

# FOR LEASE INDUSTRIAL PROPERTY



HAVEN  
PROPERTY  
GROUP

1033 HOOKS ST  
CLERMONT, FL 34711

**TYPE** INDUSTRIAL PROPERTY

**SIZE** 3 ACRES WITH 1,500 SF BUILDING



## PROPERTY DESCRIPTION

FOR LEASE 3 Acres including a warehouse office flex building. Located in the heart of Clermont's Business corridor with easy access to Hwy 27, Hooks Street, and SR 50. Fenced in and perfect for a business that needs outdoor space. Flexible M-1 Industrial Zoning which includes a wide variety of uses (including C1 and C2)...No Car lots as they require a CUP.

## PROPERTY HIGHLIGHTS

- Flexible M-1 Industrial Zoning
- 3 Acre fenced in yard plus office/warehouse
- Right off Hwy 27 and Hooks Street and SR50

## OFFERING SUMMARY

Lease Rate:	\$9,775.00 per month (Gross)
Available SF:	1,500 SF
Lot Size:	3 Acres Fenced
Building Size:	1,500 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,605	22,440	39,170
Total Population	6,568	58,919	105,578
Average HH Income	\$99,121	\$104,205	\$109,446



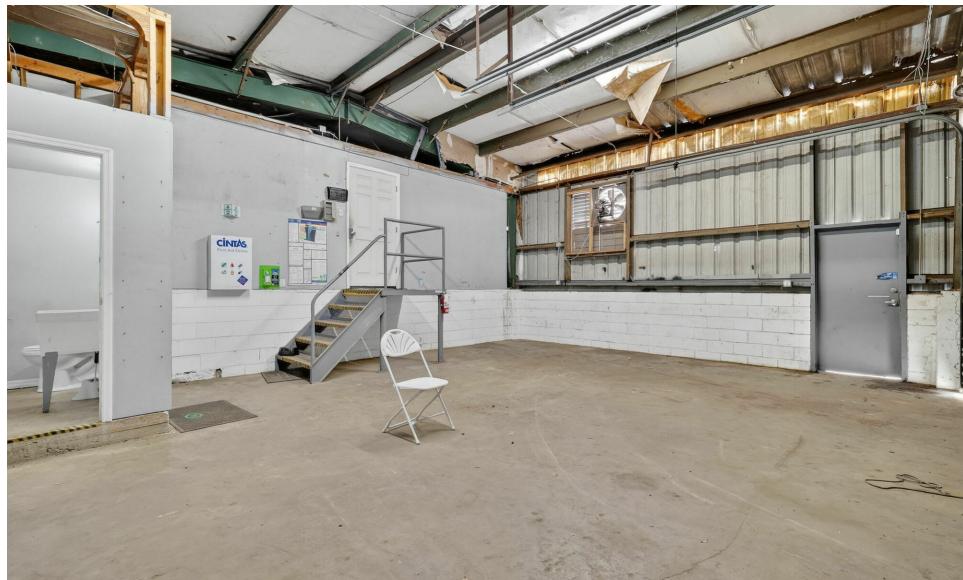
HAVEN  
PROPERTY  
GROUP

**AARON BLAKE**

> 407.758.1945  
> [AARON@HAVENPROPERTYGROUP.COM](mailto:AARON@HAVENPROPERTYGROUP.COM)



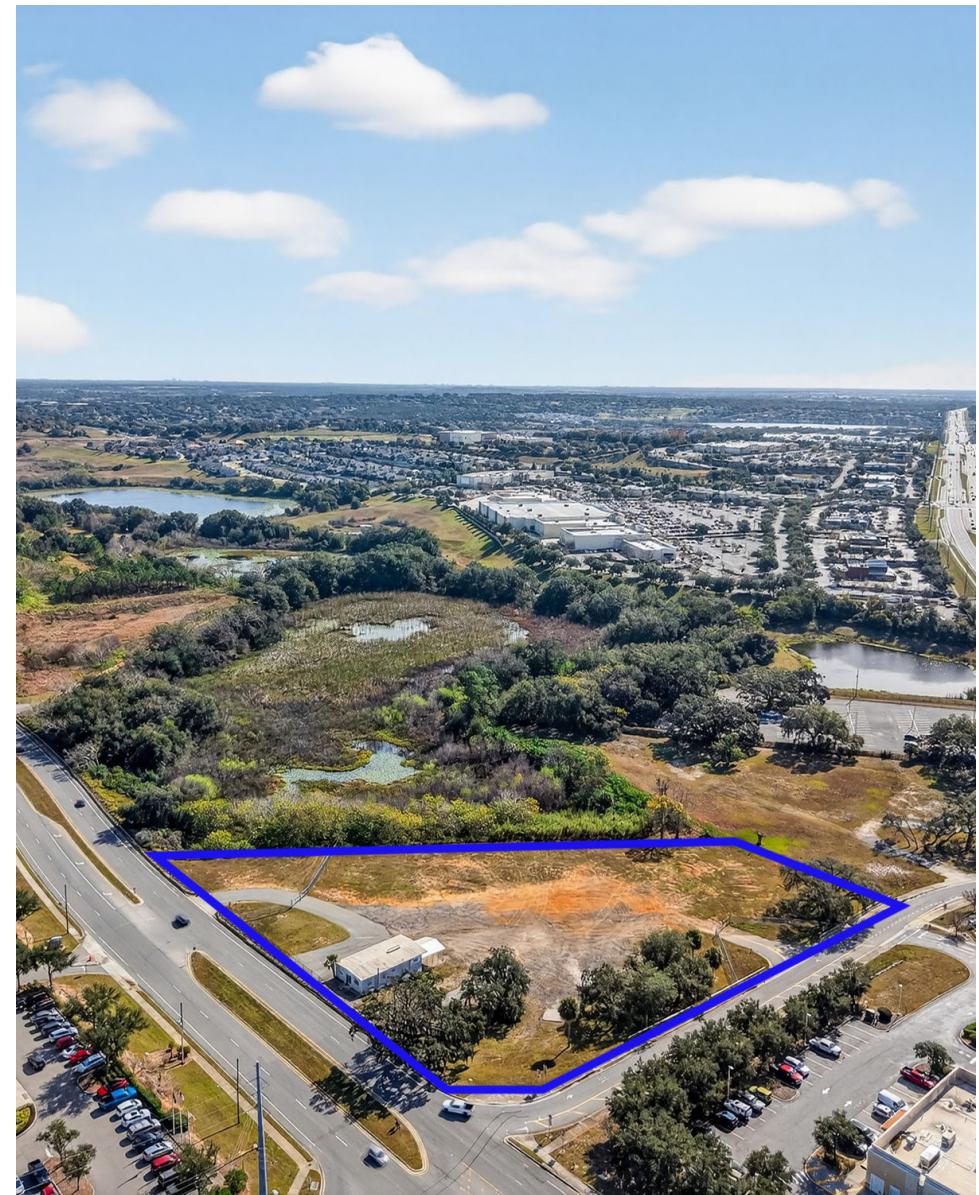
## ADDITIONAL PHOTOS



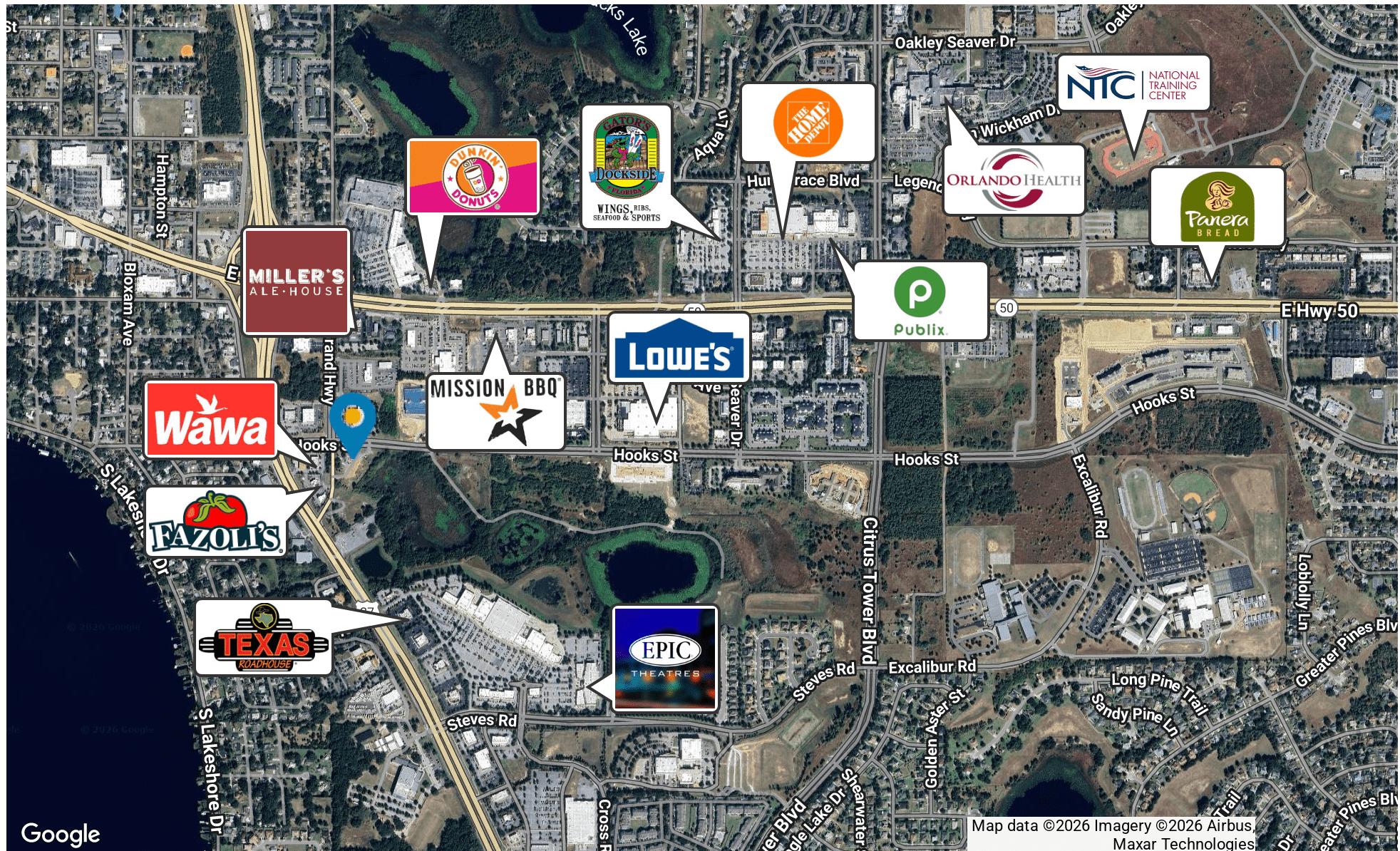
**HAVEN  
PROPERTY  
GROUP**

**AARON BLAKE**

> 407.758.1945  
> [AARON@HAVENPROPERTYGROUP.COM](mailto:AARON@HAVENPROPERTYGROUP.COM)



## LOCATION MAP



HAVEN  
PROPERTY  
GROUP

AARON BLAKE

➤ 407.758.1945  
➤ [AARON@HAVENPROPERTYGROUP.COM](mailto:AARON@HAVENPROPERTYGROUP.COM)

# DEMOCRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,568	58,919	105,578
Average Age	41	44	43
Average Age (Male)	40	42	42
Average Age (Female)	43	45	44

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,605	22,440	39,170
# of Persons per HH	2.5	2.6	2.7
Average HH Income	\$99,121	\$104,205	\$109,446
Average House Value	\$348,621	\$397,392	\$414,489

Demographics data derived from AlphaMap

