

Clermont Retail Building

833 W. Highway 50 | Clermont, FL 34711



Property Overview

This property consists of a 4,480± sf free-standing retail building located on Highway 50 (SR 50) in Clermont. Just minutes away from Downtown Clermont, the Property has quick access to surrounding markets with its close proximity to SR 50, US 27 and CR 33. There is a monument sign on Highway 50, providing excellent exposure. Parking is located in the front of the building and in the rear on an additional tract of land comprised by property owner.

Property Stats

Building SF	±4,480 sf
Land	±0.45 ac
Zoning	C-1
Parking	15 surface spaces

Asking Price: \$2,200,000 (\$491/SF)

For further information

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Property photos

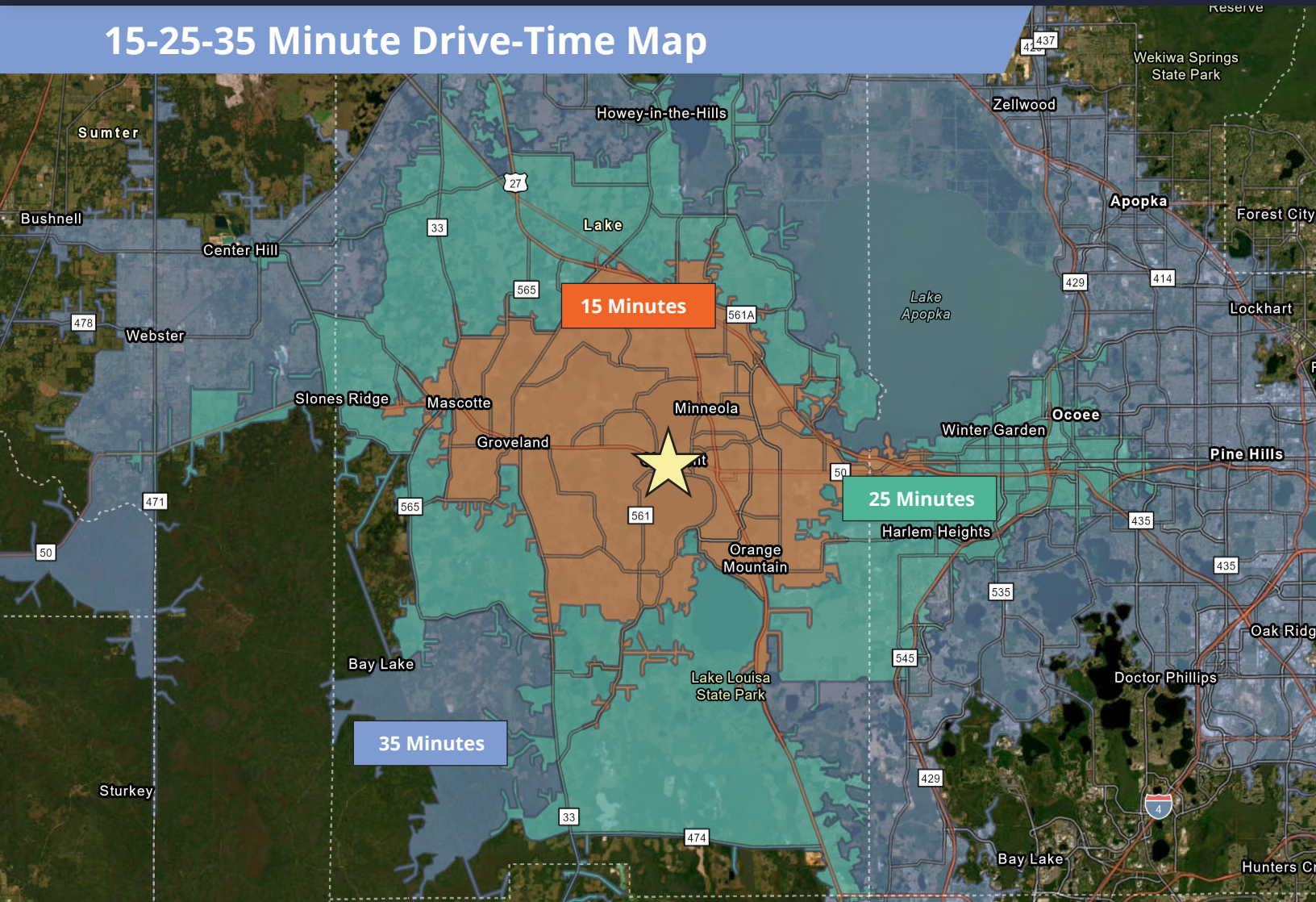


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15-25-35 Minute Drive-Time Map



Drive Time Demographics (25 Minutes)


267,007
Population


98,264
Households


\$107,084
Average HH income

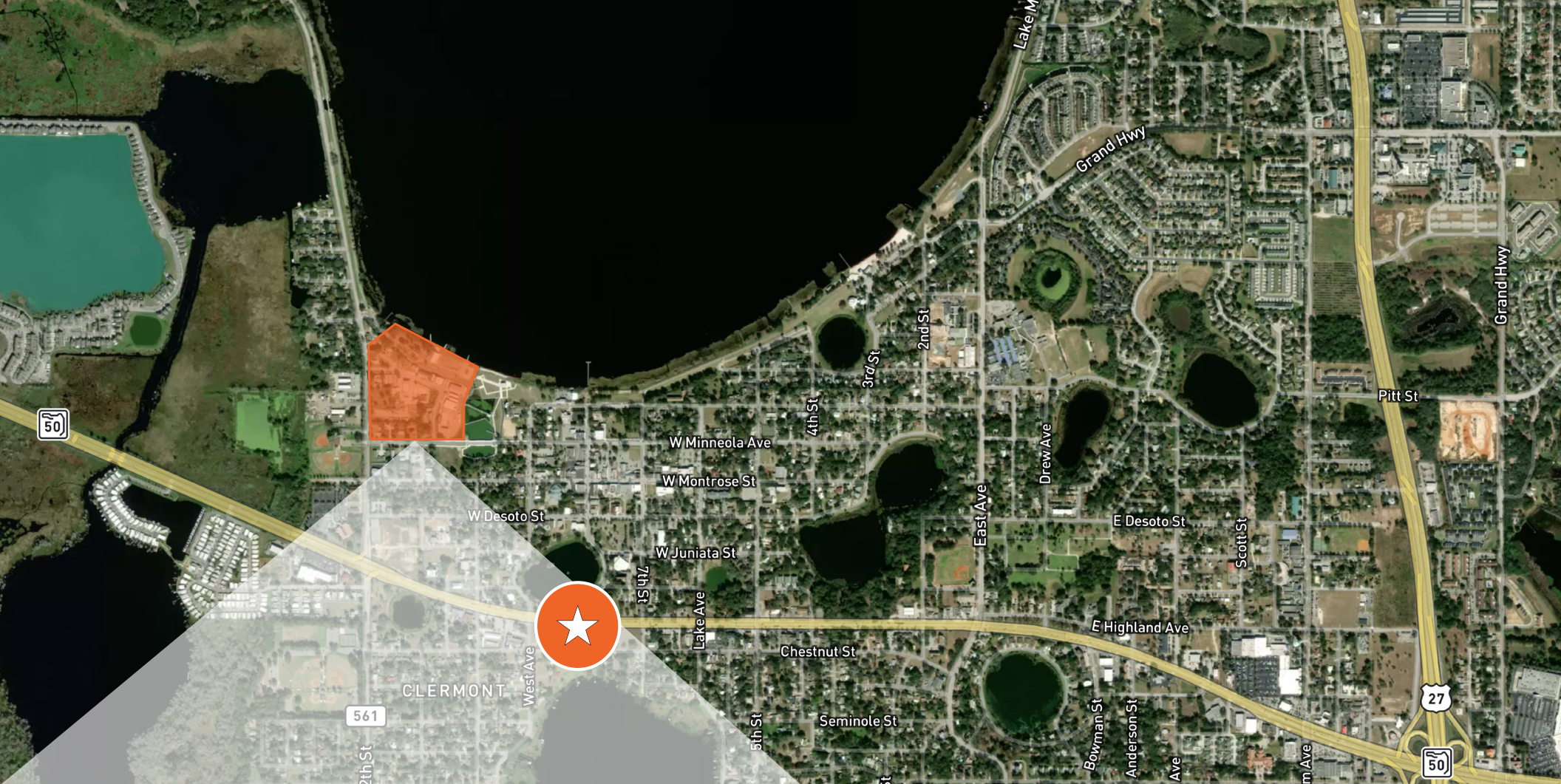

2.69
Average HH size


73,305
Employees

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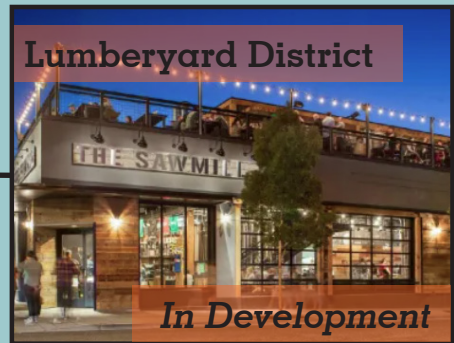
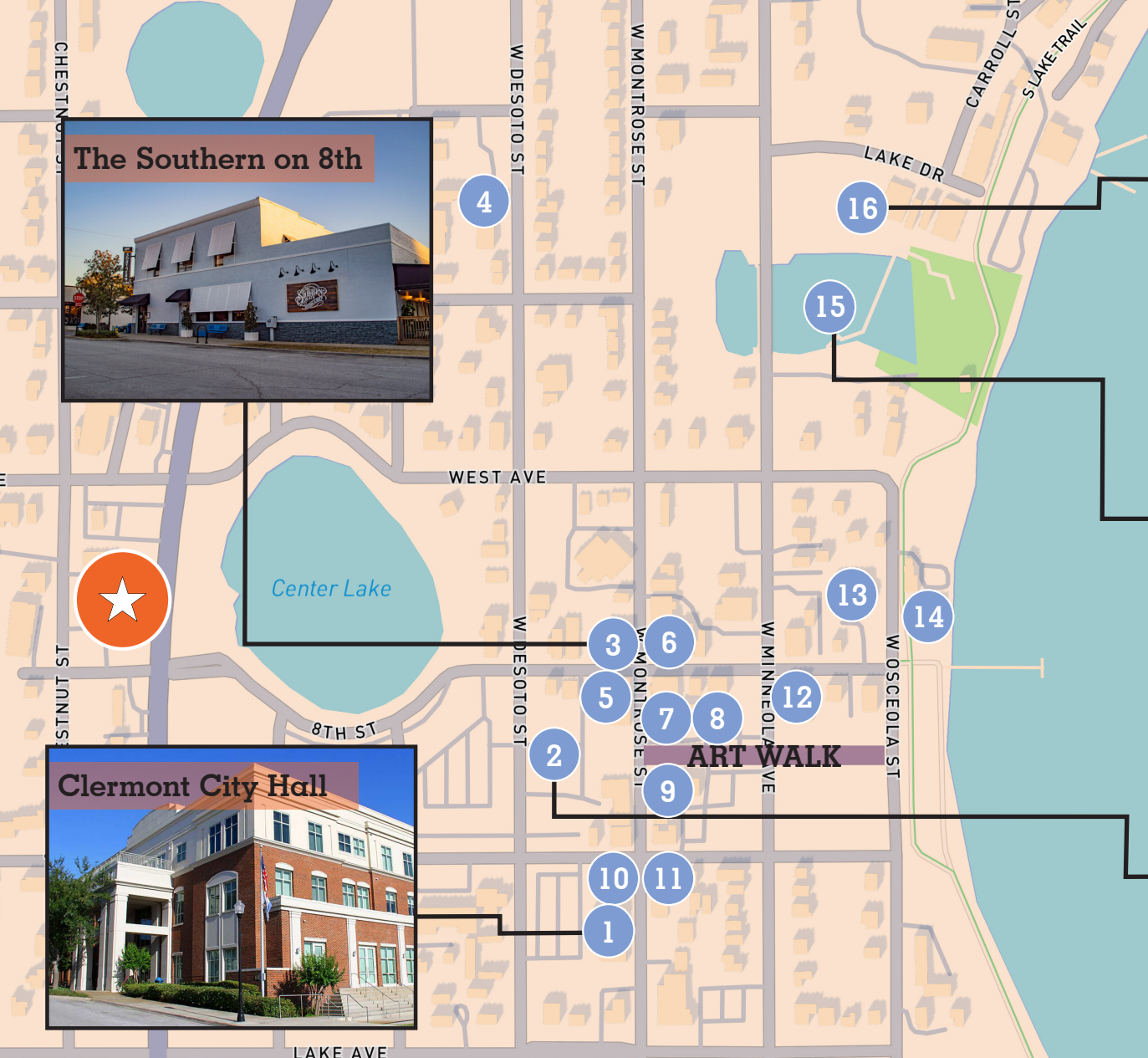
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The Lumberyard District redevelopment project, a 12.3-acre site adjacent to Victory Pointe Park, will be constructed in two phases. Phase one will include 262 apartments across four multi-family buildings. Phase two will consist of a mix of commercial, three mixed-use buildings and two live-work buildings with combined 130 dwelling units plus a two-story parking garage.

Currently home to an active lumber yard, American Builders Supply, proves inspiration for the theme. Choosing to use wood construction materials to honor the site's history.



The Southern on 8th



Clermont City Hall



Lumberyard District

In Development

Victory Pointe

Clermont Brewing



- | | | | |
|-----------------------|--------------------------|----------------------------|----------------------------|
| 1 Clermont City Hall | 5 Montrose Street Market | 9 Corelli's Pantry | 13 Energy Lab Cafe |
| 2 Clermont Brewing | 6 Clermont Cafe | 10 Cheeser's Palace Cafe | 14 Salt Shack |
| 3 The Southern on 8th | 7 Black Bear Kitchen | 11 Clermont Farmers Market | 15 Victory Point |
| 4 American Legion | 8 Roasted Spirit | 12 Pepe's Cantina Clermont | 16 The Lumberyard District |