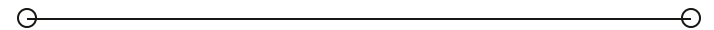


**FLYER**

# Clermont Commerce Center

**16201 STATE ROAD 50**

Clermont, FL 34711



**PRESENTED BY:**

**RAFAEL MENDEZ, CCIM**

O: 407.813.1984

rafael.mendez@svn.com

FL #SL3317523

# Downtown Clermont 15 ± Minutes

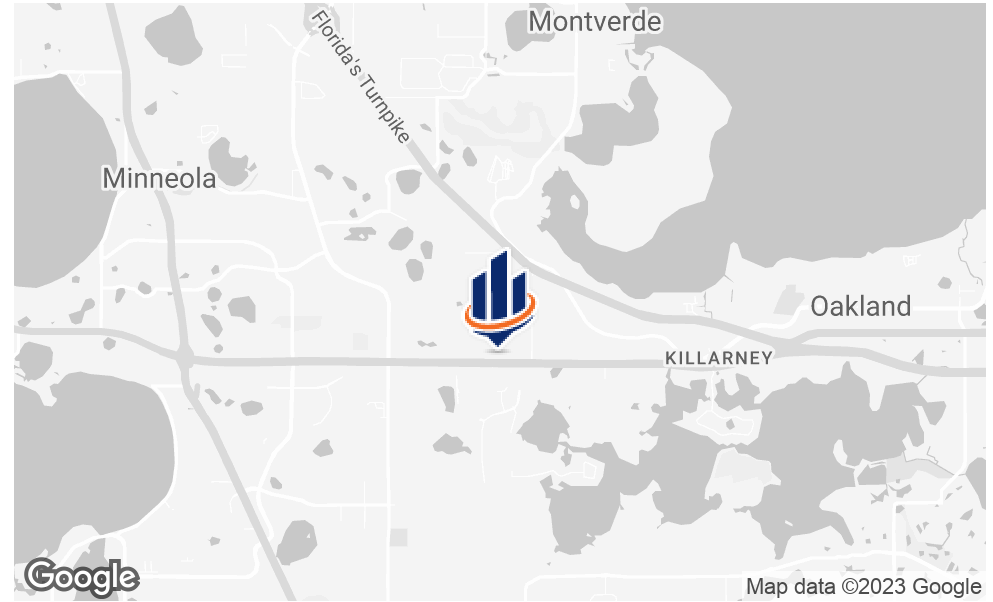
50

Subject

62,000 ±  
Cars/Day



## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>LEASE RATE:</b>	<b>\$25.00 p/ RSF</b>
<b>AVAILABLE SF:</b>	1,650 SF
<b>LOT SIZE:</b>	1.229 Acres
<b>YEAR BUILT:</b>	2003
<b>ZONING:</b>	CP - Lake County
<b>TRAFFIC COUNT:</b>	62,773

### PROPERTY OVERVIEW

The Clermont Commerce Center is a single-story retail strip center located in the heart of Clermont, Florida. The center is ideally situated at the intersection of State Road 50 and HWY 455, with immediate access to over 55,000 vehicles per day. The center is also just minutes away from downtown Orlando, Winter Garden, and South Lake County.

The Clermont Commerce Center is a great opportunity for small businesses in the professional services, retail, and trade industries. The center offers a variety of unit sizes to accommodate businesses of all sizes, and the high traffic count ensures that your business will be seen by a large number of potential customers.

If you are looking for a great location for your small business in Clermont, Florida, then the Clermont Commerce Center is the perfect place for you. Contact us today to learn more about leasing opportunities at the center.

# LEASE SPACES



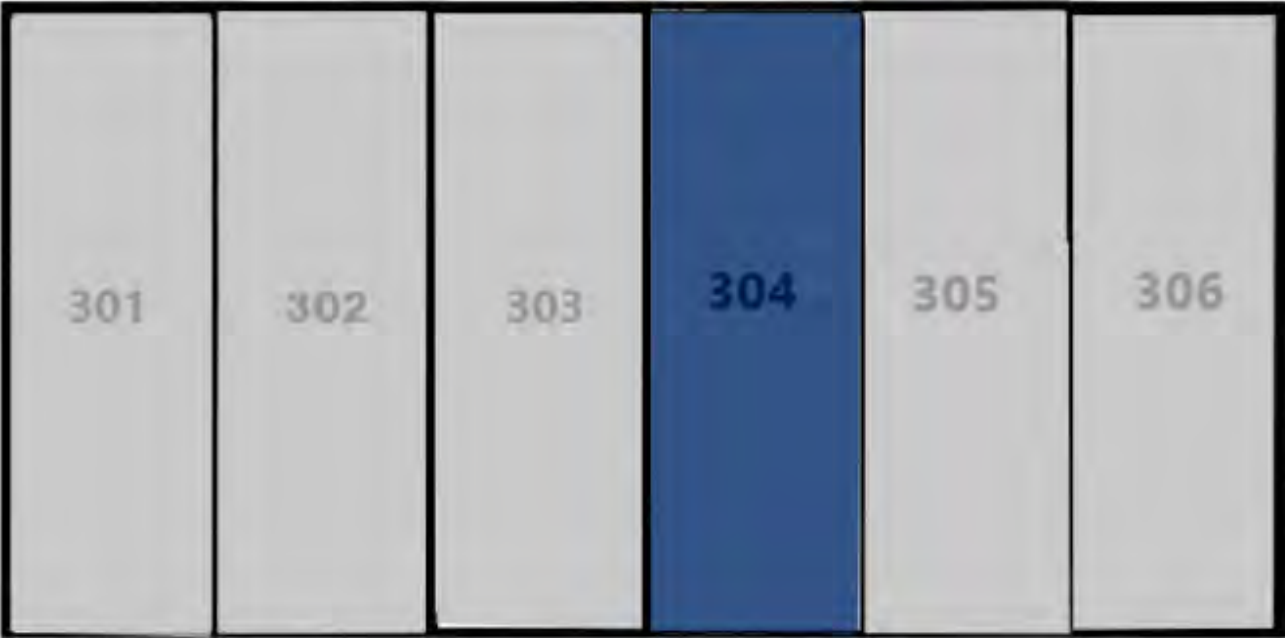
## LEASE INFORMATION

<b>LEASE TYPE:</b>	NNN	<b>LEASE TERM:</b>	Negotiable
<b>TOTAL SPACE:</b>	1,650 SF	<b>LEASE RATE:</b>	\$25.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
304	Available	1,650 SF	NNN	\$25.00 SF/yr	2nd Gen Flooring Store

**PLANS**



**Clermont Commerce Center**  
**16201 East Hwy 50 Clermont, FL 34711**

**LEGEND**

Available
Unavailable

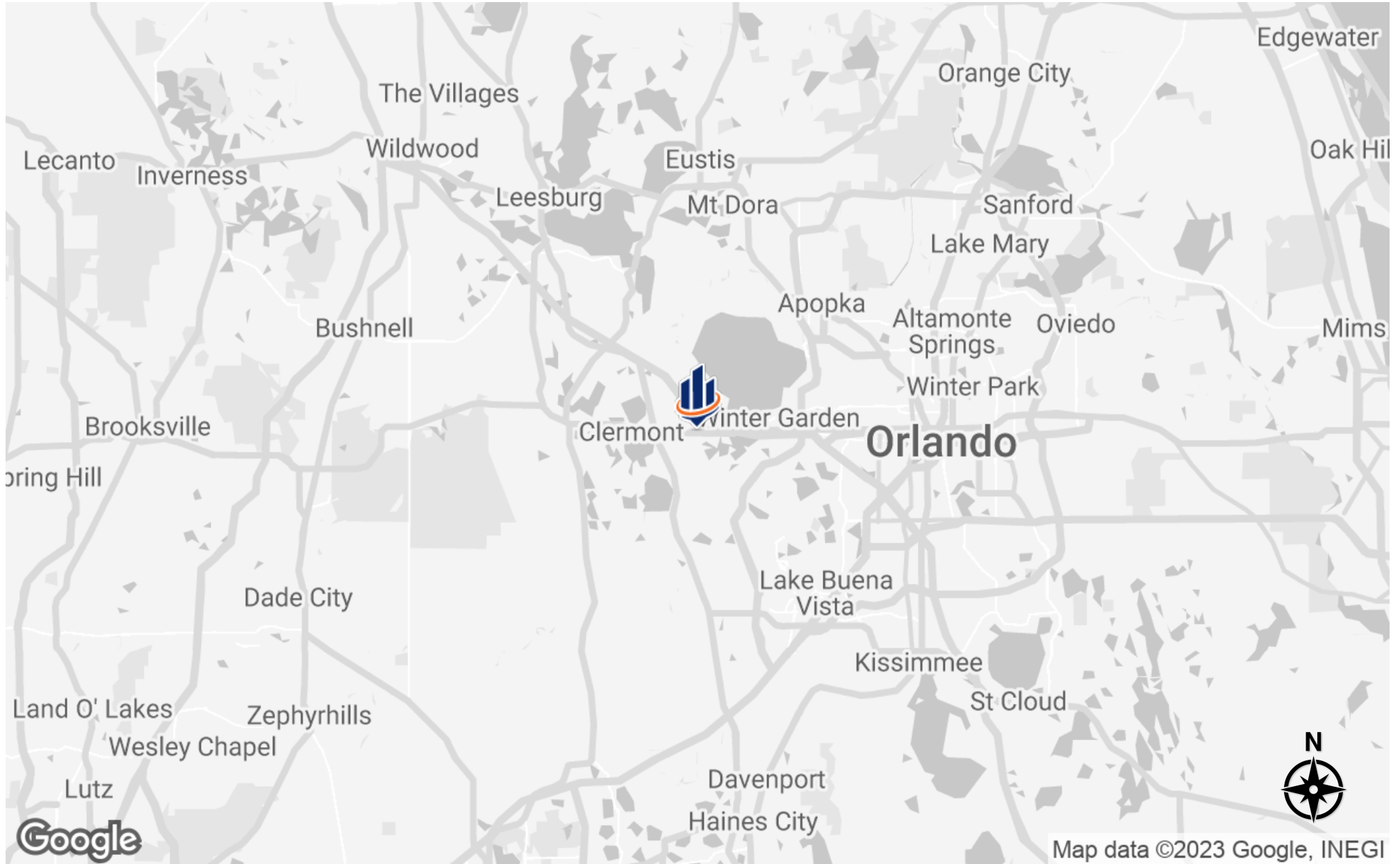
**AERIAL**



# CLERMONT COMMERCE CENTER



# REGIONAL MAP





# RETAILER MAP



# DEMOGRAPHICS MAP & REPORT

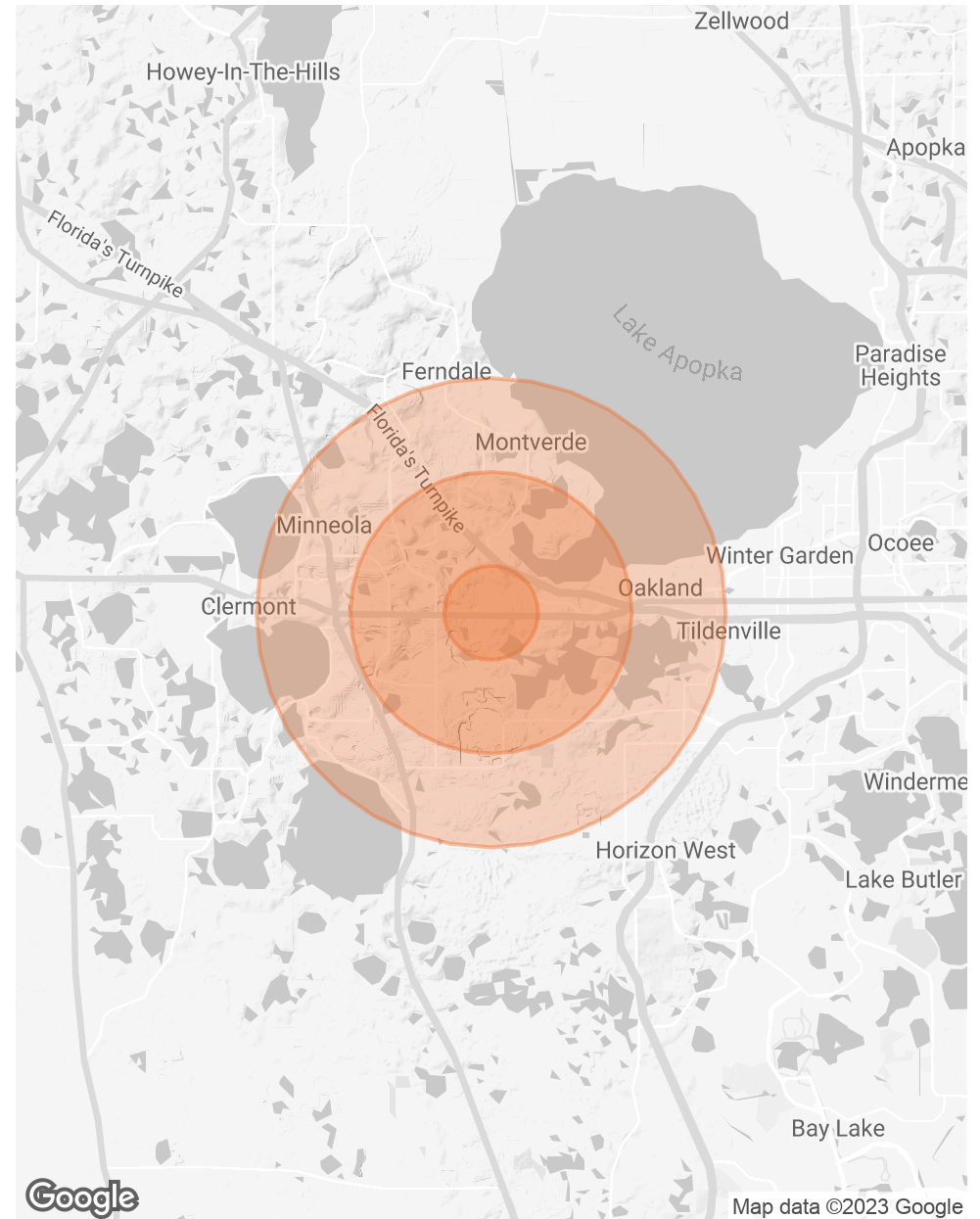
## POPULATION

	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	3,378	24,141	55,891
<b>AVERAGE AGE</b>	37.8	38.1	39.3
<b>AVERAGE AGE (MALE)</b>	35.0	35.7	37.7
<b>AVERAGE AGE (FEMALE)</b>	39.4	39.5	40.1

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	1,140	8,139	19,323
<b># OF PERSONS PER HH</b>	3.0	3.0	2.9
<b>AVERAGE HH INCOME</b>	\$80,192	\$82,690	\$82,542
<b>AVERAGE HOUSE VALUE</b>		\$352,955	\$329,220

\* Demographic data derived from 2020 ACS - US Census



## MEET RAFAEL MENDEZ



### RAFAEL MENDEZ, CCIM

Regional Managing Director

rafael.mendez@svn.com

Direct: **407.813.1984** | Cell: **407.748.8970**

FL #SL3317523

### PROFESSIONAL BACKGROUND

Rafael Mendez, CCIM is the Managing Director and Advisor at SVN | Saunders Ralston Dantzler Real Estate in Orlando, Florida.

Rafael specializes in mid-market acquisition and disposition of industrial and office properties throughout the state of Florida. His success derives from assisting his clients with identifying optimal opportunities in the market and executing them efficiently to achieve their intended results.

Beginning his career in real estate in 2015, Rafael assisted investors in residential real estate and later transitioned into commercial real estate. Rafael brings a global perspective with a national presence, local market expertise, and a forward-thinking "client-centric" mindset built on setting clear expectations with constant communication. Through this, he has not only catapulted his own success and growth but also his client's success and growth throughout the years.

Rafael lives in Altamonte Springs, FL, and is married to his high school sweetheart Andrea with three children. Additionally, he is involved in his community and volunteers with Habitat for Humanity Building Homes and Special Olympics. Rafael also serves on the board of directors for Commonsense Childbirth, a non-profit organization.

Rafael specializes in:

- Industrial
- Office
- Special-use Properties
- Investment Sales
- Investment Properties

### MEMBERSHIPS

- CCIM Designee
- Urban Land Institute (ULI) Member
- NAIOP Member
- Florida CCIM Chapter Membership Chair, 2023
- Florida CCIM Chapter Central District Board Member, 2022 & 2023
- Florida CCIM Chapter State Level Young Professional Network, 2022
- Central Florida Commercial Association of Realtors® (CFCAR)
- National Association of REALTORS®
- Florida Association of REALTORS®



For more information visit [SVNsaunders.com](http://SVNsaunders.com)

### HEADQUARTERS

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