



1.43 AC Land Parcel

EXCALIBUR ROAD, CLERMONT, FL 34711



Property Overview

Situated within close proximity to Orlando Health's South Lake Campus, The National Training Center, Advent Health Park and Clermont Landing with big box national tenants, Excalibur Rd provides excellent Visibility. In addition, end users can benefit from being located at a Lighted Intersection with excellent access.

Nicknamed the Choice of Champions®, Clermont is home to elite athletes who take advantage of natural terrain and year-round great weather. More than a few well-known professional and Olympic athletes have lived or trained here, and many others spend at least part of their year here improving their abilities in their sport of choice. Because of this, the state-of-the-art National Training Center is the top destination for athletes of all ages from around the nation and the world.

The local terrain is another highlight for athletes, and not only for training. The numerous lakes in the area, as well as the natural hills of the Florida ridge, are favored by a range of athletes from swimmers to runners and cyclists, and it's one of the reasons why many large-scale sporting events are held here, including the Great Florida Triathlon.

PRESENTED BY

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LAND

For Sale

EXECUTIVE SUMMARY

EXCALIBUR ROAD, CLERMONT, FL 34711

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OFFERING SUMMARY

| | |
|---------------|------------------|
| Sale Price: | Subject To Offer |
| Available SF: | +/- 10,000 SF |
| Lot Size: | 1.43 Acres |
| Zoning: | Commercial |

LOCATION OVERVIEW

Excalibur Rd boasts a fantastic opportunity to develop in Central Florida's fastest-growing cities. The property has great visibility, frontage, and is at a lighted intersection. Strategically located near Healthcare, Schools, Retail, Restaurants, a Wealth of Residential development, and just south of Orlando Health's South Lake Hospital Campus.

PROPERTY HIGHLIGHTS

- Close Proximity to Orlando Health's South Lake Hospital
- Close Proximity to Advent Health's New Health Park
- Lighted Intersection
- Excellent Access
- Commercial Zoning

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ADDITIONAL PHOTOS

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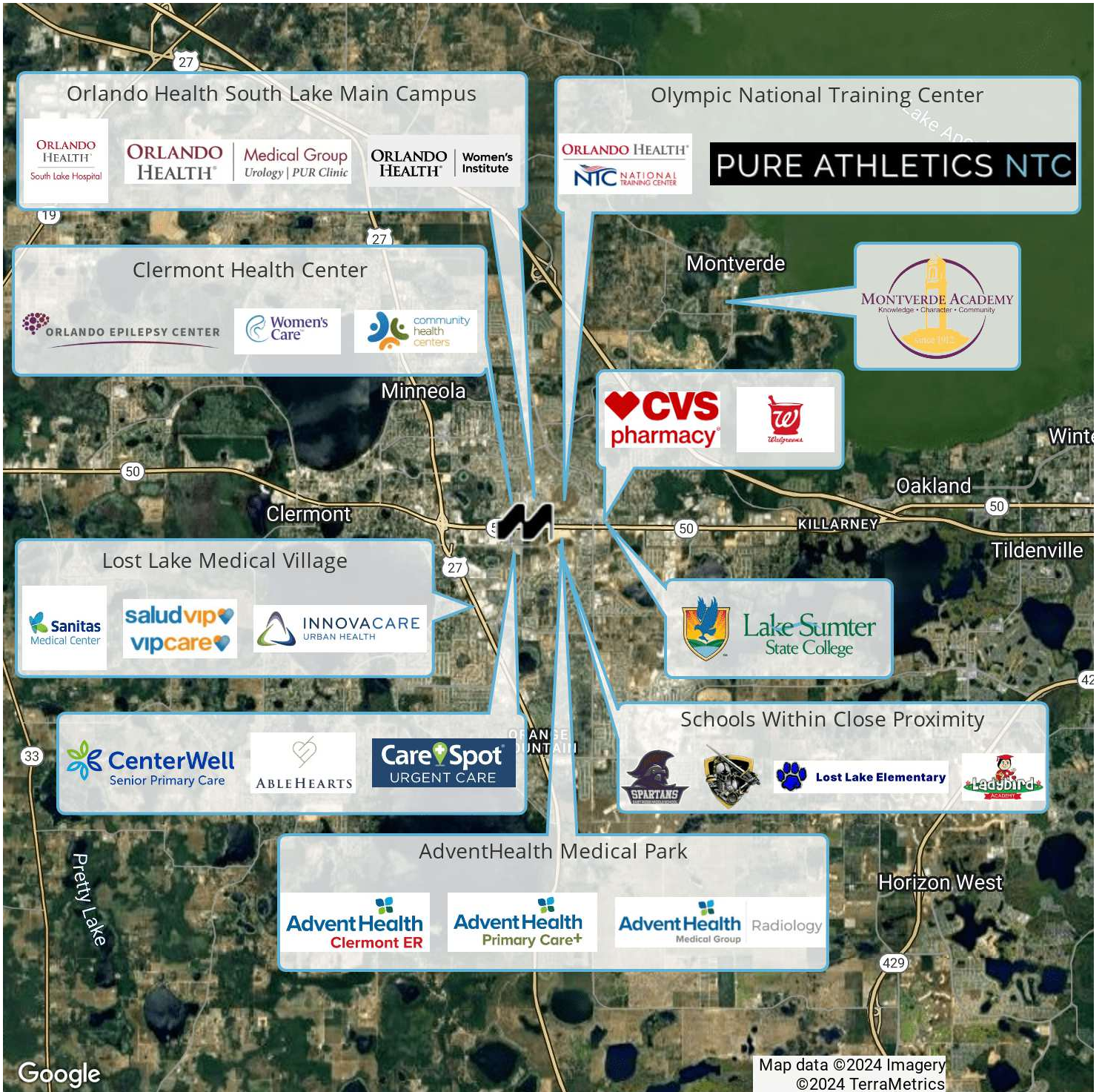
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LOCATION MAP

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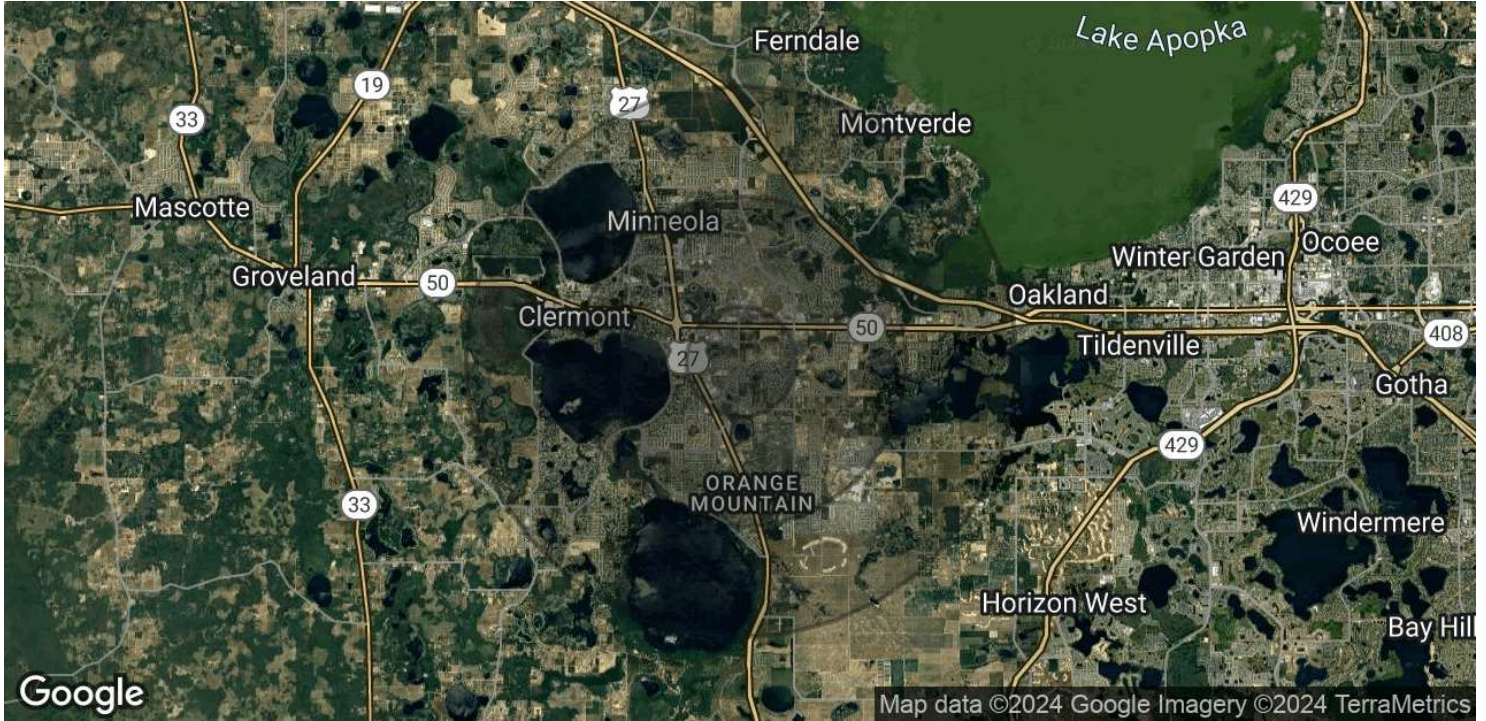
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DEMOGRAPHICS MAP & REPORT

EXCALIBUR ROAD, CLERMONT, FL 34711

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POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 6,982 | 61,439 | 99,448 |
| Average Age | 40 | 44 | 43 |
| Average Age (Male) | 39 | 43 | 42 |
| Average Age (Female) | 41 | 45 | 44 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 2,594 | 23,599 | 36,944 |
| # of Persons per HH | 2.7 | 2.6 | 2.7 |
| Average HH Income | \$114,147 | \$105,329 | \$111,591 |
| Average House Value | \$397,427 | \$400,340 | \$421,240 |

Demographics data derived from AlphaMap

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