

FOR LEASE

±0.83 ACRE OUTPARCEL IN FRONT OF KOHL'S

12305 US Highway 27, Clermont, FL 34714



EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

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Property Overview

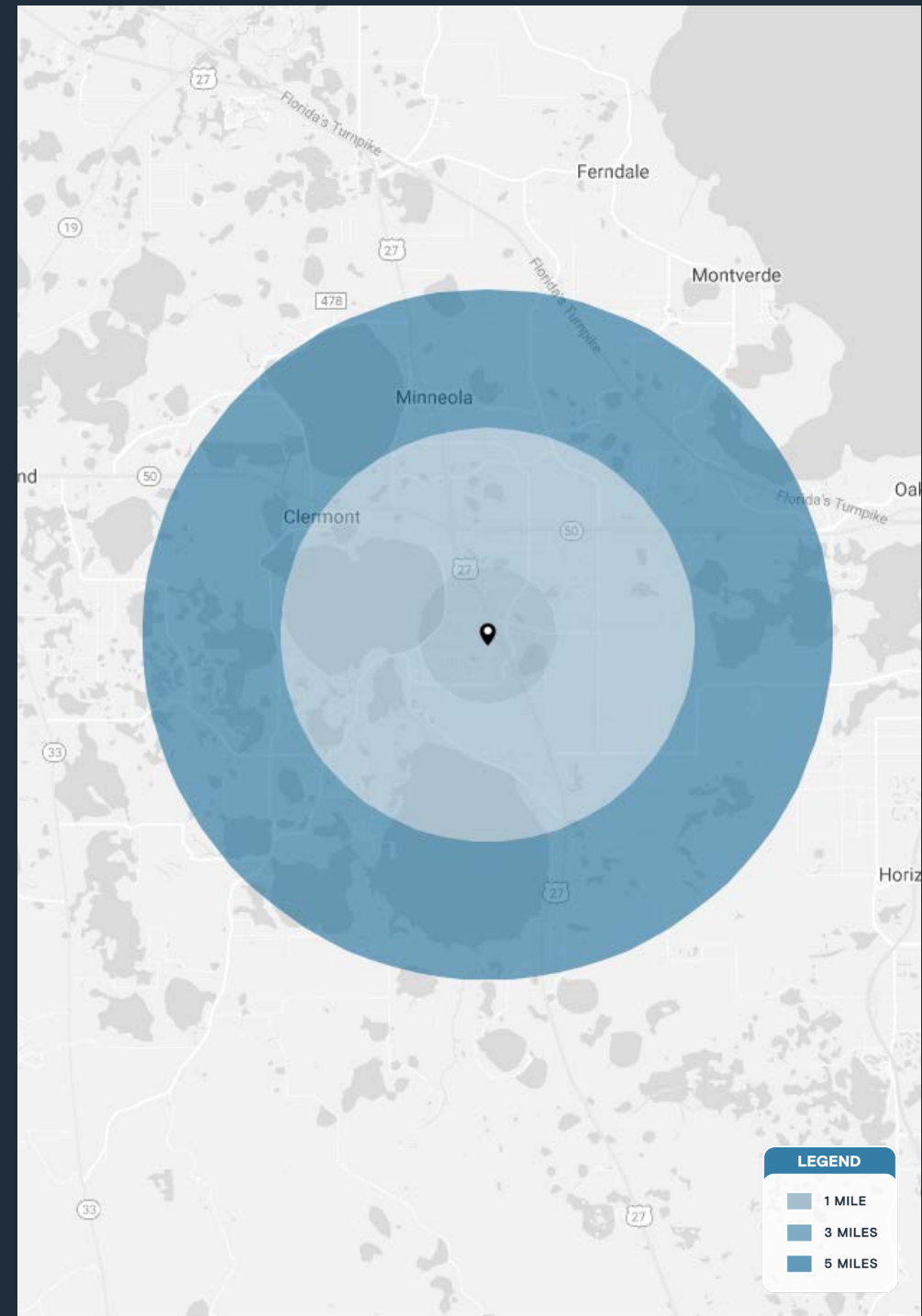
HIGHLIGHTS

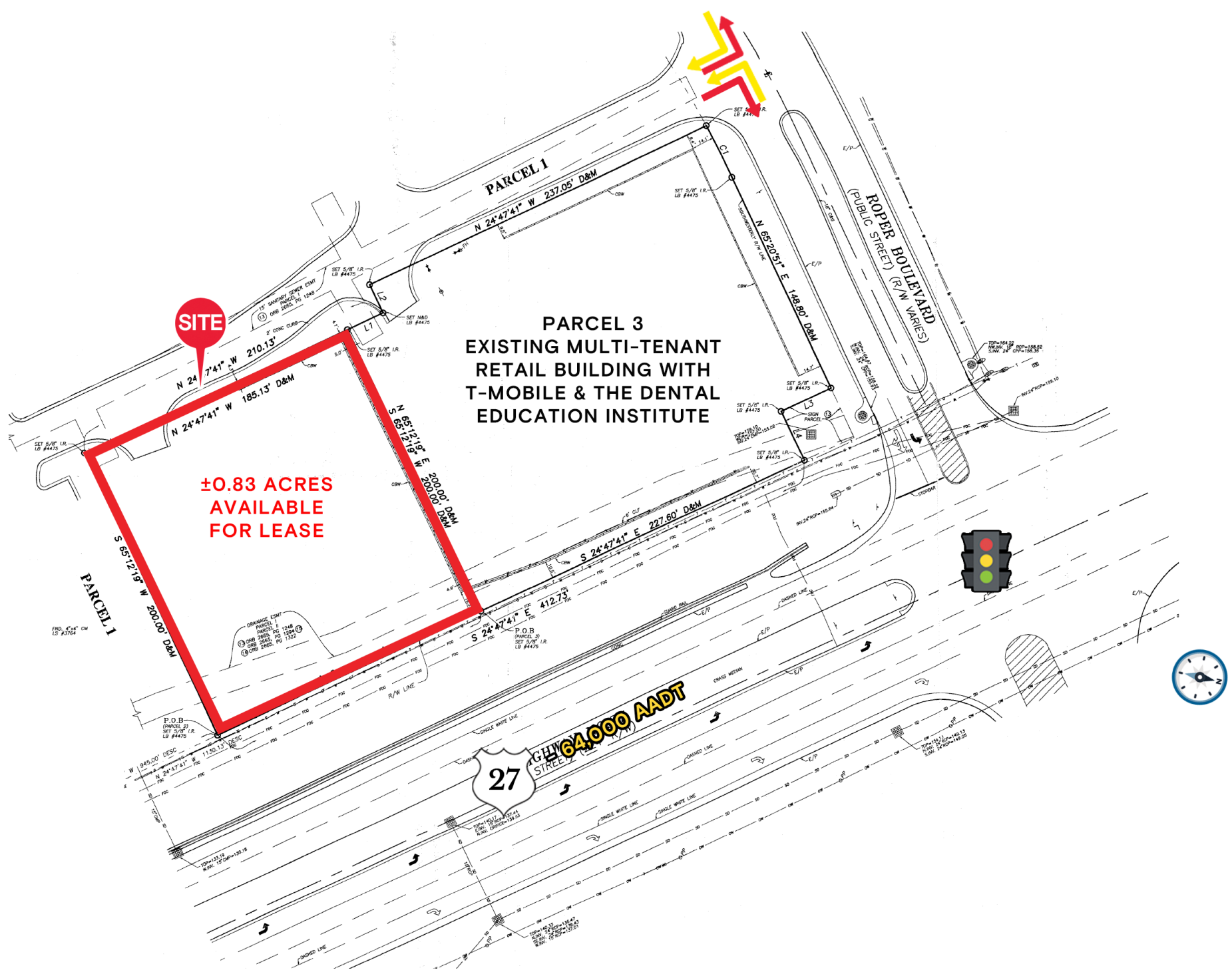
- ±0.83 acres for lease
- Owner would consider a ground lease or BTS
- Access to signalized intersection
- Cross access with Kohl's and retail building to the North
- Shadow anchored by Kohl's and catty corner to Walmart
- 64,000 AADT on US Highway 27
- Growing population base

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	9,769	56,623	99,974
HOUSEHOLDS	3,610	21,716	36,949
EMPLOYEES	2,978	16,947	23,841
AVERAGE HH INCOME	\$119,679	\$116,929	\$122,119

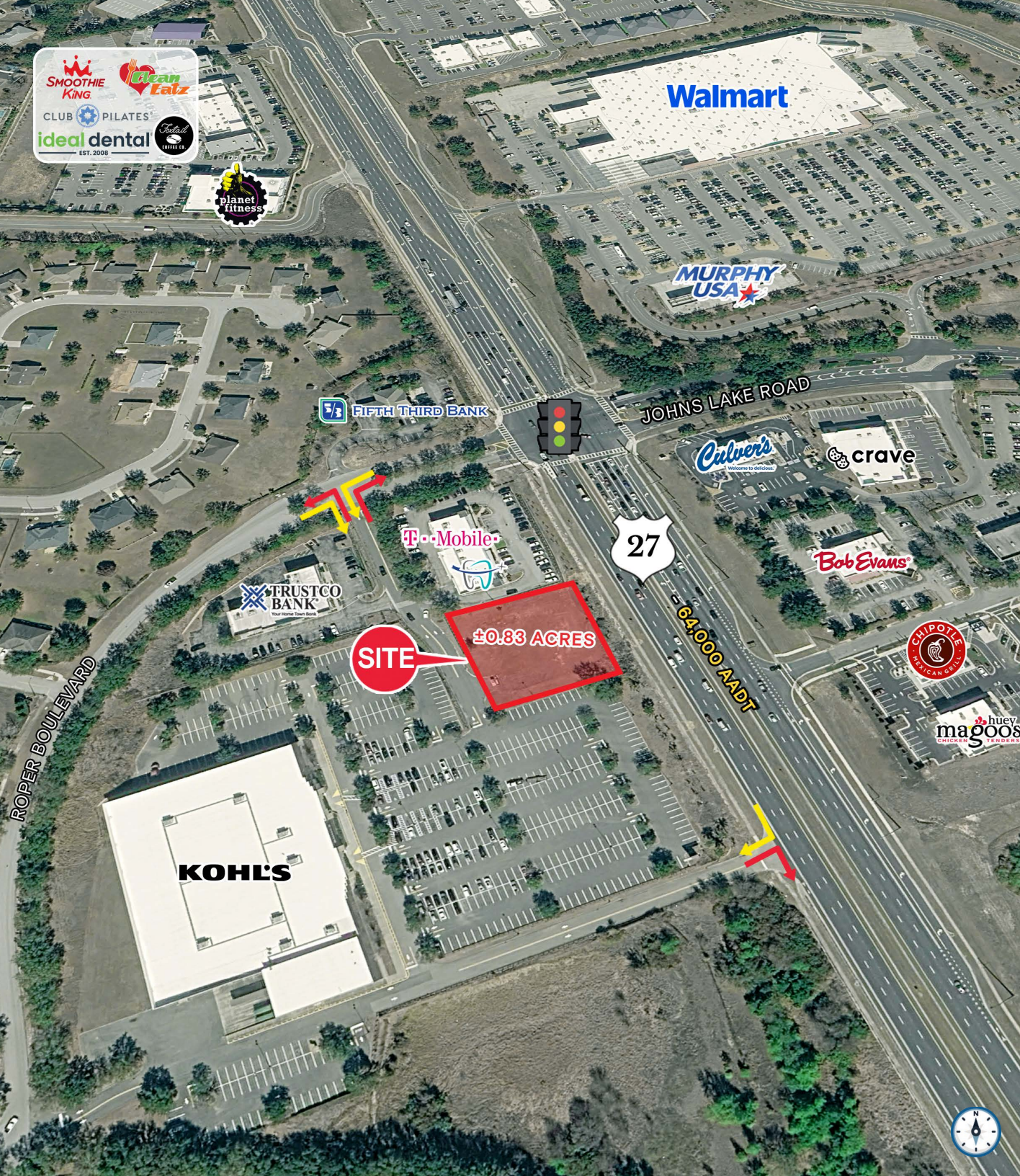
	5 MINS	10 MINS	15 MINS
POPULATION	22,267	72,074	110,405
HOUSEHOLDS	8,879	27,349	40,679
EMPLOYEES	6,953	20,250	25,158
AVERAGE HH INCOME	\$111,178	\$117,685	\$123,366











Contact Broker

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