



Black West Clermont Retail Development

N. Hancock Rd. & Highland Ranch Blvd. | Clermont, FL

Owned/Managed by



Contact Us

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Property Highlights

- ±11,271 SF available for lease (divisible) with outdoor seating available.
- Building is currently at design phase, construction estimated for Q4 2026.
- Off-site retention.
- Only property zoned C2 along Hancock Road from FL Turnpike to SR-50.
- At the signalized intersection of N. Hancock Road and Highland Ranch Boulevard.
- Less than 2 miles from the major retail corridor SR-50/US Hwy. 27 and FL Turnpike.
- Close proximity Orlando Health's South Lake Hospital (1,000 employees).
- Site is surrounded by 10+ residential communities.

Area Demographics



Population

3-Mile: 53,001
5-Mile: 96,998
7-Mile: 138,493



Daytime Population

3-Mile: 52,484
5-Mile: 86,901
7-Mile: 114,957



Average HH Income

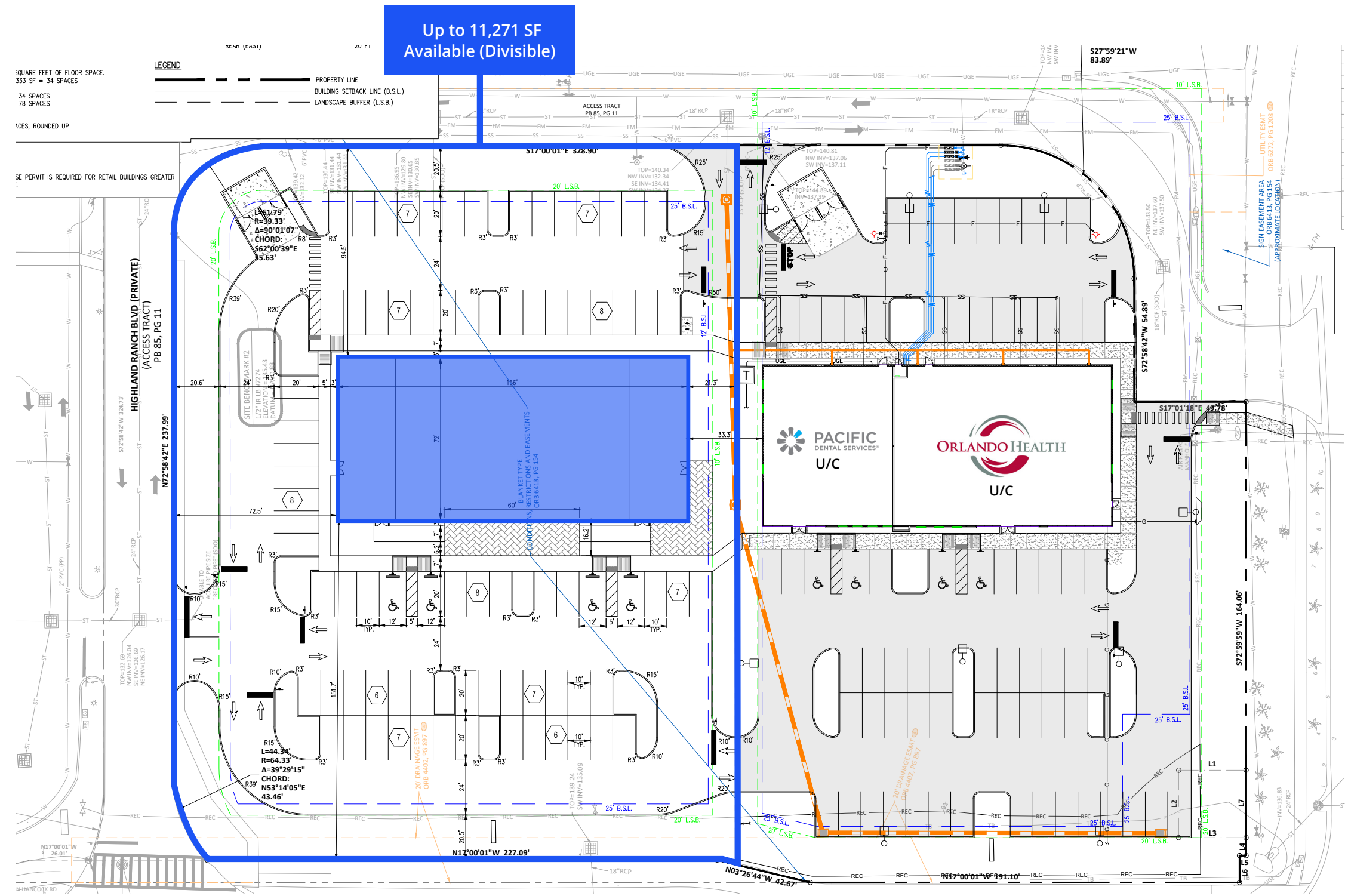
3-Mile: \$109,701
5-Mile: \$116,980
7-Mile: \$122,796



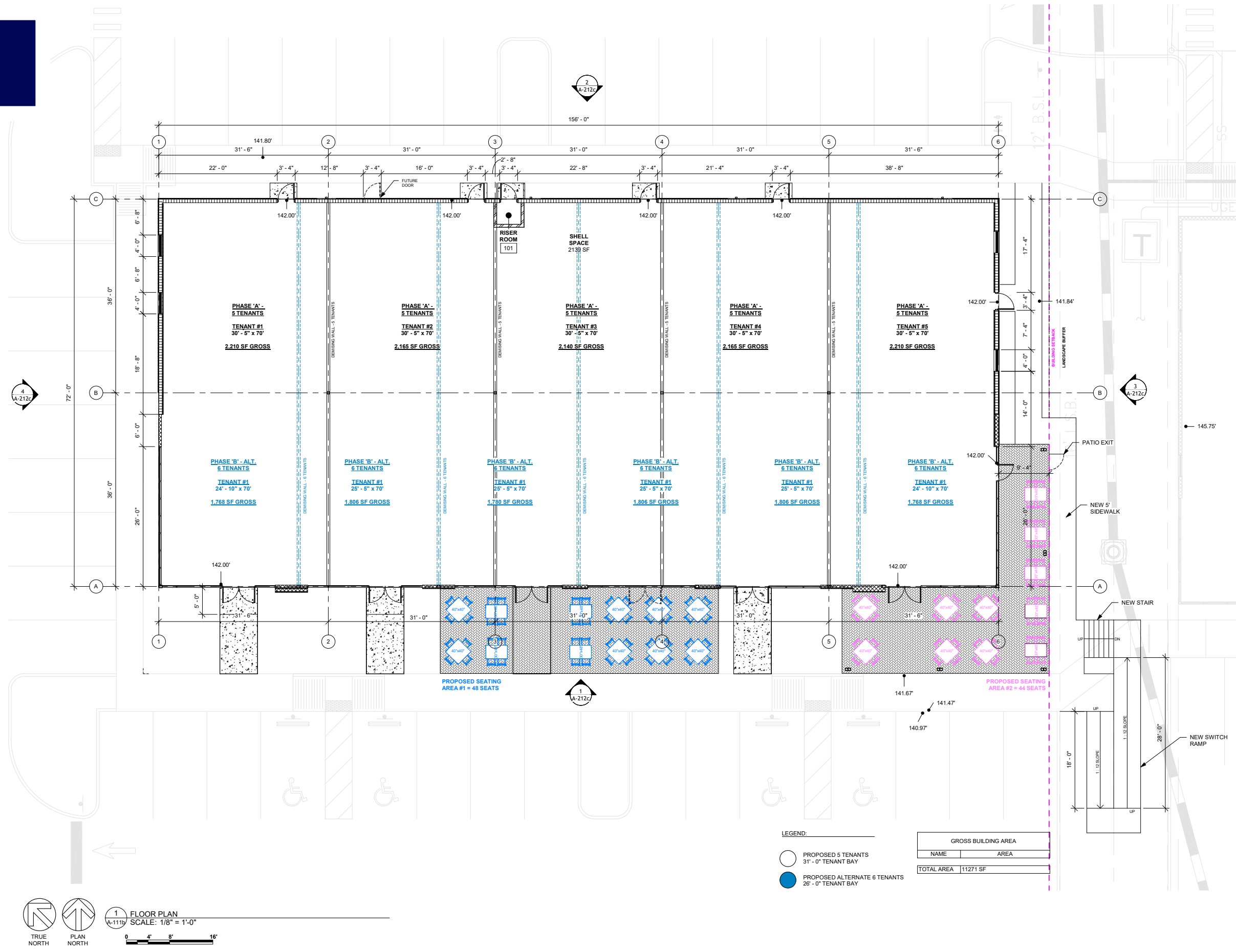
Households

3-Mile: 19,553
5-Mile: 36,587
7-Mile: 51,377

Site Plan



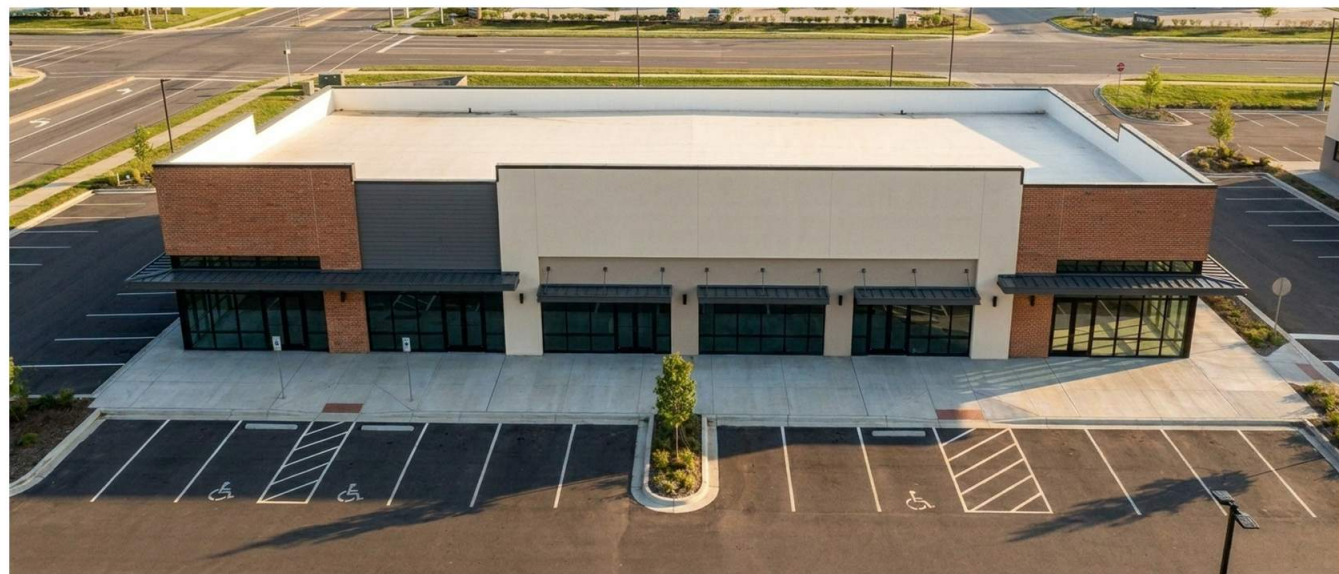
Floor Plan



Exterior Elevations



Exterior Rendering Variations



SCHEMATIC PERSPECTIVE VIEW - TYPE 'A'



SCHEMATIC PERSPECTIVE VIEW - TYPE 'B'



SCHEMATIC PERSPECTIVE VIEW - TYPE 'C'



SCHEMATIC PERSPECTIVE VIEW - TYPE 'D'

