

FOR LEASE INDUSTRIAL PROPERTY



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

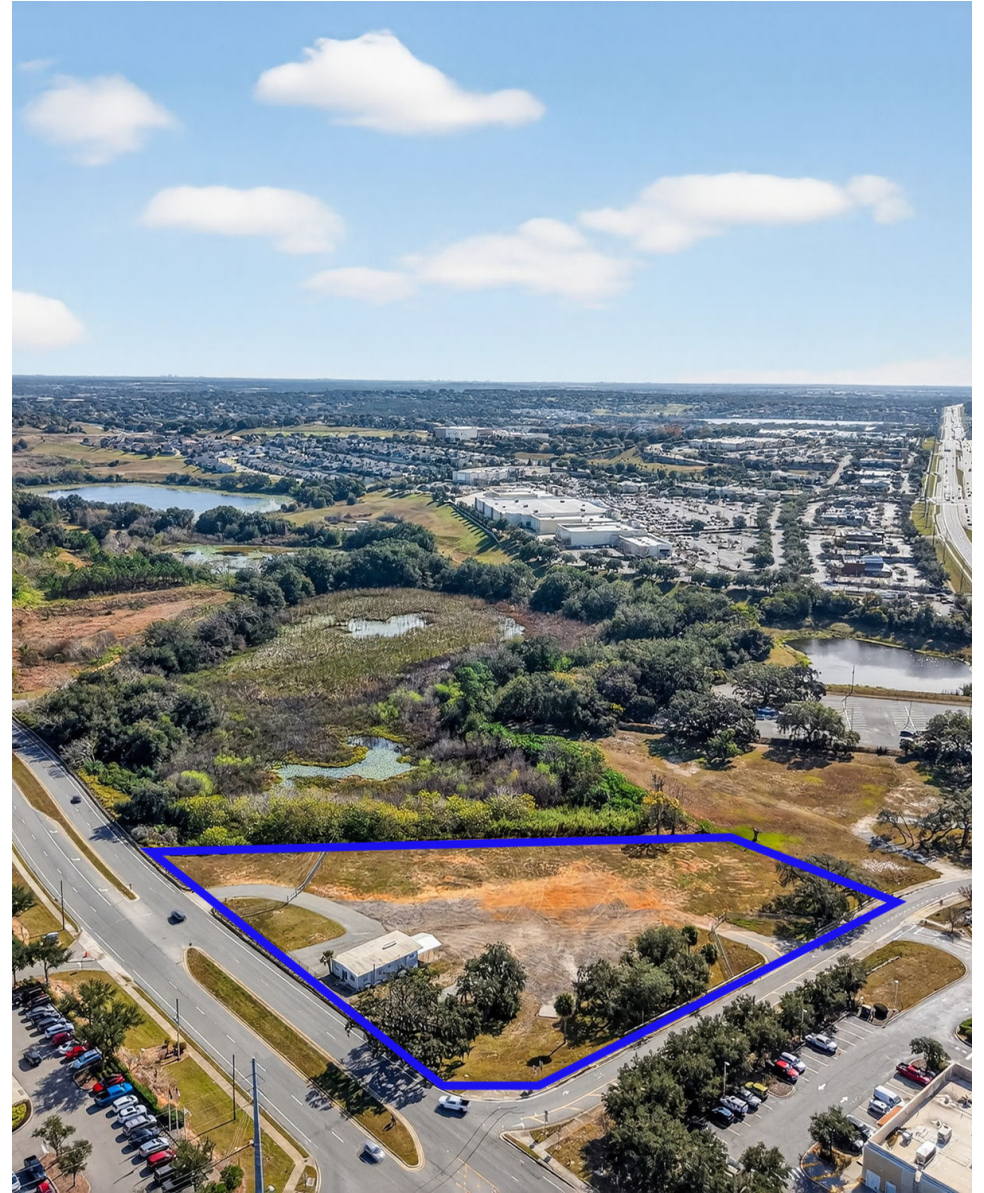
OFFERING SUMMARY

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





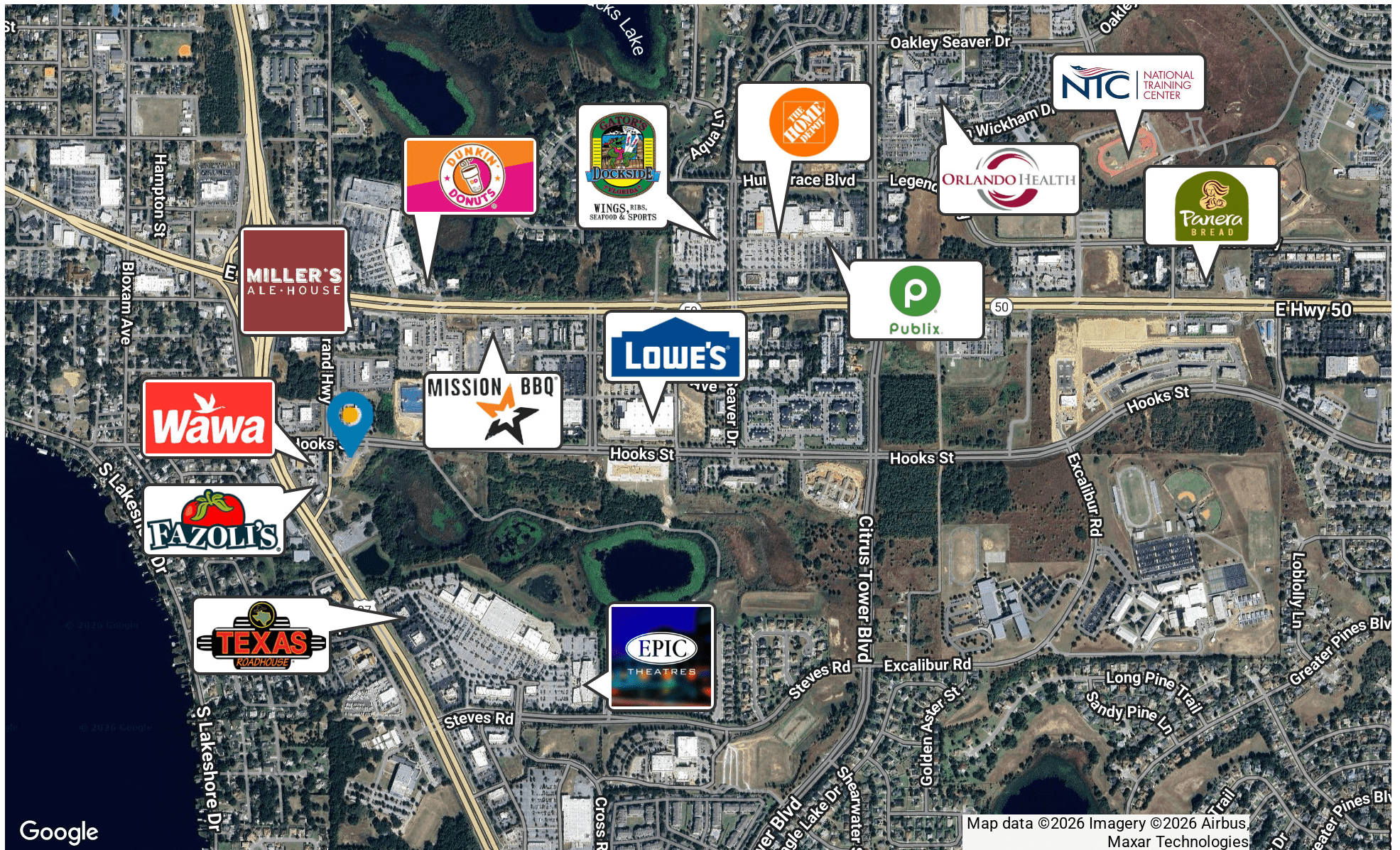


HAVEN
PROPERTY
GROUP

AARON BLAKE

> 407.758.1945

> AARON@HAVENPROPERTYGROUP.COM



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

