

CLERMONT WEST



1.5 ACRE PAD READY SITE AVAILABLE

SR 50 & SANDHILL VIEW BLVD, CLERMONT, FL 34711

ALEX BISBEE
407-864-6444

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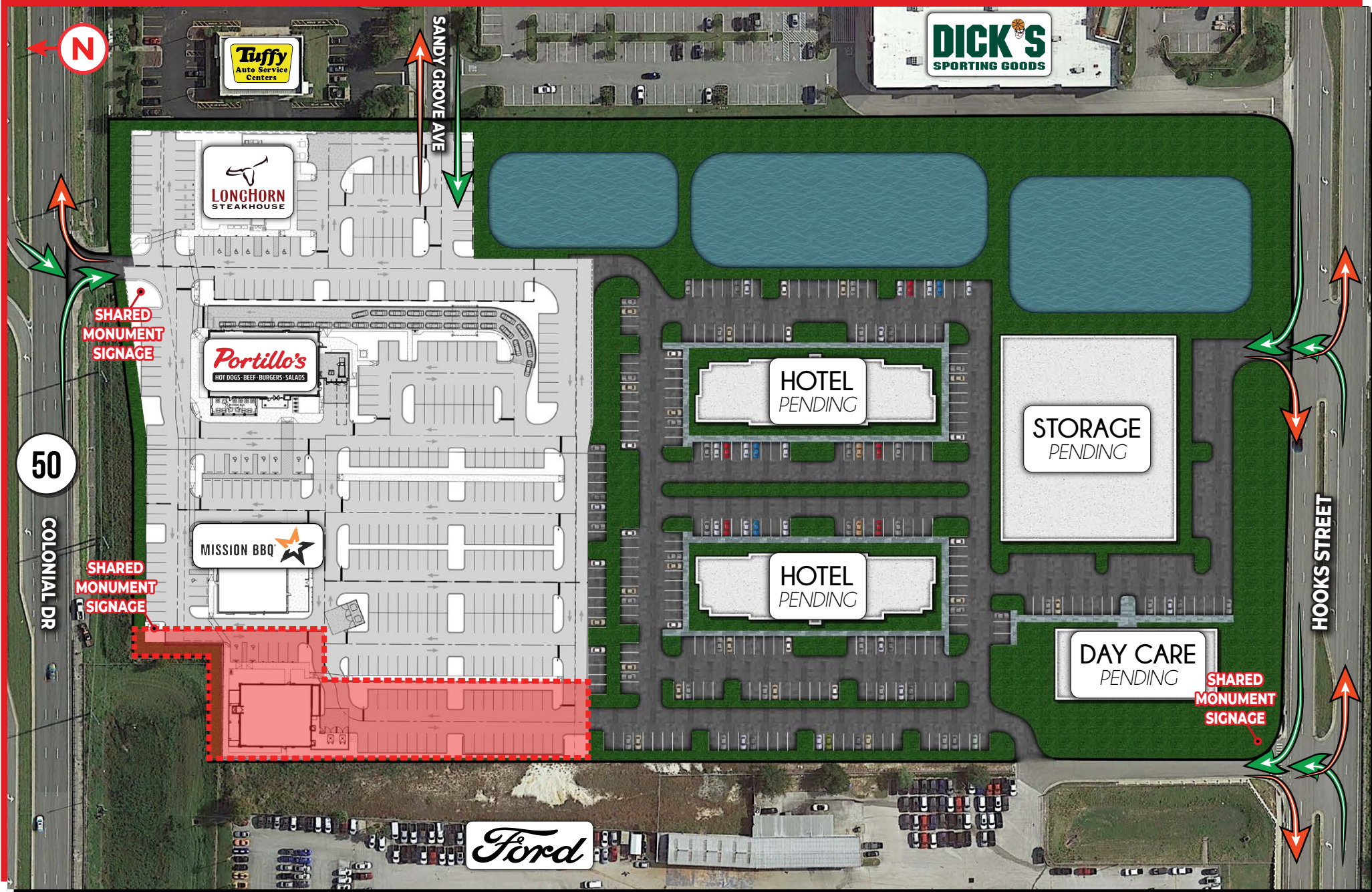
PROPERTY HIGHLIGHTS

- +/- 1.5 acre pad ready site available for ground lease or Build-To-Suit. Ideal for fast-casual / full-service restaurants, retail, bank, credit union, etc.
- Outparcel at a new retail development that features 3 restaurants, 2 hotels and a day care.
- Multiple access points along North, East and South sides of the development.
- Monument signage available facing Colonial Dr and Hooks St.
- Conveniently located less than 0.5 miles from the SR 50 & Hwy 27 intersection which sees roughly 100,000 VPD combined.

2024 DEMOGRAPHICS

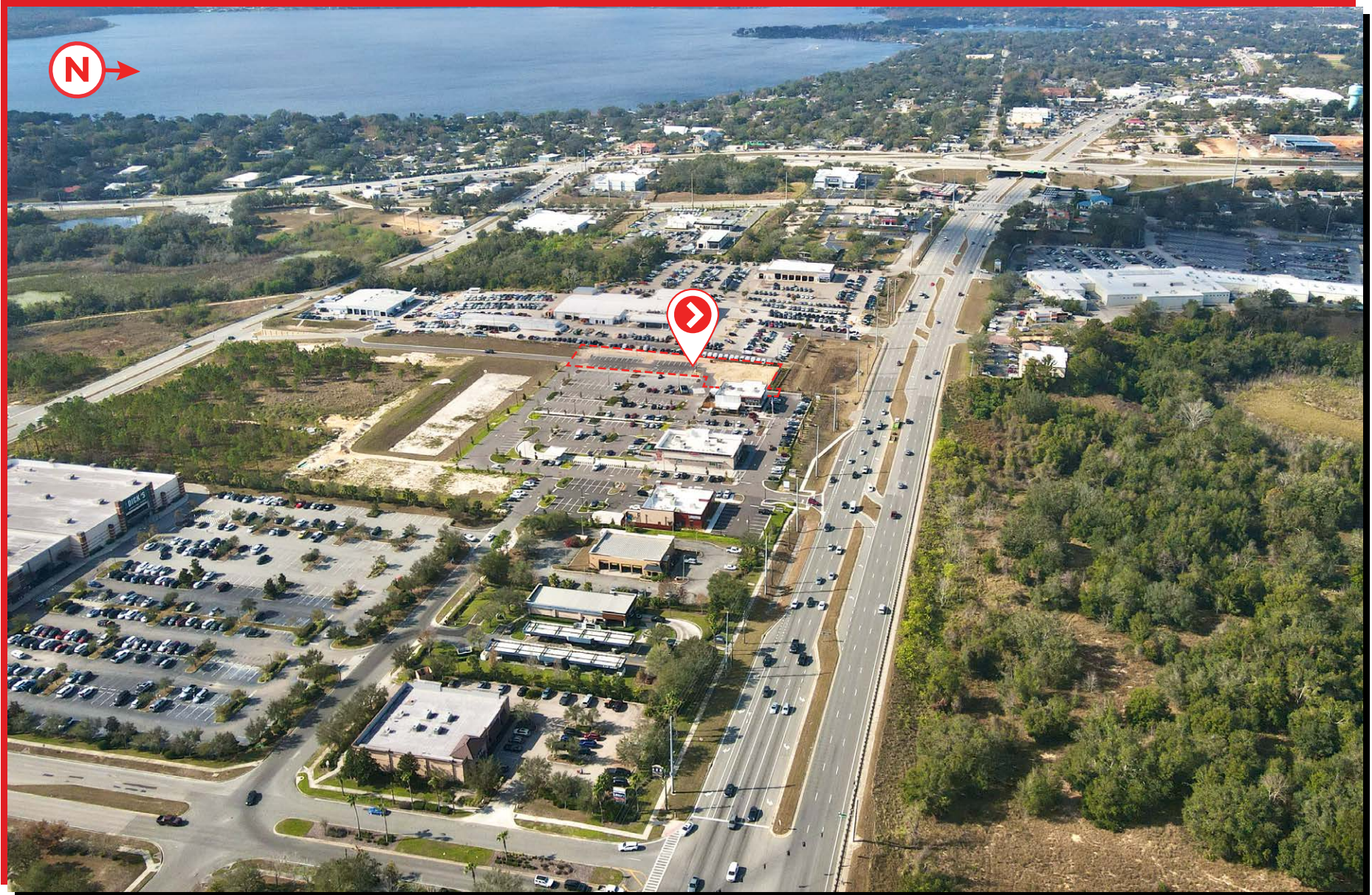
	Population	1 Mile	8,374
		3 Mile	59,744
		5 Mile	104,013
	Average Household Income	1 Mile	\$94,075
		3 Mile	\$112,153
		5 Mile	\$120,664
	Employees	1 Mile	4,647
		3 Mile	19,049
		5 Mile	26,182

SITE PLAN









MONUMENT SIGNAGE



FOR MORE
INFORMATION
PLEASE CONTACT

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