

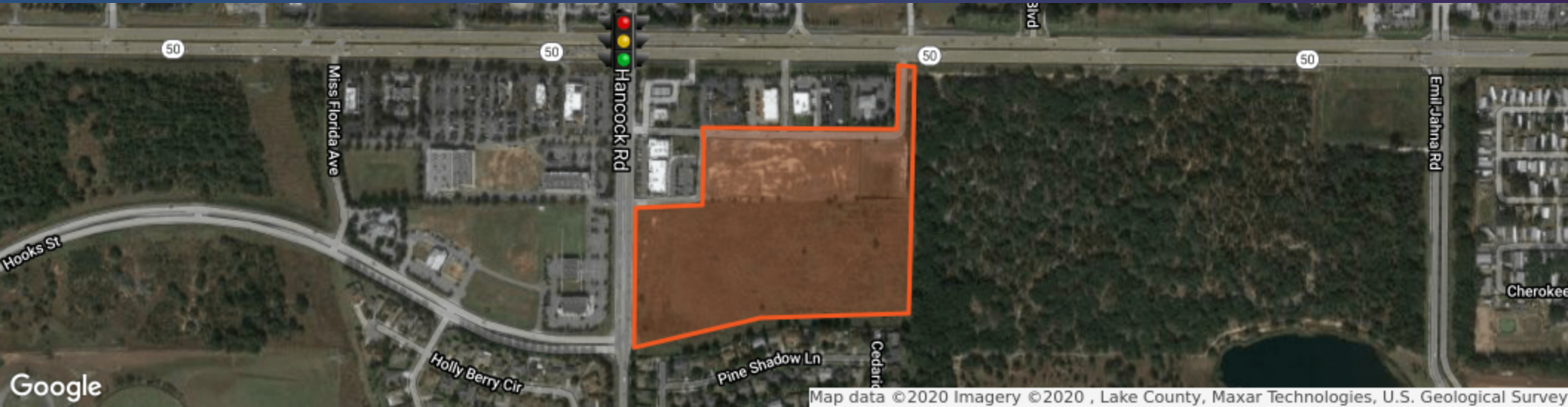
Hancock Road & Highway 50 Retail Site

Hancock Road & Highway 50, Clermont, FL 34711



EQUITY
INVESTMENT
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PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- +/- 22 Acre Site For Lease, Ground Lease, or Build to Suit
- Pad ready sites- utilities in place for the north 7 acre section
- Access from both Hancock Road and Highway 50
- Existing Outparcel Tenants include 7-Eleven, SunTrust, Tires Plus, Advance Auto Parts, BB&T Bank
- Commercial Zoning - City of Clermont
- 66,000+ vehicles per day at the intersection
- 1.5 miles from Orlando Health South Lake Hospital
- Close Access to the FL Turnpike

OFFERING SUMMARY

Lease Rate:	Negotiable
Lot Size:	+/- 22 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,270	21,415	50,516
Total Population	3,720	61,084	145,914
Average HH Income	\$77,657	\$78,607	\$79,783

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RETAILER MAP



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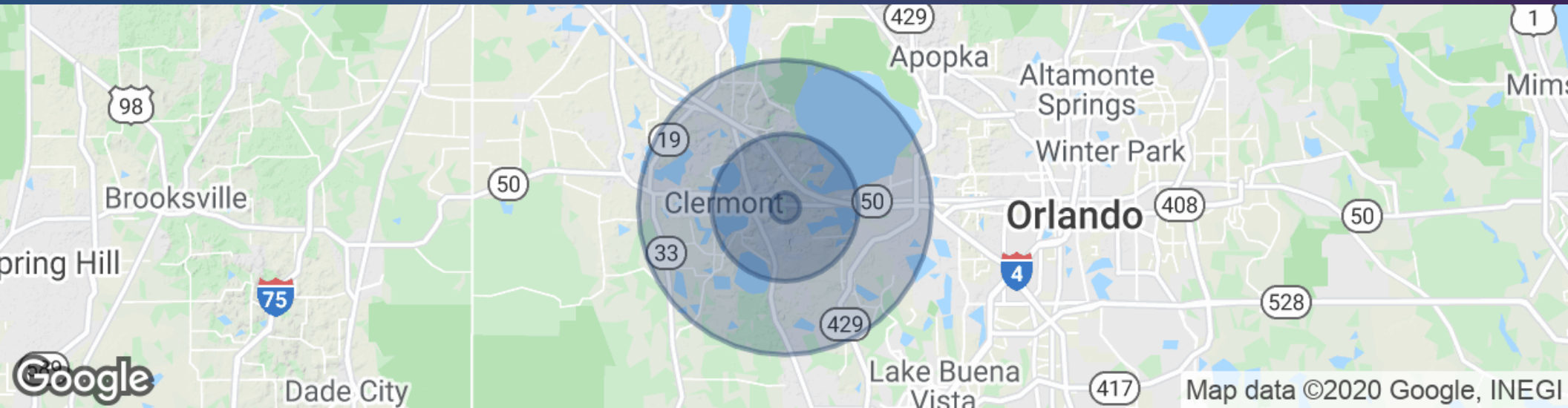
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,720	61,084	145,914
Average age	38.3	39.2	37.7
Average age (Male)	35.4	37.7	36.9
Average age (Female)	40.0	40.0	38.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,270	21,415	50,516
# of persons per HH	2.9	2.9	2.9
Average HH income	\$77,657	\$78,607	\$79,783
Average house value		\$317,123	\$311,682

* Demographic data derived from 2010 US Census

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