

# Clermont Hwy 27 Pad

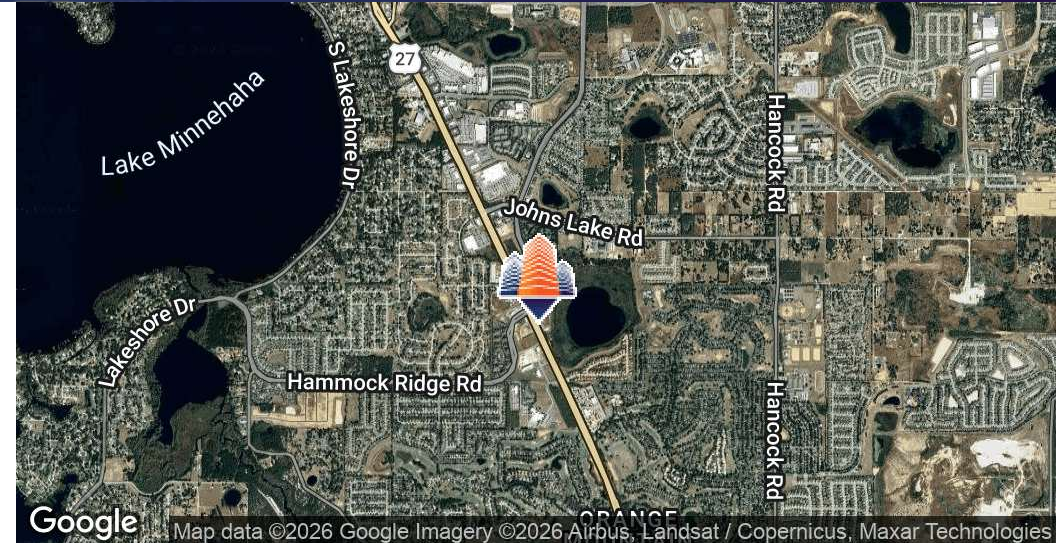
3299 S US Highway 27, Clermont, FL 34711

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## PROPERTY SUMMARY



### PROPERTY HIGHLIGHTS

- Pad-Ready Retail Parcel - Available For Lease/Sale!
- Direct access from Hwy 27
- Signalized Access from Citrus Tower Blvd and Hwy 27
- 63,400+ Cars Per Day Combined at the Intersection of Citrus Tower Blvd & US-27
- Directly across from brand new Sprouts-anchored shopping center
- Strong Retail Hub; Chick-Fil-A, 7 Brew, Centra Care, Dunkin Donuts, Dutch Bros, Taco Bell, The Learning Experience, and more
- Ideal Uses: QSR, FSR, Financial Institution, Retail, Medical, and More

[CLICK HERE TO VIEW ON GOOGLE MAPS](#)

[CLICK HERE FOR DUE DILIGENCE DOCUMENTS](#)

### OFFERING SUMMARY

Lease Rate:	Negotiable
Sale Price:	\$1,900,000
Lot Size:	1.08 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,280	15,906	30,362
Total Population	8,519	43,825	84,345
Average HH Income	\$103,381	\$106,597	\$109,205

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7575 Dr. Phillips Blvd, Ste 390

Orlando, FL 32819

www.eisre.com

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## AERIAL



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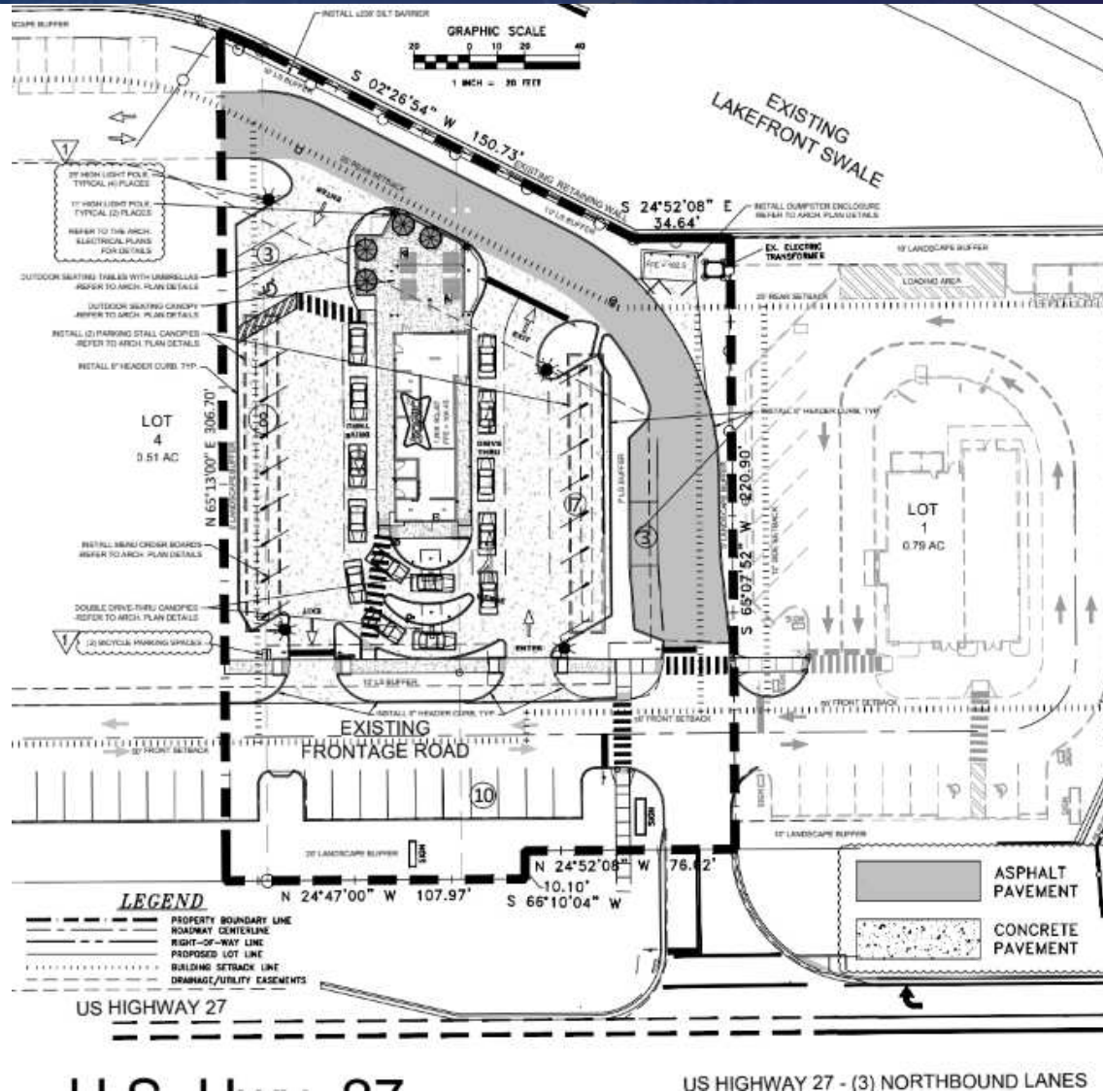
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## CONCEPTUAL SITE PLAN



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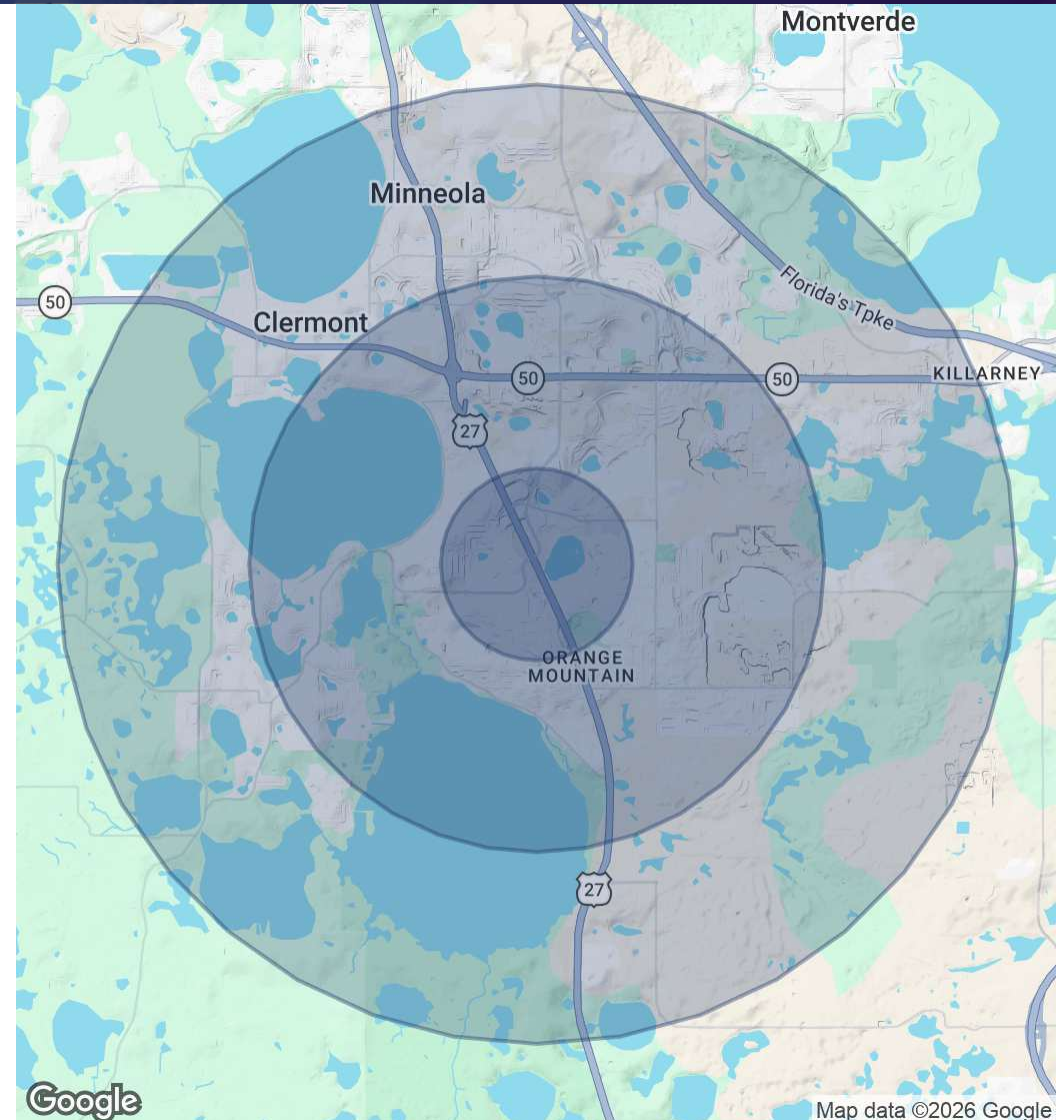
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## DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,519	43,825	84,345
Average Age	45.9	44.6	43.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,280	15,906	30,362
# of Persons per HH	2.6	2.8	2.8
Average HH Income	\$103,381	\$106,597	\$109,205
Average House Value	\$406,930	\$400,213	\$408,832

RACE	1 MILE	3 MILES	5 MILES
Total Population - White	5,626	27,007	51,086
Total Population - Black	929	5,709	9,622
Total Population - Asian	399	1,787	3,243
Total Population - Hawaiian	0	0	1
Total Population - American Indian	4	50	84
Total Population - Other	370	2,274	4,486



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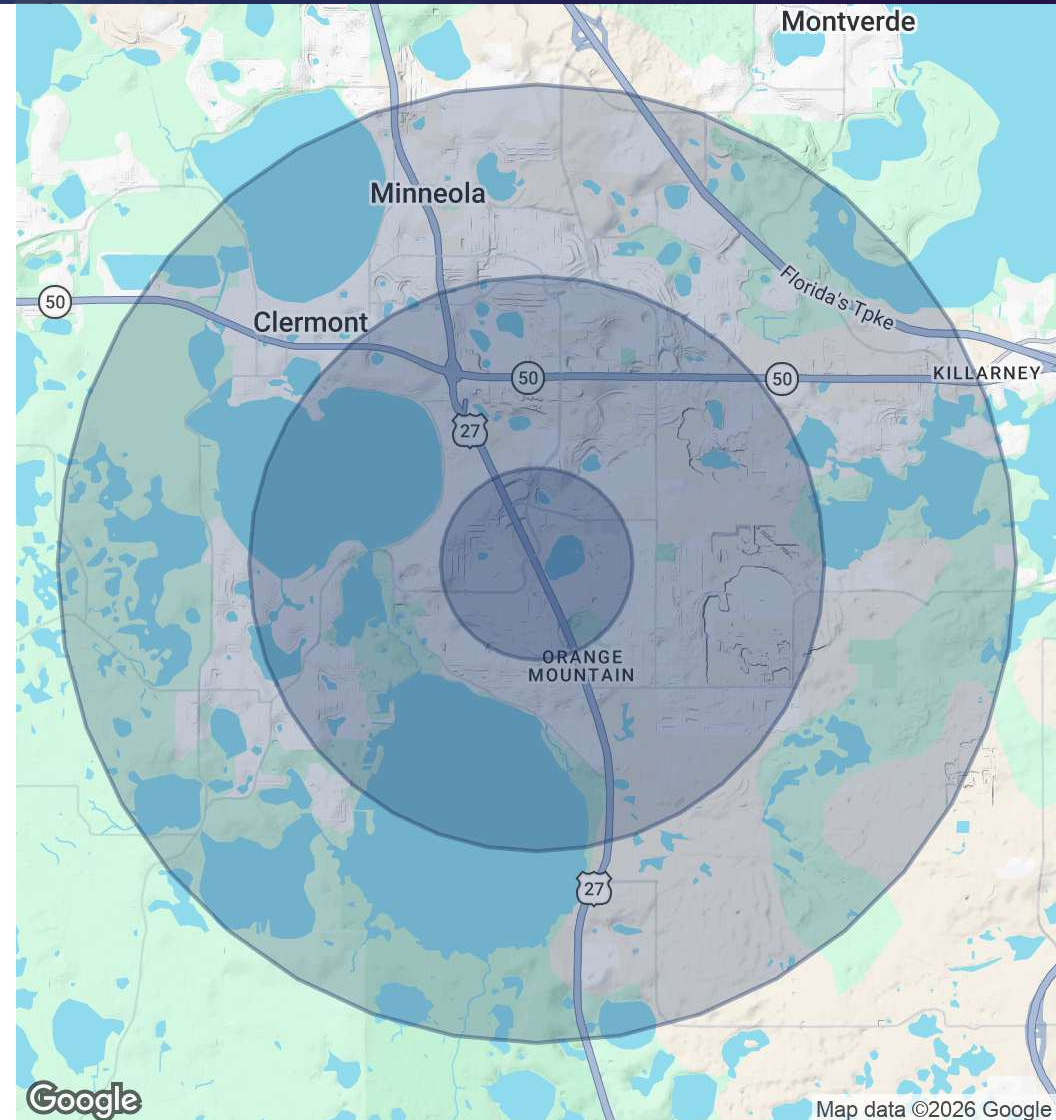
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## DEMOGRAPHICS MAP & REPORT

AGE	1 MILE	3 MILES	5 MILES
0 - 4	256	1,583	3,468
5 - 9	381	2,720	5,022
10 - 14	723	3,149	6,363
15 - 17	443	1,726	3,639
18 - 20	215	1,168	2,195
21 - 24	368	2,055	4,061
25 - 34	693	4,443	8,881
35 - 44	1,096	5,770	11,361
45 - 54	1,102	6,017	12,291
55 - 64	907	5,416	10,383
65 - 74	1,016	5,310	9,659
75 - 84	908	3,207	5,310
85+	415	1,267	1,722



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