



Emerald Lakes Plaza



RETAIL SPACE FOR LEASE

1203 Highway 50, Clermont, FL 34711

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For Lease: \$22.00 SF / NNN

Suite G: ± 1,170 SF



**107,393 DAYTIME
POPULATION
WITHIN 15 MINS**

Situated directly on 12th Street, a main entrance to Clermont's Downtown Waterfront District; and less than a quarter mile from Lumberyard District, a mixed-use development with 392 apartment units

Located in rapidly-growing Clermont, the retail hub for South Lake County

Join diverse tenant mix co-anchored by Dollar Tree

3.8 miles west of Orlando Health's South Lake Hospital and 4.7 miles west of the University of Central Florida's South Lake campus

Prominent pylon signage & Façade signage available for this space

Prime Visibility with entire center oriented along 350 ft of frontage on high traffic Highway 50 (34,500 AADT)

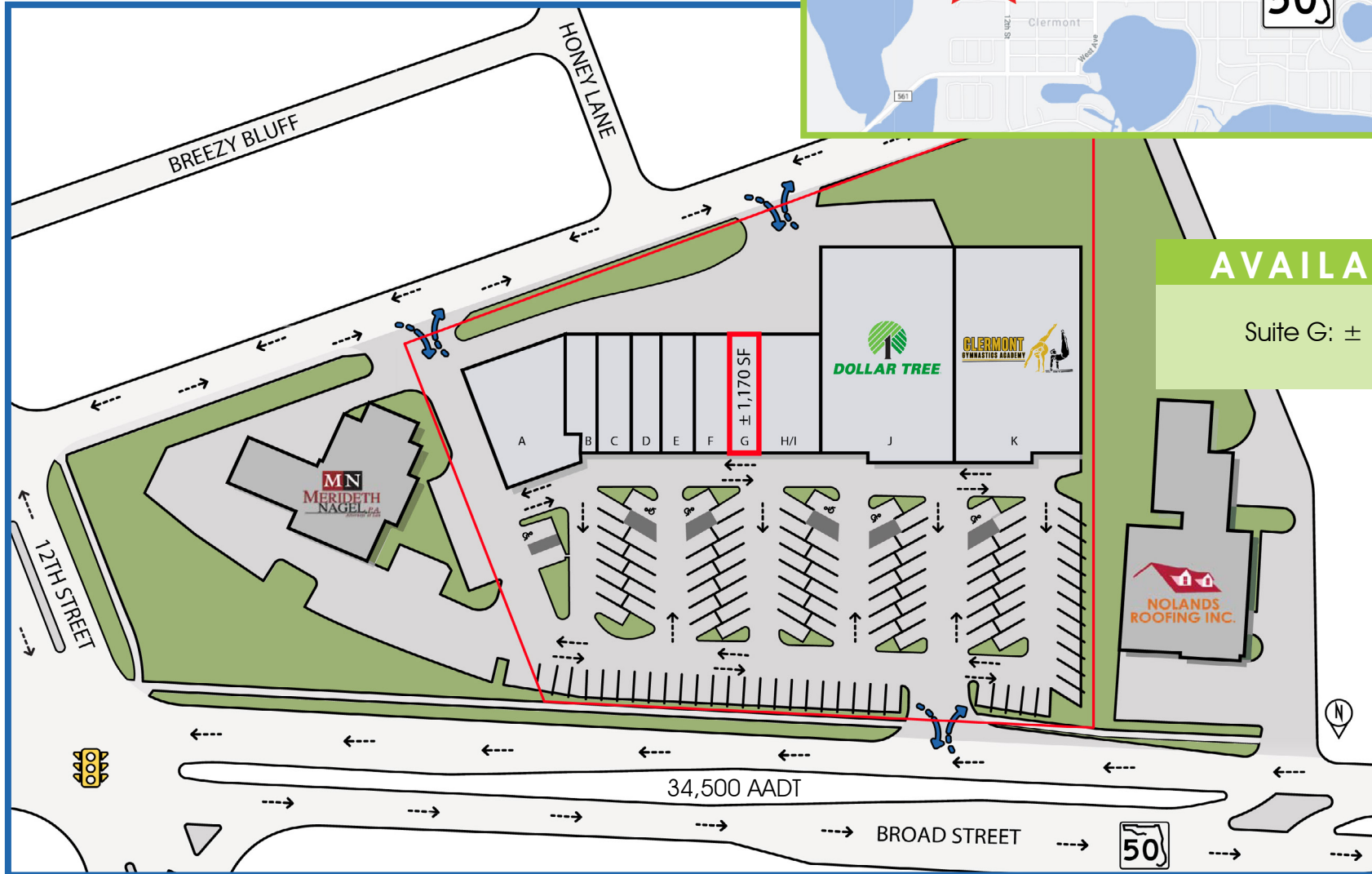
DEMOGRAPHICS

	2025	5 Mins	10 Mins	15 Mins
Total Population		7,978	41,489	116,820
Average HH Income		\$114,636	\$102,427	\$108,898
Total Households		3,254	15,829	43,451

615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

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SITE MAP



AVAILABILITY
Suite G: ± 1,170 SF

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LOCATION



LUMBERYARD DISTRICT
392 APARTMENTS
2-STORY PARKING GARAGE
ENTERTAINMENT COMPLEX

WEST PARK

BLESSED SACRAMENT
Catholic Church

Publix
3 MILES WEST

NOLANDS ROOFING INC.
MERIDETH NAGEL, P.A. Attorneys at Law
DOLLAR TREE
TACO Norteno
GREATER HORIZONS

PALATLAKAHA RECREATION PARK

FLORIDA PEDIATRIC DENTISTRY

CLERMONT BOWLING CENTER
SHELL

TOOLE'S HARDWARE

TRIATHLON BEACH
LAKE SIDE DINING
MEET US IN THE MIDDLE TRAIL

- DOWNTOWN CLERMONT**
- 1 Pepe's Cantina Clermont
 - 2 Suncreek Brewery
 - 3 Michael's Ali Coal Fired Pizza
 - 4 Mac'd Out
 - 5 Corelli's Pantry
 - 6 Dash Sports
 - 7 Erika's Tea Room and Gifts
 - 8 Montrose Street Market
 - 9 Clermont Brewing Company
 - 10 Game On Clermont

KEY

- PUBLIC PARKING LOTS (ADDITIONAL STREET PARKING THROUGHOUT DOWNTOWN CORE)
- MASTER PLAN DEVELOPMENTS
- ROAD IMPROVEMENTS



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CLERMONT MASTER PLAN

A

THE PROMENADE: The Promenade will provide a venue from event space, small festivals to huge races & regattas along with continuous waterfront path experience and pier with boat docking capabilities.

B

SIGNING + WAYFINDING: Downtown signage system & wayfinding to include monument signs, vehicular directional signs, & pedestrian directional signs to assist finding destinations in the downtown core.

C

WEST LAKE WETLANDS: Utility stormwater pond serving west downtown and freeing up lakefront land for park or amenity development. In addition, this area is designed as a park space and event area for larger races and includes a filter marsh to polish the storm runoff before it reaches Lake Minneola.

D

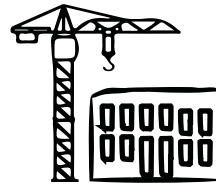
MINNEOLA GREEN STREET: "Green Streets" are locations that combine low-impact stormwater drainage techniques with improved pedestrian streetscapes and that from the spine of connected pedestrian and cycling environment in downtown, connecting the uphill parks to the neighborhoods and to Lake Minneola. This includes upgraded street tree planting, a 5' sidewalk on the north side of the street and a 12' multi-purpose path on the south side of the street.

E

ENHANCED ENTRY TO DOWNTOWN / "FRONT DOOR" IMAGE: Improving the entrance into downtown consistent with the quality environment found on the lake side. The landscape would include sidewalks, street trees, and incremental low impact stormwater management techniques.

F

"THE SWITCHBACKS": A trail system to connect Lake Avenue to Minneola Street in a switchback design to lessen the grade for all users and would conceptually contain a community garden space in between the switchbacks that is accessible from both uphill and downhill sides.



± \$20,000,000
Investment Into
Downtown Masterplan



± 100
Events Each Year In
Downtown Clermont



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