

● AVAILABLE   
 ● LEASED   
 ● PENDING

East Towne Center

Publix  
 Orangetheory Bank of America  
 CHASE    Great Clips  
 The UPS Store    UPS

The Grove at Clermont  
Apartment Homes  
288 Units

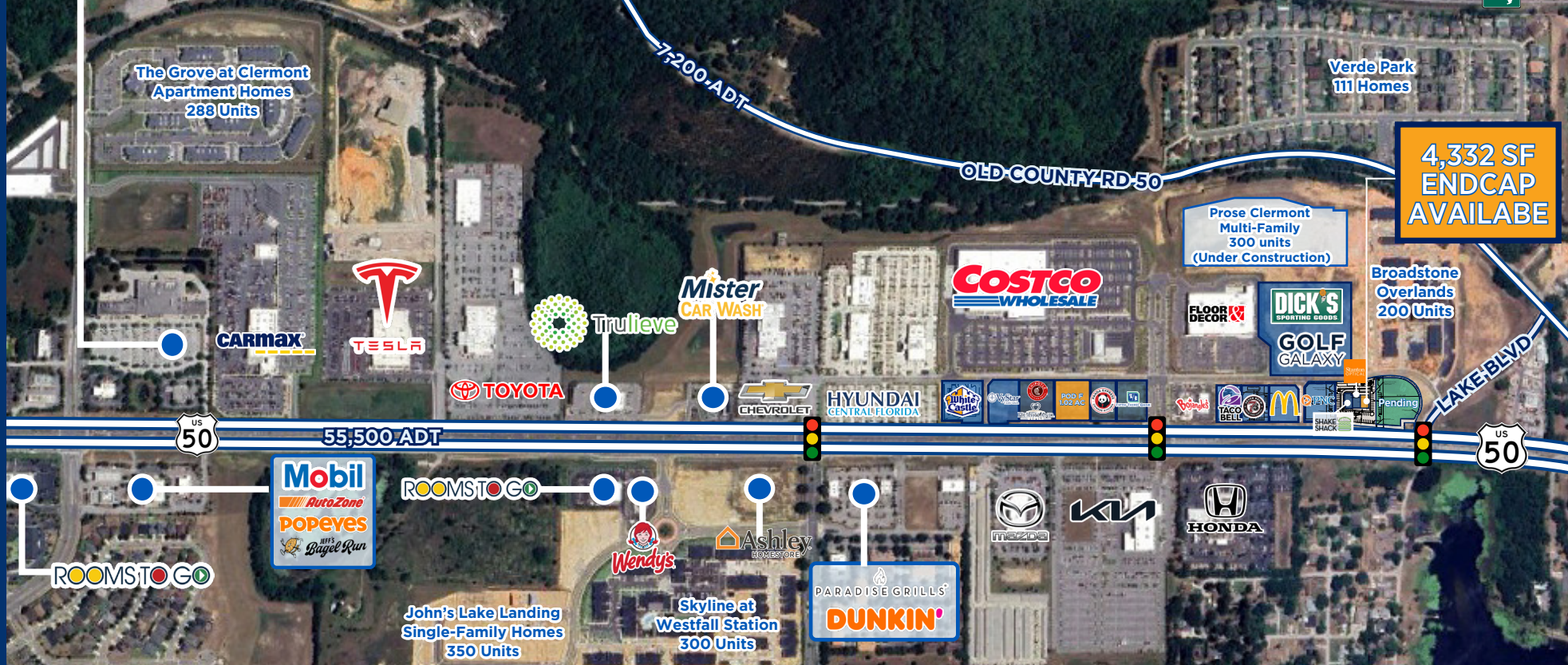
Lake Apopka Sound  
121 Homes

Verde Park  
111 Homes

**4,332 SF  
ENDCAP  
AVAILABLE**

Prose Clermont  
Multi-Family  
300 units  
(Under Construction)

Broadstone  
Overlands  
200 Units



CLERMONT, FLORIDA

# PLAZA COLLINA

**4,332 SF ENDCAP & LAST OUTPARCEL AVAILABLE FOR LEASE**



PROPERTY  
DETAILS

PROPERTY HIGHLIGHTS

- Prime outparcels at the new Costco for ground lease:
  - POD F - 1.02 Acres
  - POD I - 4,332 SF (divisible)
- Highly visible with signalized access
- Going home side for Clermont residents
- High growth residential market with the following under construction/ approved:
  - 12,018 Single-Family units
  - 3,131 Multi-Family units
- Delivered master graded, with master water retention system, retaining walls, and utilities to property line
- All sites have access to three traffic signals
- AADT 56,500 on State Road 50
- Minutes from the Florida Turnpike and SR 429

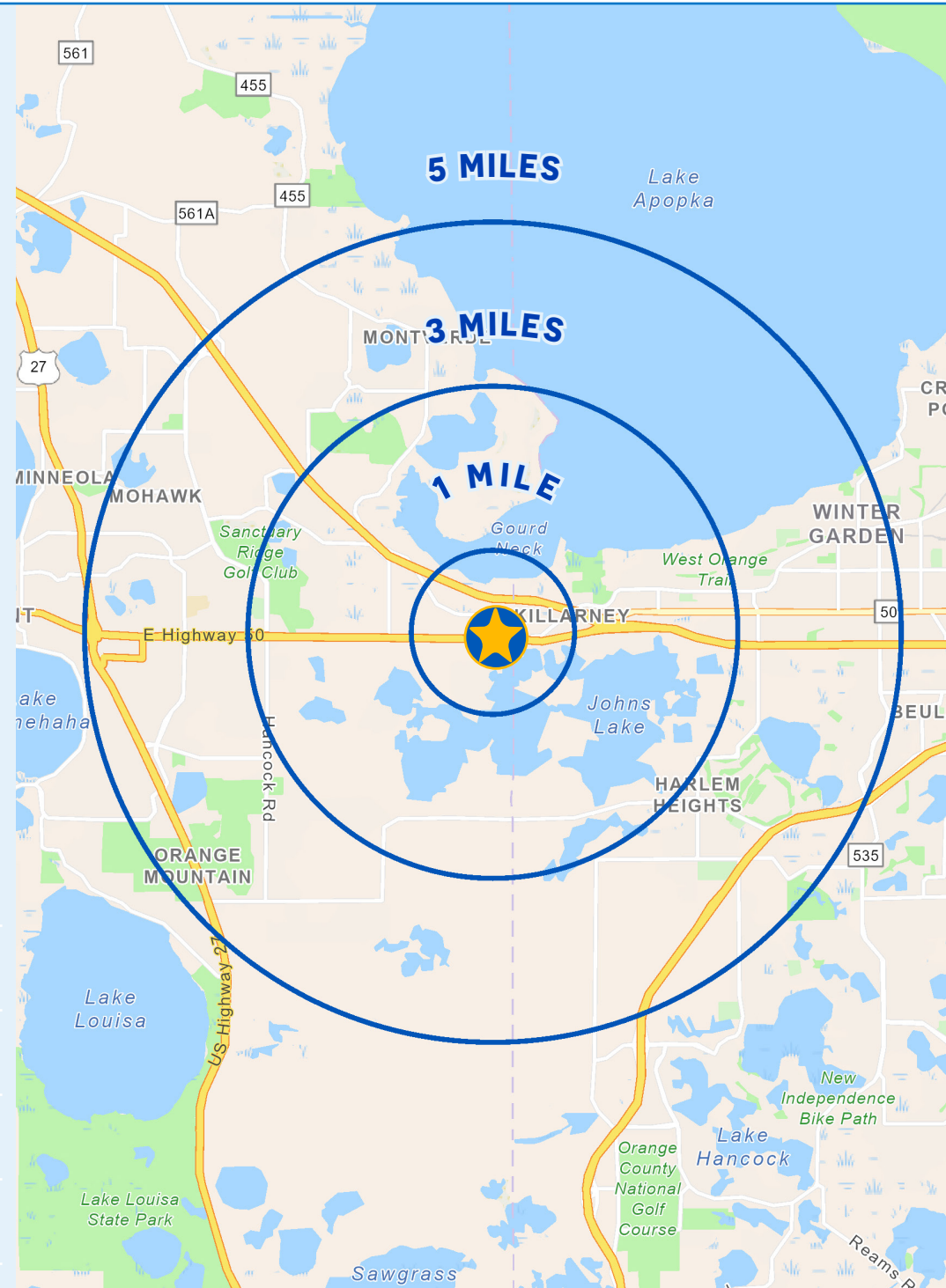
CO-TENANTS



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	5,264	29,322	103,860
DAYTIME POPULATION	4,808	23,607	90,120
MEDIAN HH INCOME	\$114,695	\$116,520	\$102,719
TOTAL HOUSEHOLDS	1,971	11,027	38,357

SOURCE: ESRI 2024



SITE AERIAL

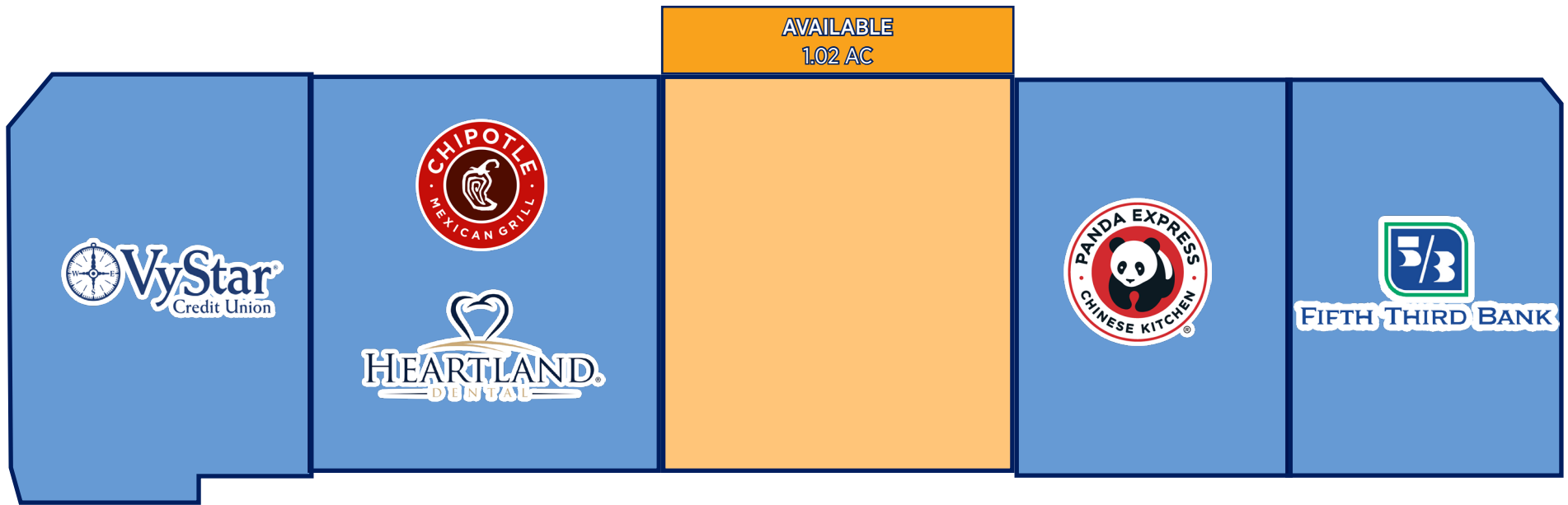
● AVAILABLE   
 ● LEASED   
 ● PENDING



POD F  
SITE PLAN

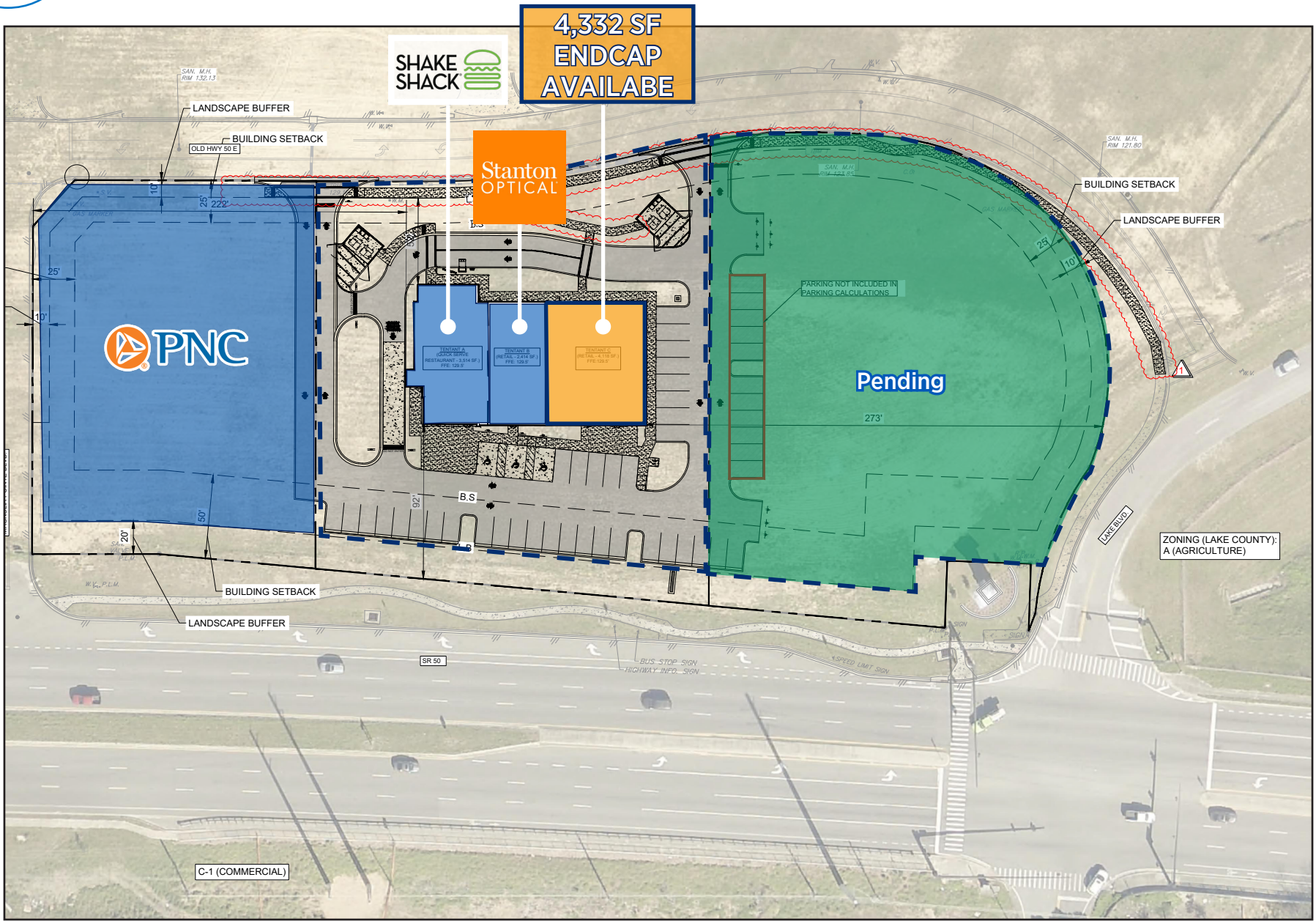
PLAZA COLLINA • MULTI TENANT BUILDING & LAND AVAILABLE • FOR GROUND LEASE

● AVAILABLE ● LEASED ● PENDING



POD I  
SITE PLAN

AVAILABLE LEASED PENDING



AREA OVERVIEW



CLERMONT, FLORIDA

# PLAZA COLLINA

**4,332 SF ENDCAP & LAST OUTPARCEL  
AVAILABLE FOR LEASE**

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## ALBANY

## ATLANTA

## BOSTON

## CHARLESTON

## CHARLOTTE

## LOS ANGELES

## NEW YORK CITY

## PITTSBURGH

## WEST PALM BEACH

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