



# RETAIL OUTPARCELS FOR SALE

**W HIGHWAY 50, CLERMONT, FL 34711**

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Senior Sales & Leasing Associate

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Contact: Jesse King  
Sales & Leasing Associate

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Contact: Kevin Hipes  
Broker / Owner

E: Kevin@HCBRealEstate.com  
P: 407.416.6832



## For Sale: Inquire for Pricing

Three 1-Acre Square Lots (6, 7, 8)

\*Bulk Sale Preferred

Zoning: C-2 (ex. Retail, Office, Hotel, etc.)



**SITUATED IN FRONT  
OF 289  
MULTIFAMILY UNITS**



Three (3) 1 - acre square outparcels available within The Vue at Clermont, the new mixed-use development with 289 multifamily units and 7 total outparcels

Collectively, parcels feature  $\pm$  627 feet of frontage on high-traffic Highway 50 (W. Colonial Drive) with 66,000 AADT

For bulk sale, site will be delivered rough graded with stormwater conveyance pipe installed. Utilities available at perimeter of the site

Surrounded by strong demographics and average household income of \$102,216 within 5 minutes

PUD allows for approximately 30,000 SF of Commercial Development

Property access includes 2 new right-in / right-out's with a left-in off of Highway 50

Situated less than 0.5 miles from Orlando Health National Training Center, state-of-the-art sports and fitness facility

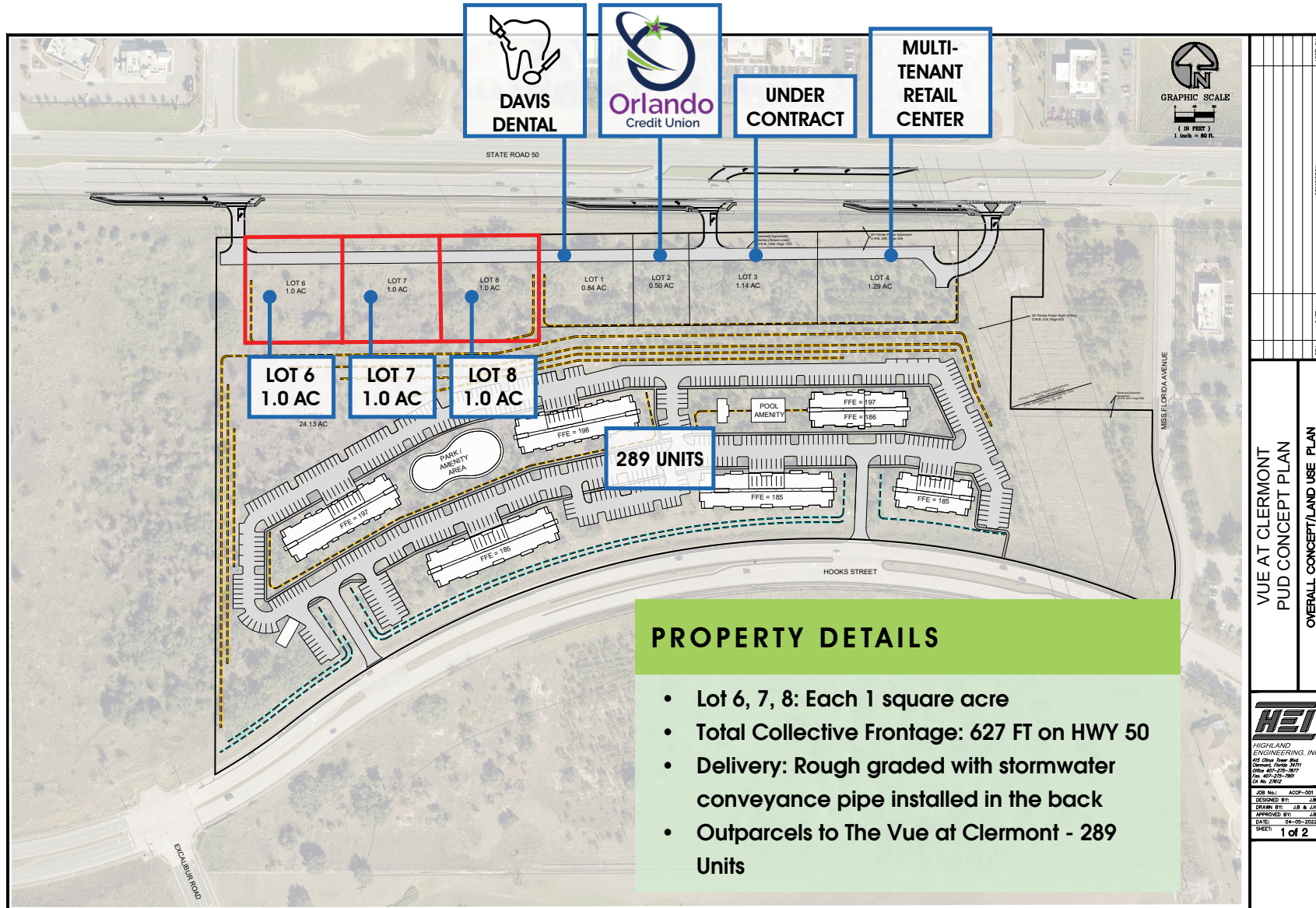
Located within 0.5 miles of retailers including Chick-Fil-A, Target, Five Guys, First Watch and more

Strategically situated  $\pm$  6 mins from Florida Turnpike access

615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 Fax: 407.426.8542

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# PROPOSED DEVELOPMENT PLAN



## PROPERTY DETAILS

- Lot 6, 7, 8: Each 1 square acre
- Total Collective Frontage: 627 FT on HWY 50
- Delivery: Rough graded with stormwater conveyance pipe installed in the back
- Outparcels to The Vue at Clermont - 289 Units

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 HIGHLAND  
 ENGINEERING, INC.  
 401 West Lake Road  
 Orlando, Florida 32717  
 Phone: 407-252-2977  
 Fax: 407-252-7961  
 CA No. 2761  
 JOB No.: AOSP-001  
 DESIGNED BY: J.B.  
 DRAWN BY: J.B. & J.C.  
 APPROVED BY: J.B.  
 DATE: 04-20-2023  
 SHEET: 1 of 2

VUE AT CLERMONT  
 PUD CONCEPT PLAN  
 OVERALL CONCEPT/LAND USE PLAN

# SURROUNDING AREA



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# THE NEIGHBORHOOD



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# LOCATION



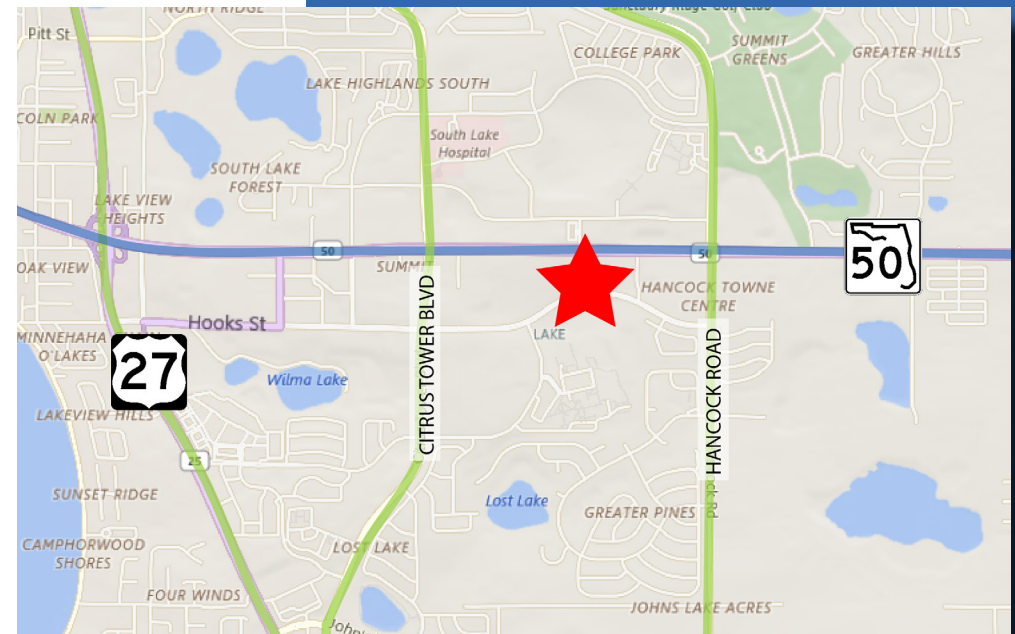
4 minute  
(2.5 miles)



6 minutes  
(4.5 miles)



10 minutes  
(9.3 miles)



## EMPLOYMENT POPULATION

± 23,468  
(10 min drive time)



## MEDIAN AGE

39.4  
(5 min drive time)

## Average Annual Daily Trips

### 2022

W Colonial Drive	66,000
Citrus Tower Boulevard	12,300

## Surrounding Businesses

### 2023

	5 Mins	10 Mins	15 Mins
Retail Businesses	220	560	961
Food & Drink Businesses	78	168	295



## Total Population



## Total Families



## Total Households



## Average Income

		Total Population	Total Families	Total Households	Average Income
5 mins	2023	16,310	4,629	6,420	\$102,216
10 mins	2023	83,123	23,311	31,439	\$106,850
15 mins	2023	141,601	38,812	52,447	\$109,666

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# CLERMONT MARKET HIGHLIGHTS

Clermont is the **largest city in Lake County** at a population of over 44,800 within the 19 square miles of city limits. Located just 20 minutes west of Orlando near major transportation networks, the **picturesque hills and pristine lakes** draw a diverse demographic.

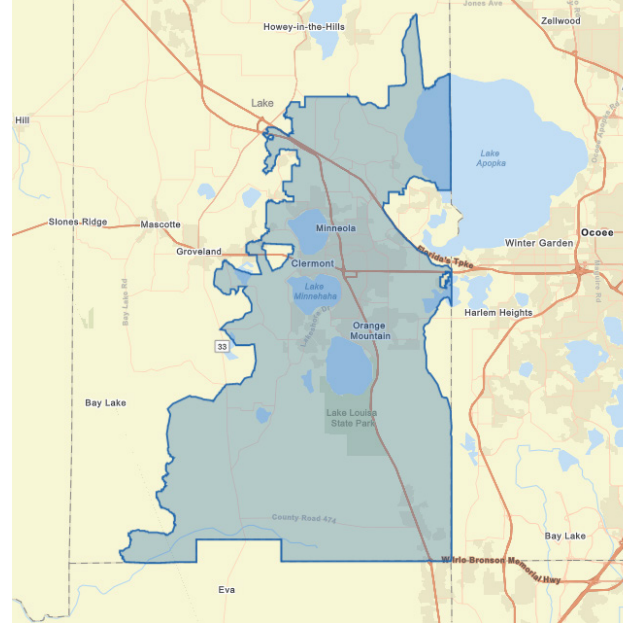
From those who want to be close to Orlando for work, enjoy being close to the **theme parks**, desire an abundance of **outdoor activity** options, want world-class **healthcare** options or top-notch **training opportunities**, Clermont has something for everyone.

Over 23 parks, 3.5 miles of paved trails, 4 piers, a boardwalk, splash pad and boat ramps are some of the **recreation programs, sports and activities** available in the Clermont area.

## GROWTH

The area's **low cost of living** coupled with the area's focus on **innovation**, including but not limited to the 18 miles of optical fiber and cutting edge healthcare service options, continues to drive an influx of people moving to the region.

**Advent Health is investing \$35 million** into Clermont with their first facility in the region. Located at SR 50 and Citrus Tower Blvd, the campus will include a 19,000 SF ER with 24 patient rooms and a 36,000 SF health park with primary and specialty care practices. The campus will **fill the need for specialty physicians** in the area and provide a seamless experience with single check-in, single bill, online forms and overall more convenient experience.



**3.67% ANNUAL POPULATION INCREASE SINCE 2010 (ESRI)**



**2,093 HOUSING UNITS UNDER CONSTRUCTION IN 2018/2019 CLERMONTFL.GOV**

## DEMOGRAPHICS

### Population



**POPULATION**  
± 113,775



**PROJECTED ANNUAL GROWTH**  
2.44%



**DAYTIME POPULATION**  
± 99,138



**MEDIAN AGE**  
± 40.1

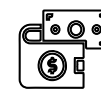
### Income



**AVERAGE HOUSEHOLD INCOME**  
\$85,366



**AVERAGE DISPOSABLE INCOME**  
\$70,582



**AVERAGE NET WORTH**  
\$706,705

### Employment



**EMPLOYEES**  
26,092

### Housing



**HOUSEHOLDS**  
40,298



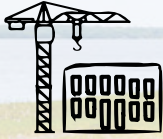
**AVERAGE HOME VALUE**  
\$293,401

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# CLERMONT MARKET HIGHLIGHTS



± \$20,000,000  
INVESTMENT INTO  
DOWNTOWN  
MASTER-PLAN



± 100 EVENTS  
DOWNTOWN  
ANNUALLY



"TOP 25 PLACES  
TO RETIRE"  
BY MONEY MAGAZINE  
& FORBES (2016)



"MOST BUSINESS  
FRIENDLY CITY IN  
CENTRAL FL"  
BY WALLET HUB



"BEST CITY TO LIVE  
IN CENTRAL FL"  
ORLANDO BUSINESS JOURNAL  
READERS CHOICE, 2017



TOP 15 BEST LAKE  
TOWNS IN THE U.S.  
TRAVEL & LEISURE,  
2021

## DOWNTOWN MASTER PLAN

The City of Clermont is **investing over \$20 million into the award-winning Master Plan** to redevelop the Downtown core which includes over 32 projects. The Master Plan offers insight on how to keep the community growing and continue to maintain Clermont as one of the nations **top places to live and train for the world's elite athletes** tagging Clermont as the "Choice of Champions."



## CHOICE OF CHAMPIONS

Clermont is home to the National Training Center which draws athletes from around the world. In the 2020 Tokyo Summer Olympics, at least **eighteen athletes trained in Clermont** and represented ten different countries across various track and field events. These Olympians earned 8 medals.

If Lake County were an independent country, it would have finished in the top three in the final medal count at the 2016 Summer Olympics in Rio de Janeiro. Clermont is also home to the Special Olympics Florida Headquarters, and Sommer Sports, the oldest American owned multi-sport event company. A **10-mile clay loop** also attracts Olympians and residents alike with its scenic views and rolling hills.



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