

For Sale

Clermont & Oakland Area Commercial Land

6.9 Acres | \$864,783 / Acre



Map data ©2021 Imagery ©2021, Lake County, Maxar Technologies, U.S. Geological Survey

17108 West Colonial Drive

Oakland, Florida 34787

Property Highlights

- High traffic counts (57,500 AADT)
- 885± feet of frontage on West Colonial Drive (SR-50)
- 1± mile east of the new Clermont Costco location on SR 50
- Less than 1/4 mile from the Florida Turnpike
- 1 mile east of Lake County line
- Excellent investment opportunity in a high growth area

Demographics

	1 Mile	3 Miles	5 Miles
Total Households	744	10,157	28,835
Total Population	2,334	27,840	78,168
Average HH Income	\$136,559	\$104,849	\$95,297

OFFERING SUMMARY	
Sale Price	\$1,150,000 - \$1,320,000
Lot Size	6.9 Acres



Map data ©2023 Google

For more information

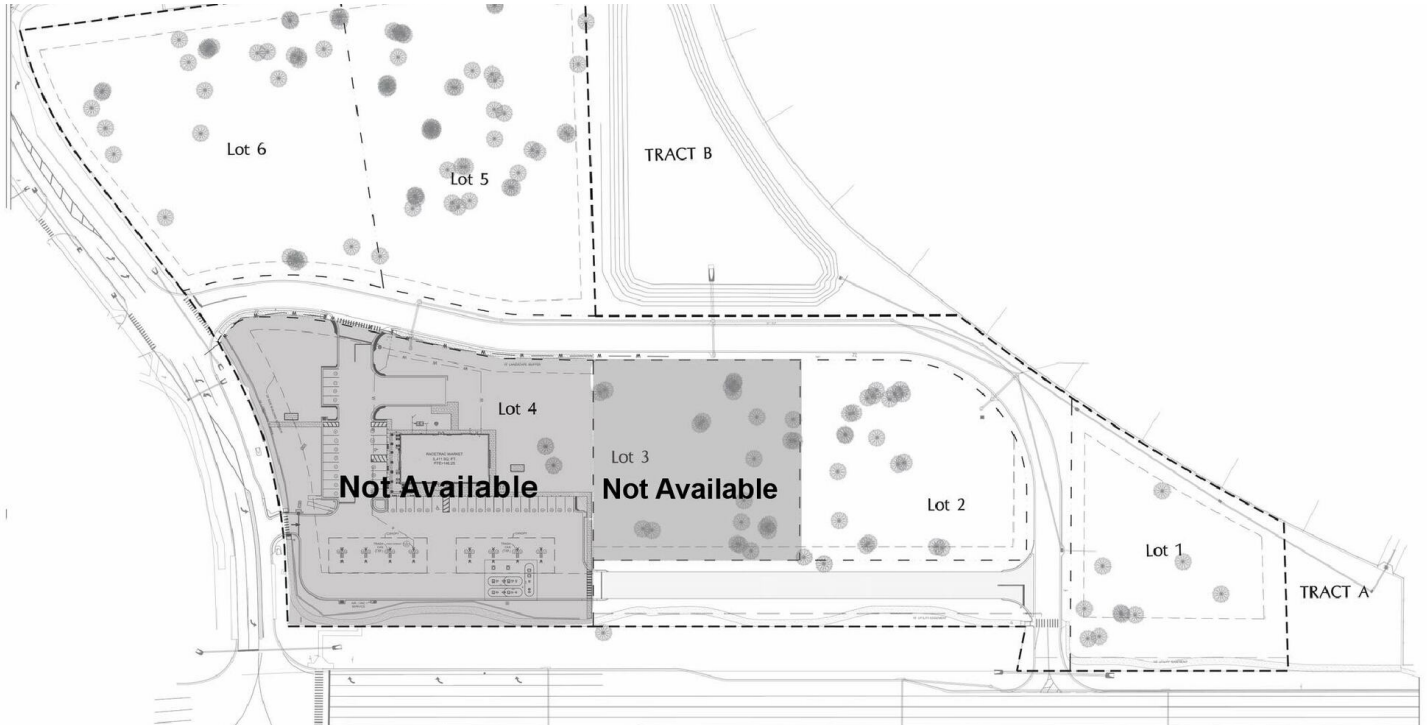
Ted Lightman, CCIM

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Pricing on Page 2

Pad Availability / Pricing



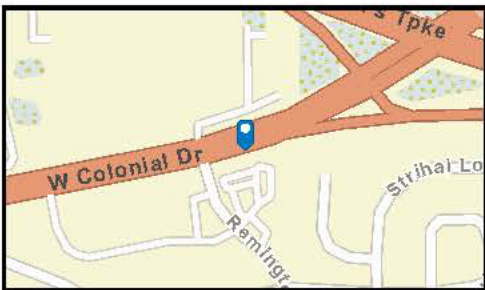
OF LOTS 4 | TOTAL LOT PRICE \$941,000 - \$1,320,000 | MULTIPLE LOT AND/OR ENTIRE SITE PRICING NEGOTIABLE |

STATUS	LOT #	SUB-TYPE	SIZE	PRICE
Available	Lot 1	Retail	1.3 Acres	\$1,236,000
Available	Lot 2	Retail	1.2 Acres	\$1,150,000
Available	Lot 5	Office	2.2 Acres	\$1,320,000
Available	Lot 6	Office	2.2 Acres	\$1,320,000

Retailer Map



Traffic Counts



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2020 Kalibrate Technologies (Q4 2020).

Aerials



Aerial Top Down



Aerial Looking North East



Aerial Looking East



Aerial Looking North West



Aerial Looking East

Development Map



Key Facts

KEY FACTS

94,315

Population



2.9

Average Household Size



Median Age

\$79,362

Median Household Income

EDUCATION



No High School Diploma



23%

High School Graduate



30%

Some College



40%

Bachelor's/Grad/Pr of Degree

BUSINESS



2,966

Total Businesses



23,898

Total Employees

EMPLOYMENT



73%

White Collar



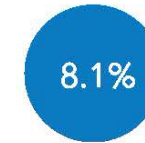
13%

Blue Collar



14%

Services



Unemployment Rate

INCOME



\$79,362

Median Household Income



\$36,812

Per Capita Income



\$166,773

Median Net Worth

Households By Income

The largest group: \$100,000 - \$149,999 (20.2%)

The smallest group: <\$15,000 (6.1%)

Indicator ▲	Value	Diff	
<\$15,000	6.1%	-3.5%	<div style="width: 6.1%;"></div>
\$15,000 - \$24,999	6.3%	-3.2%	<div style="width: 6.3%;"></div>
\$25,000 - \$34,999	7.4%	-2%	<div style="width: 7.4%;"></div>
\$35,000 - \$49,999	11.3%	-2%	<div style="width: 11.3%;"></div>
\$50,000 - \$74,999	16.3%	-1.8%	<div style="width: 16.3%;"></div>
\$75,000 - \$99,999	12.2%	-0.5%	<div style="width: 12.2%;"></div>
\$100,000 - \$149,999	20.2%	+4.8%	<div style="width: 20.2%;"></div>
\$150,000 - \$199,999	8.6%	+3.4%	<div style="width: 8.6%;"></div>
\$200,000+	11.7%	+4.8%	<div style="width: 11.7%;"></div>