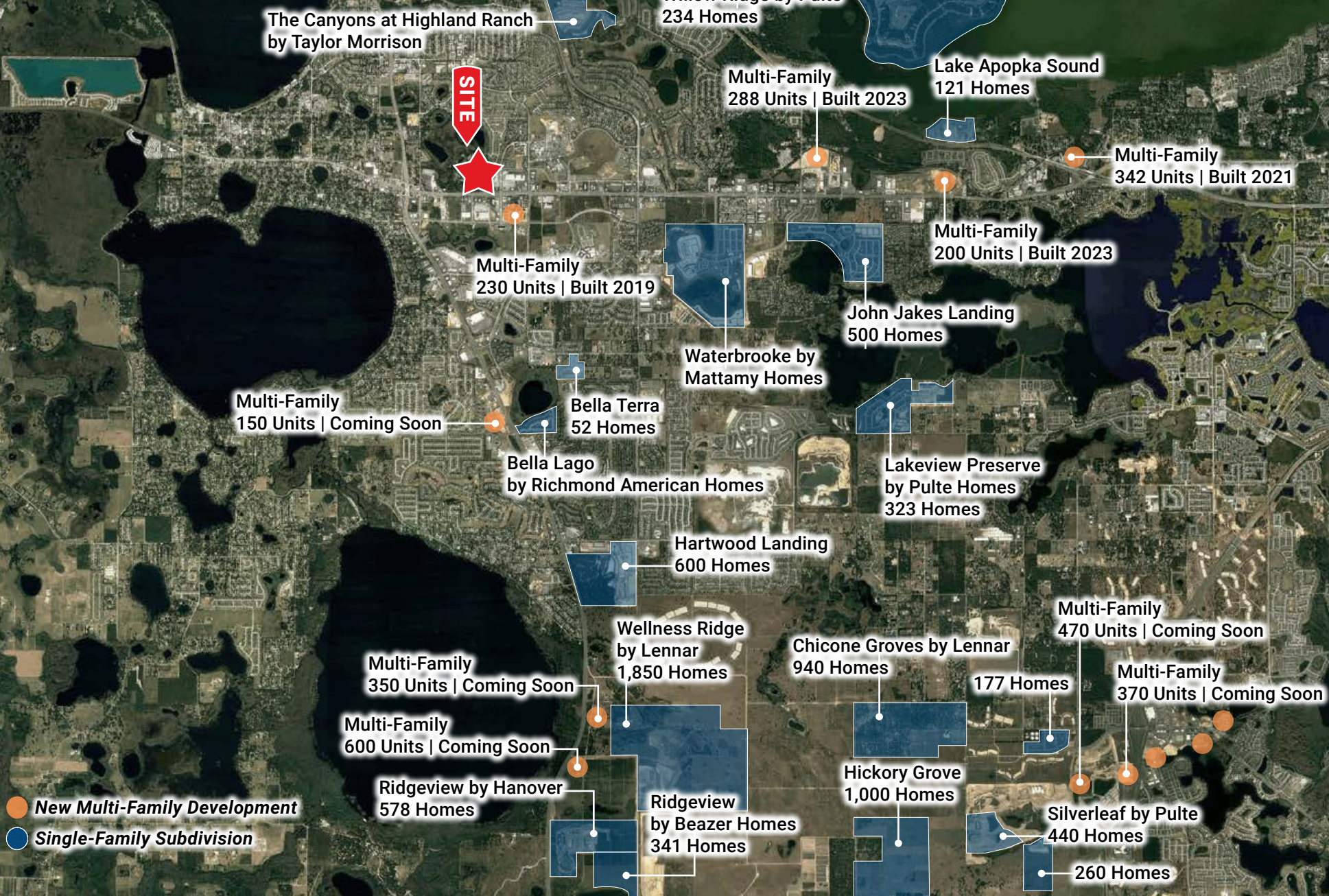
planet fitness



Waterbrooke by Mattamy Homes

- Medical/Hospital
- New Multi-Family Development
- Single-Family Subdivision
- University/College

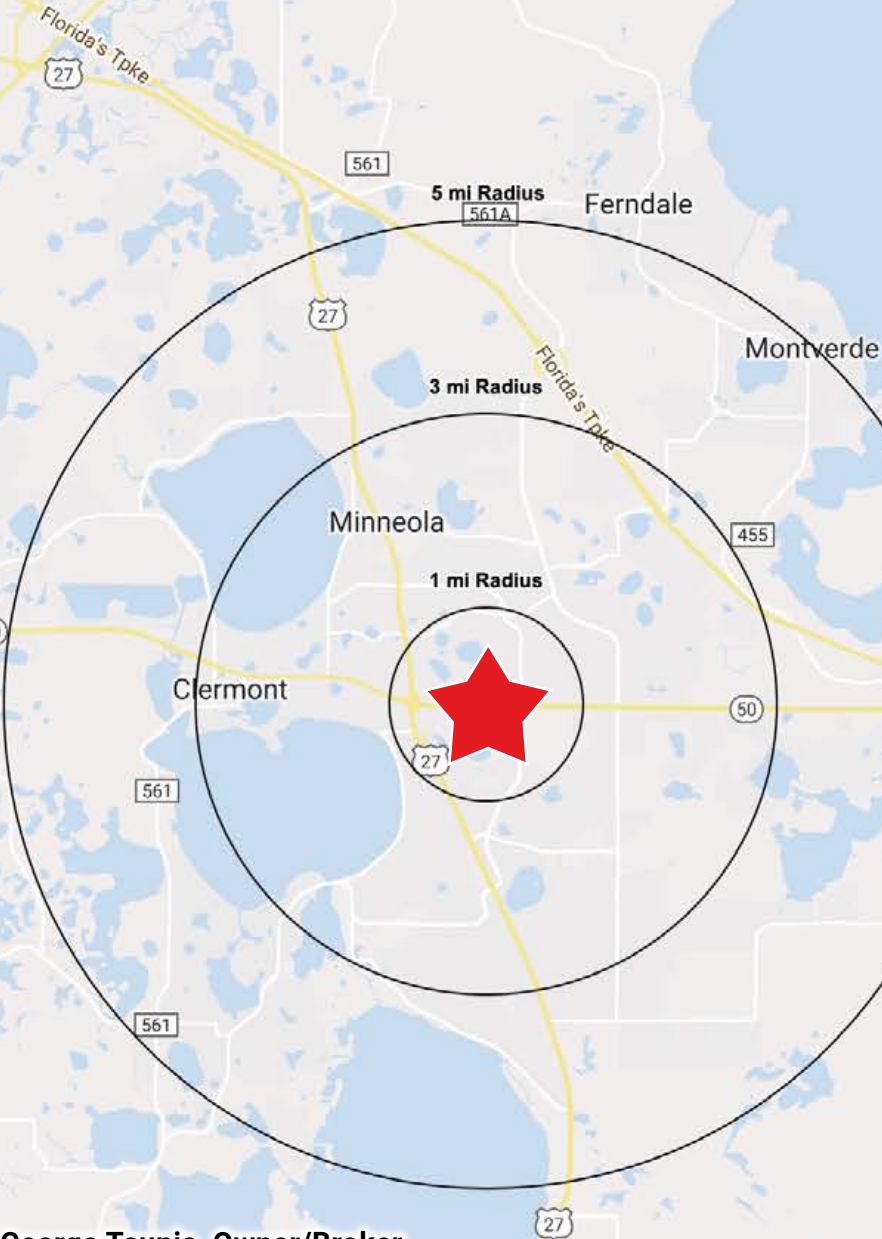
# TRADE AREA RESIDENTIAL GROWTH



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# TRADE AREA DEMOGRAPHICS



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	1 Mile	3 Mile	5 Mile
2023 Estimated Population	6,788	55,302	99,549 <sup>(16)</sup>
2028 Projected Population	7,952	67,035	123,266
Projected Annual Growth 2023 to 2028	3.4%	4.2%	4.8%
2023 Est. Median Age	37.5	41.6	41.4

## Population

2023 Estimated Households	2,717	21,701	37,282
2028 Projected Households	3,202	26,363	46,080
Projected Annual Growth 2023 to 2028	3.6%	4.3%	4.7%

## Height Households/Housing

2023 Est. Average Household Income	\$75,627	\$100,088	\$105,843
2023 Est. Median Household Income	\$81,890	\$83,672	\$88,967
2023 Est. Total Businesses	667	3,346	5,010
2023 Est. Total Employees	4,896	18,156	25,113

## Businesses/Employees

2023 Est. Total Household Expenditure	\$157.83 M	\$1.52 B	\$2.74 B
2023 Est. Apparel	\$5.58 M	\$54.07 M	\$97.4 M
2023 Est. Entertainment	\$8.97 M	\$87.15 M	\$157.29 M
2023 Est. Food, Beverages, Tobacco	\$24.29 M	\$232.38 M	\$415.98 M
2023 Est. Furnishings, Equipment	\$5.59 M	\$54.18 M	\$97.61 M
2023 Est. Health Care, Insurance	\$14.51 M	\$139.43 M	\$249.09 M
2023 Est. Household Operations, She	\$50.81 M	\$490.24 M	\$878.02 M

## Consumer Expenditures

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