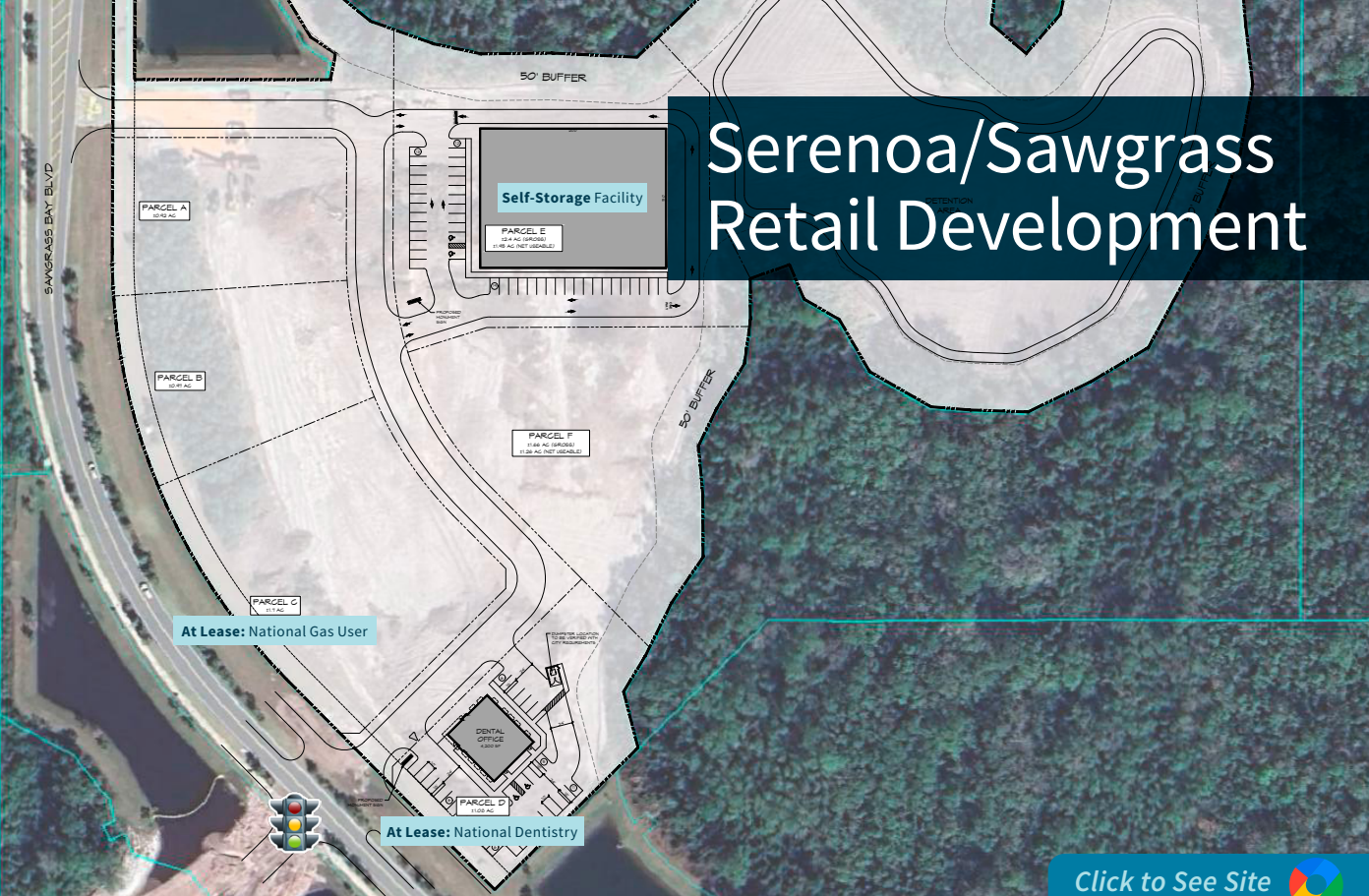


Serenoa/Sawgrass Retail Development



[Click to See Site on Google Maps](#)



Available

NEC and SEC of Sawgrass Parkway and Sanctuary Clermont, FL 34714

Demographics

5-Mile Demographics (2024)



70,216
POPULATION



\$99,924
AVG HH INCOME



25,876
HOUSEHOLDS



36.0
MEDIAN AGE



50,170
DAYTIME POPULATION

Property and Market Highlights:

- Site offers approximately 8.73 a.c. of retail space across 6 parcels to be delivered on a signalized intersection in Q2/Q3 2025
- Parcel E to serve as a self-storage facility
- Parcels C and D are at lease with a national gas user and a national dentistry firm, respectively
- Advantageously will serve as the closest shopping center to numerous residential communities including Serenoa, Sanctuary and Sawgrass Bay
- Direct access from U.S. Hwy 27, a major thoroughfare within the area, witnessing over 26,500+ AADT
- Sanctuary Parkway will connect to U.S. Hwy 27 by Q1 2025
- Surrounding 1, 3 and 5-mile radiuses are experiencing a high percentage of year-over-year growth surpassing the national averages: 5.72% (1 mile), 2.46% (3 miles), 2.43% (5 miles) with the surge in migration and developments
- 30+ projects are included in the city's award-winning \$22-million Master Plan for Downtown Clermont, improved infrastructure, streetscapes, trails and parks to accommodate the major population increase
- Clermont is Lake County's largest city, ranked in Forbes' 25 Best Places to Retire, and is reputed for its rolling hills and suburban atmosphere within the Orlando Metro Area

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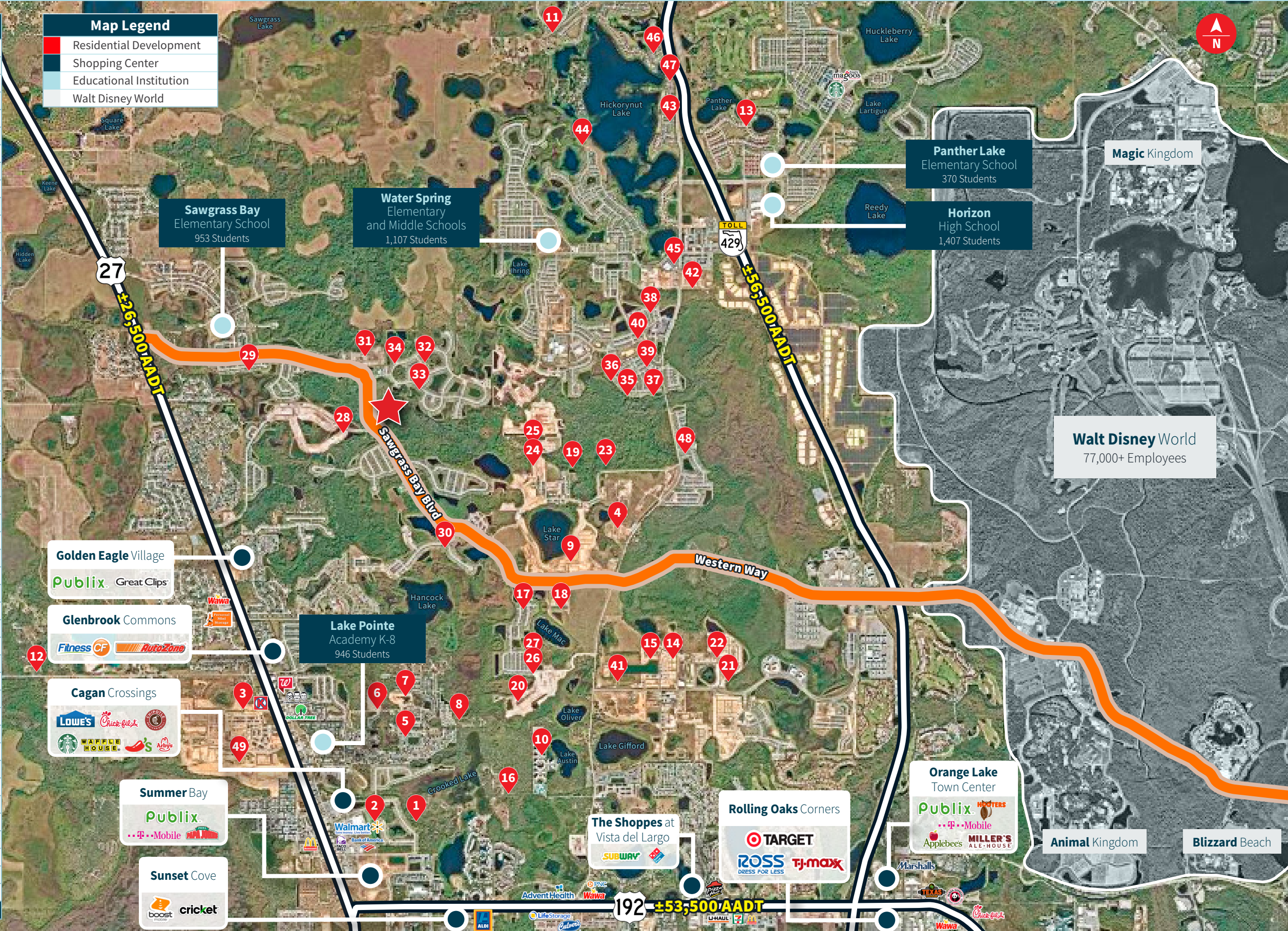


Market Aerial

Residential Development	Total Units
1 Cagan Crossings/SF	623
2 Cagan Crossings/TH	705
3 Camden Park North (STR)	148
4 Cantero Holdings	385
5 DREAM/Hidden Forest (TH) STR	132
6 DREAM/Sunrise Pointe (TH)	100
7 DREAM/Tranquility (TH) STR	27
8 El Ashwad Property	24
9 Gem Groves PD	437
10 Grove Resort and Spa (Condo) STR	1,038
11 Hickory Nut Estates	40
12 Hilochee Reserve	22
13 Lakeshore/Futures	18
14 Osprey Ranch/SF	151
15 Osprey Ranch/TH	63
16 Ovation/Accolades STR	500
17 Ovation/Encore - SF	364
18 Ovation/Encore (TH)	68
19 Ovation/Futures - SF	56
20 Ovation/Futures - TH	108
21 Ovation/Harvest - SF	285
22 Ovation/Harvest (TH)	161
23 Ovation/Lakeside	488
24 Ovation/Northlake (SF)	343
25 Ovation/Northlake (TH)	142
26 Ovation/Serenade-SF	213
27 Ovation/Serenade-TH	78
28 Sanctuary - Lake	374
29 Sawgrass Bay/Futures	153
30 Serenoa Lakes	31
31 Serenoa/Edgemont	92
32 Serenoa/Palms at - 40	144
33 Serenoa/Palms at - 50	312
34 Serenoa/Palms at-Twin Villa (Duplex)	135
35 Storey Grove/85	18
36 Storey Grove/Estates	185
37 Storey Grove/Executives	104
38 Storey Grove/Futures	196
39 Storey Grove/Manors	339
40 Storey Grove/TH	549
41 Village Home	196
42 Vintage Horizon West (TH)	99
43 Waterleigh/Atwater Bay - 60	264
44 Waterleigh/Atwater Bay - 85	17
45 Waterleigh/Atwater Bay (TH)	450
46 Waterleigh/Atwater Bay-Banner	704
47 Waterleigh/Atwater Bay-Signature	538
48 Winding Bay/SE	299
49 Windsor Cay Resort (STR)	2,000
TOTAL	13,918

Map Legend

- Residential Development
- Shopping Center
- Educational Institution
- Walt Disney World



Sawgrass Bay
Elementary School
953 Students

Water Spring
Elementary and Middle Schools
1,107 Students

Panther Lake
Elementary School
370 Students

Horizon
High School
1,407 Students

Walt Disney World
77,000+ Employees

Golden Eagle Village
Publix Great Clips

Glenbrook Commons
Fitness CF AutoZone

Cagan Crossings
Lowe's Chick-fil-A Starbucks Waffle House

Lake Pointe
Academy K-8
946 Students

Summer Bay
Publix Mobile

Sunset Cove
boost cricket

The Shoppes at Vista del Largo
SUBWAY

Rolling Oaks Corners
TARGET ROSS TJ-maxx

Orange Lake Town Center
Publix Mobile Applebees MILLER'S ALE-HOUSE

Site Plan

SAWGRASS BAY BLVD

Parcel	SF/AC
A	±0.92 a.c.
B	±0.97 a.c.
C	±1.70 a.c.
D	±1.08 a.c.
E	±2.40 a.c.
F	±1.66 a.c.

Parcel A
±0.92 a.c.

Parcel B
±0.97 a.c.

Parcel C
±1.70 a.c.

At Lease: National Gas User

New road construction underway for the site



Roads to be signaled and connected by Q1 2025

50' BUFFER

Parcel E
±2.40 a.c.
Self-Storage Facility

Parcel F
±1.66 a.c.

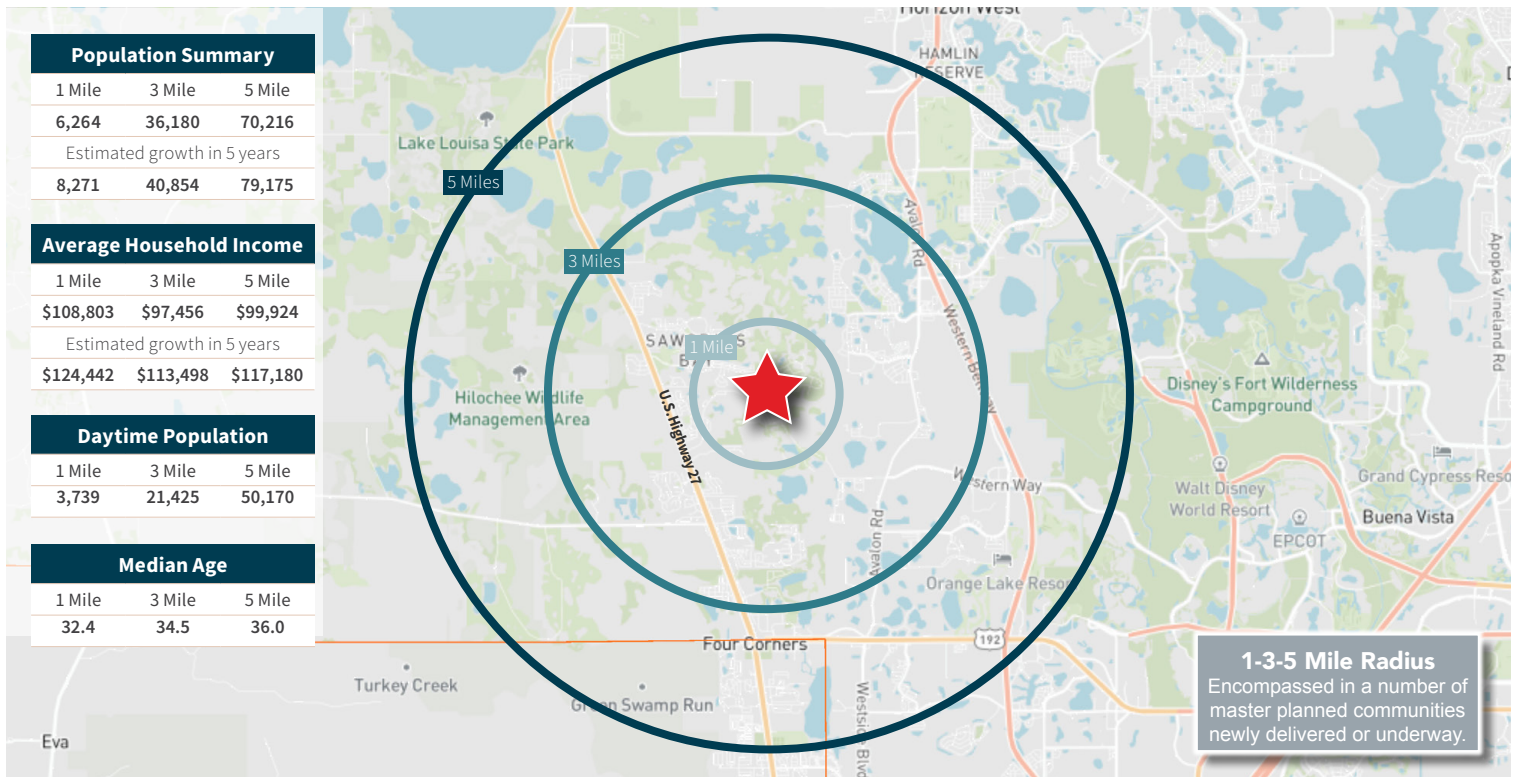
Parcel D
±1.08 a.c.

At Lease: National Dentistry

DUMPSTER LOCATION TO BE VERIFIED WITH CITY REQUIREMENTS

Demographics: 1-3-5 Mile Radius

Click to See Site on Google Maps 



UP AND COMING FAMILIES: Hardworking, ambitious, optimistic, careful shoppers
Households: 2,901,200
Average HH Size: 3.12
Median Age: 31.4
Median HH Income: \$72,000
LifeMode Group: Sprouting Explorers
Socioeconomic Traits: Denotes a market transition with residents that are younger and more mobile than the previous generation. Personable retail marketing is preferred; they're influenced by others' opinions and reviews. Their homes are new, and their families are young.



ENTERPRISING PROFESSIONALS: Well-educated, STEM occupations, brand and trend loyalty
Households: 1,737,200
Average HH Size: 2.48
Median Age: 35.3
Median HH Income: \$86,600
LifeMode Group: Upscale Avenues
Socioeconomic Traits: Thriving in lower-density diverse neighborhoods of major metro areas, this young market makes more than 1.5 times the median US household income. Early adopters of new concepts and strive to stay healthy via eating natural foods, running and doing yoga.



URBAN EDGE FAMILIES: Well-connected, family and entertainment focused, prefer spending on experiences
Households: 1,824,900
Average HH Size: 3.19
Median Age: 32.5
Median HH Income: \$50,900
LifeMode Group: Sprouting Explorers
Socioeconomic Traits: Living outside of a large city to hone in on a positive upbringing for their new families, this LifeMode group is comprised mainly of younger, married-couple families with children. They use technology primarily for socializing or for entertainment, and enjoy experiences.



BRIGHT YOUNG PROFESSIONALS: Active, educated, sports oriented, interested in the current trends
Households: 2,750,200
Average HH Size: 2.41
Median Age: 33.0
Median HH Income: \$54,000
LifeMode Group: Middle Ground
Socioeconomic Traits: Primarily located in urban outskirts of large MSAs. Communities are home to educated, working professionals with one out of three householders being under the age of 35. White-collar work, physically active outdoors and up-to-date on the latest technology.

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