

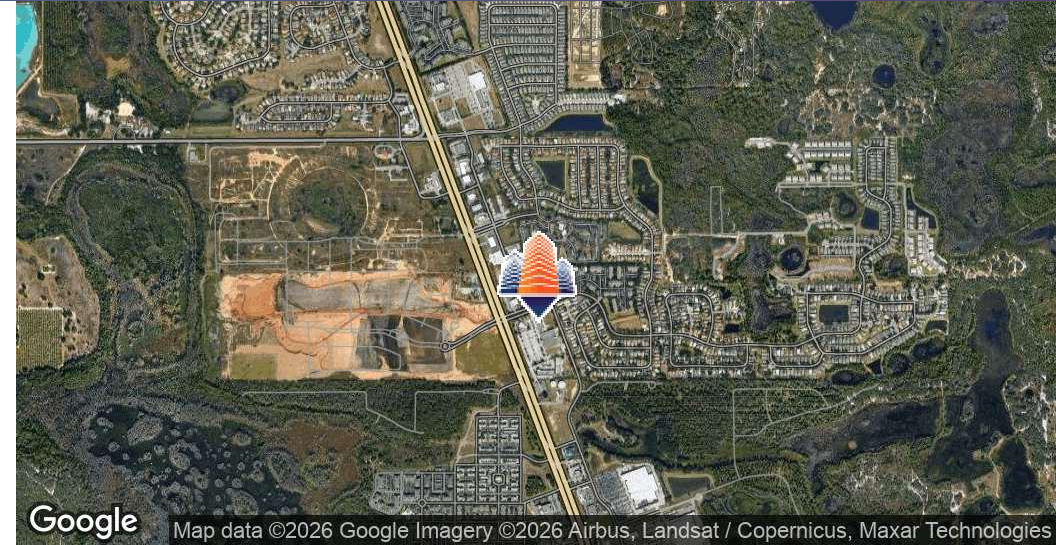
Woodridge Plaza

1100 Us Highway 27, Clermont, FL 34714



EQUITY
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PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- 1,200 SF retail space available
- Directly across from the new luxurious Windsor Cay Resort
- Located directly off HWY-27 with heavy traffic and multiple access points
- Just minutes from Major Traffic Generators like Super Walmart, Lowe's, and Orlando Health Hospital which see over 4 million visitors per year
- Positioned near the rapidly expanding Four Corners trade area, one of Central Florida's fastest-growing retail corridors
- Strong corridor synergy with national retailers, restaurants, and daily-needs shopping destinations
- Close proximity to major attractions and tourism corridors near Walt Disney World Resort
- Convenient connectivity to surrounding markets via Hwy 27

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,200 SF
Lot Size:	8.93 Acres
Building Size:	46,737 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,052	19,632	33,301
Total Population	12,925	52,148	91,643
Average HH Income	\$76,665	\$97,279	\$106,239

Casey Dorner

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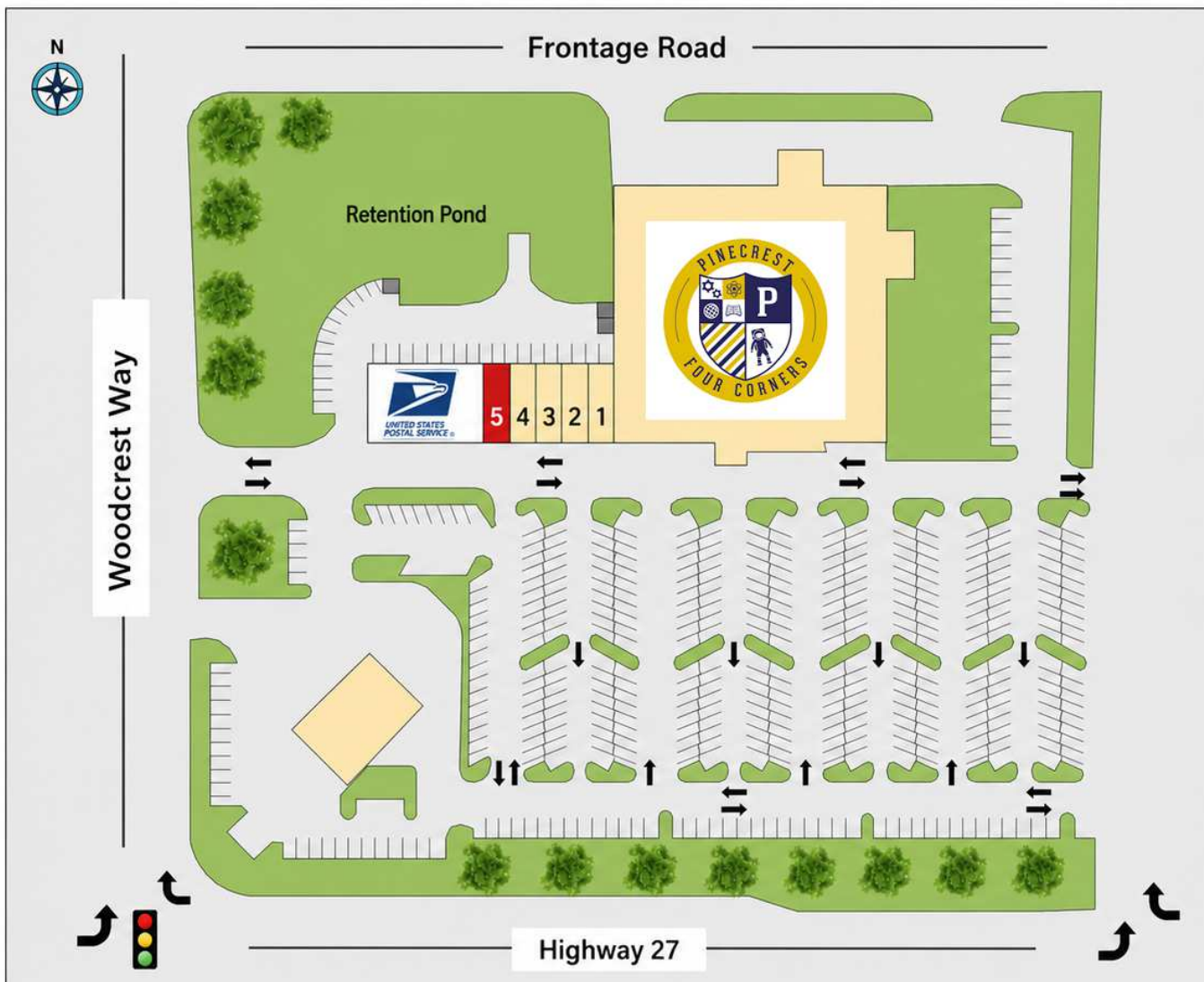
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SITE PLAN



TENANT ROSTER

Suite 1 – Crabby Patti’s	1,200 SF
Suite 2 – The World of Music	1,200 SF
Suite 3&4 – Smile Crafters	2,400 SF
Suite 5 – AVAILABLE	1,200 SF
Suite 6 – USPS	6,000 SF
Anchor – Pinecrest Academy	49,000 SF

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INTERIOR PHOTO



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RETAILER MAP



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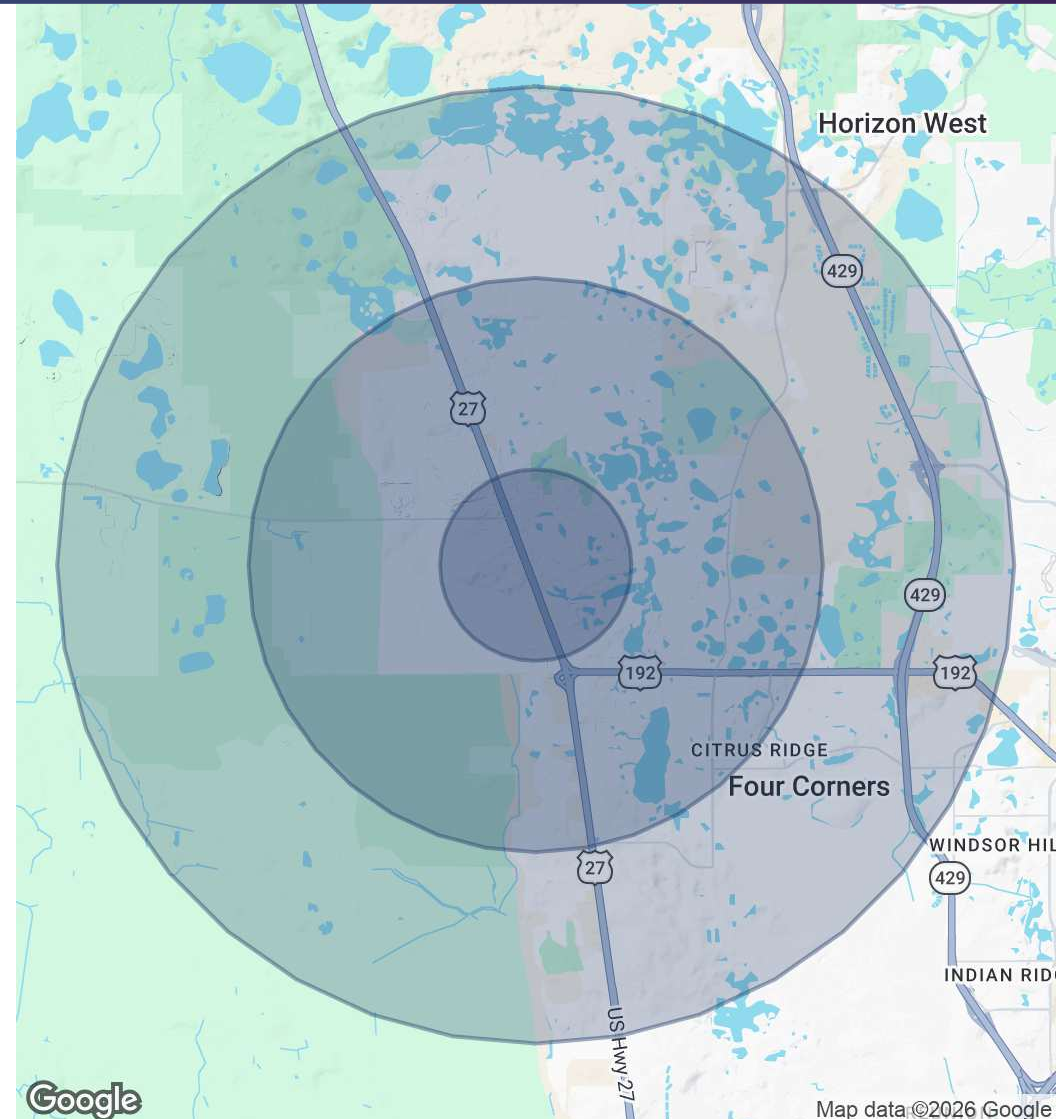
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,925	52,148	91,643
Average Age	34.6	38.1	37.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,052	19,632	33,301
# of Persons per HH	2.5	2.6	2.7
Average HH Income	\$76,665	\$97,279	\$106,239
Average House Value	\$299,417	\$292,870	\$316,092

AGE	1 MILE	3 MILES	5 MILES
0 - 4	768	1,683	3,067
5 - 9	890	1,997	3,462
10 - 14	373	1,462	3,580
15 - 17	239	998	2,122
18 - 20	207	824	1,656
21 - 24	578	1,400	2,558
25 - 34	1,642	4,810	9,814
35 - 44	705	4,059	8,803
45 - 54	785	3,302	6,552
55 - 64	519	2,988	5,291
65 - 74	203	2,307	3,807
75 - 84	200	2,035	2,672
85+	47	407	571



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