FOR LEASE

Outparcels For Ground Lease | Build to Suit | 6.17± AC | Clermont, FL (Orlando MSA)

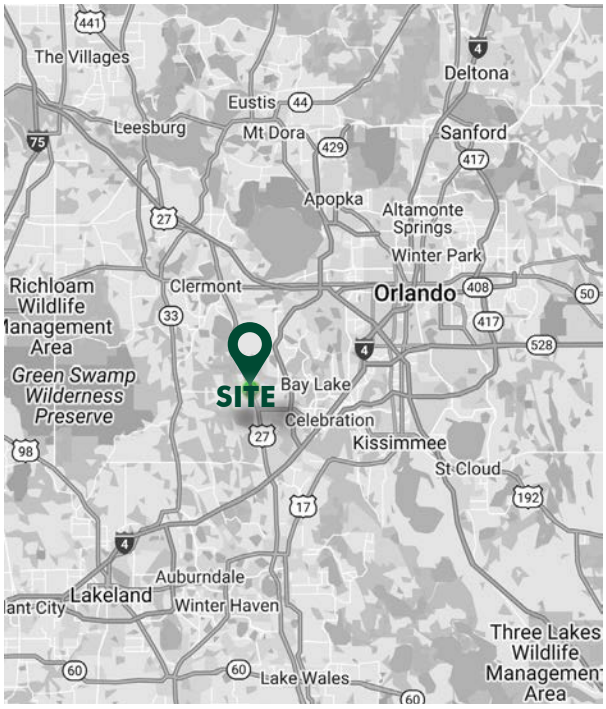
US HWY 27 & GOLDEN EAGLE BLVD, CLERMONT, FL 34714

RETAIL

PROPERTY INFO

- Outparcel Land For Ground Lease or Build to Suit
- Total Land Size: 6.17± AC (268,765 SF)
- Lot A: 2.70± AC | Building Size: 20,000± SF
- Lot B: 1.42± AC | Building Size: 3,454± SF
- Lot C: 1.15± AC | Building Size: 8,400± SF
- Located at Full Access Intersection
- Excellent Visibility & Frontage along well traveled US Hwy 27
- Traffic Counts:
  - US Hwy 27: 24,000 AADT

LOCATION MAP



WMG DEVELOPMENT | CBRE

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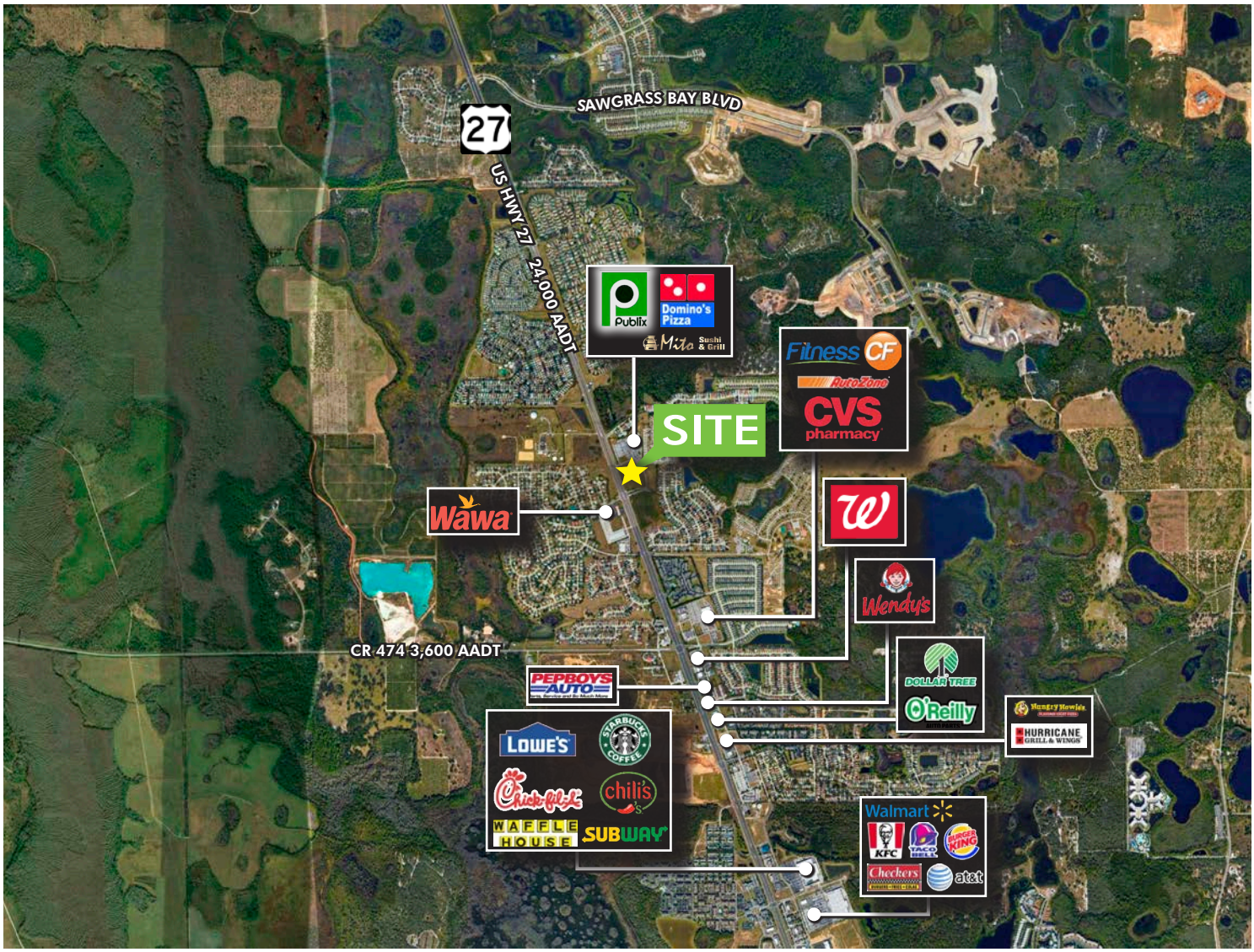
MACRO AERIAL



2019 ESTIMATED DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	4,707	19,180	35,114
Population Growth (2010-2019)	1.85%	3.89%	4.29%
Households	1,490	7,301	13,115
Median Household Income	$59,683	$55,456	$55,398
Average Household Income	$69,228	$67,477	$69,412

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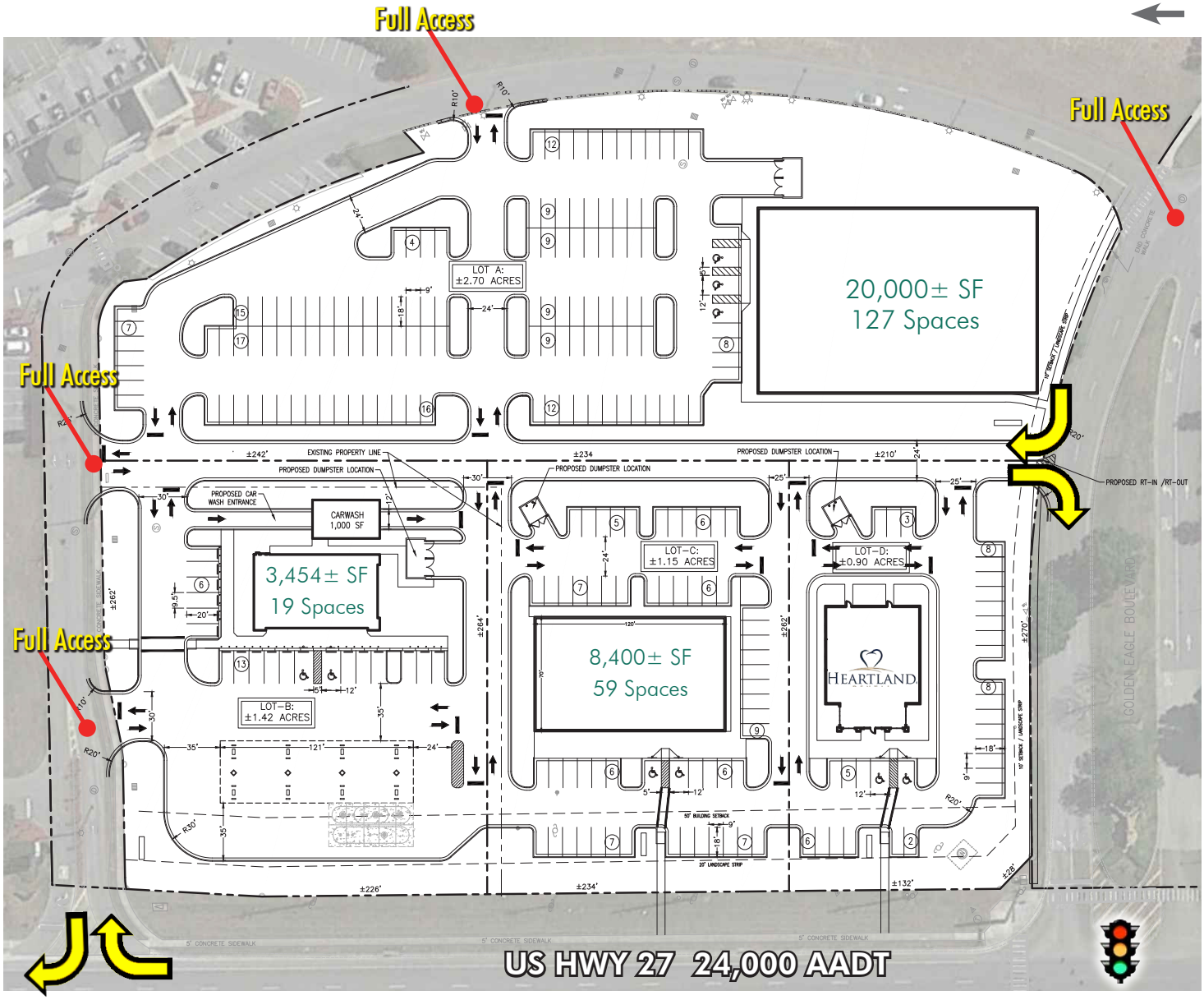
CONCEPTUAL SITE PLAN



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