



RETAIL OUTPARCELS FOR SALE

W HIGHWAY 50, CLERMONT, FL 34711

Contact: Austin McWilliams
Senior Sales & Leasing Associate

E: Austin@FCPG.com
P: 407.872.0177 ext. 134

Contact: Jesse King
Sales & Leasing Associate

E: Jesse@FCPG.com
P: 407.872.0177 ext. 136

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 ± 627 feet of frontage on high-traffic Highway 50 (W. Colonial Drive) with 67,500 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 \$113,874 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

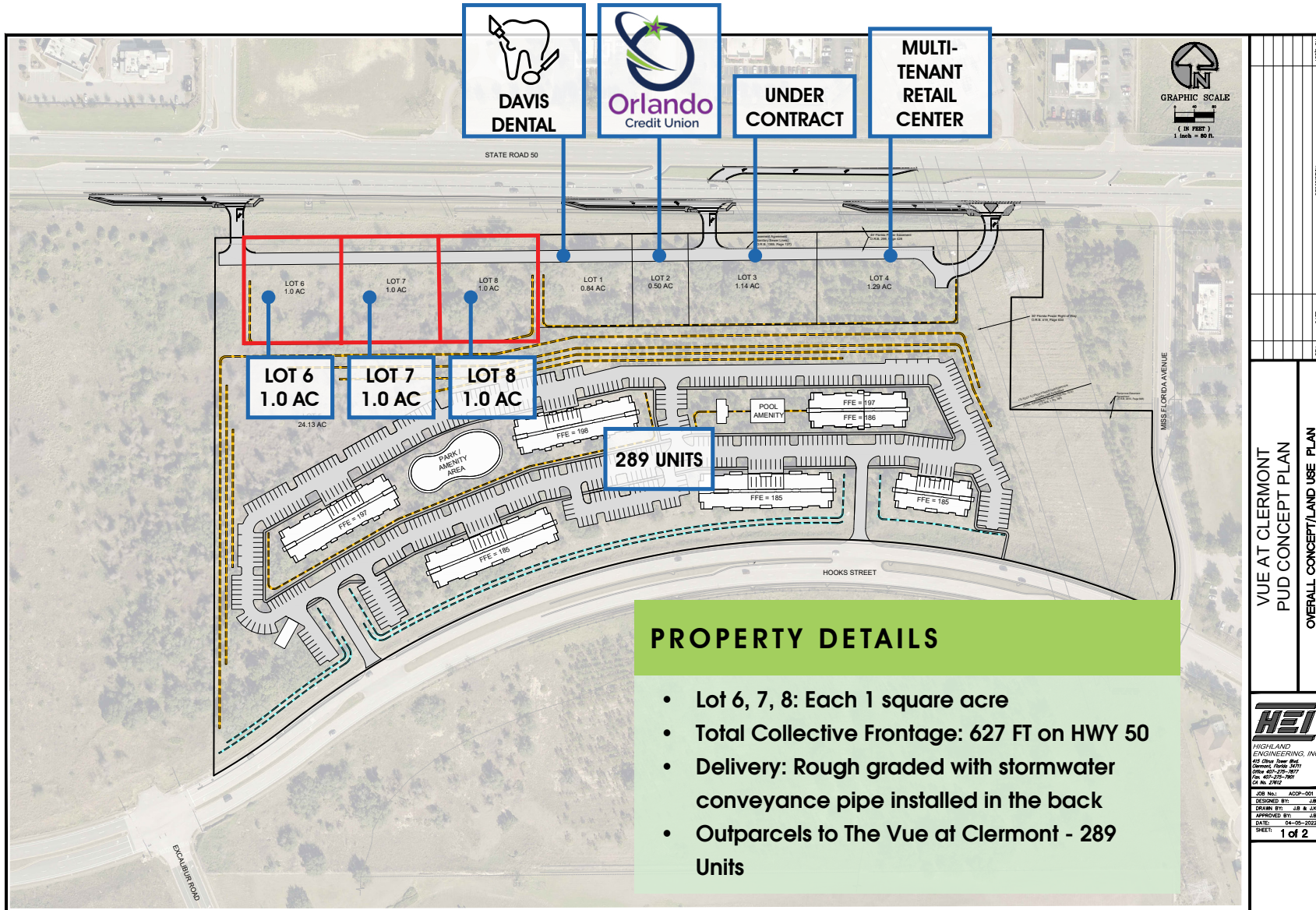
Located within 0.5 miles of retailers including Chick-Fil-A, Target, Five Guys, First Watch and more

Strategically situated ± 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

REV.	DATE	DESCRIPTION
VUE AT CLERMONT PUD CONCEPT PLAN OVERALL CONCEPT/LAND USE PLAN		
 <small>HIGHLAND ENGINEERING, INC. 412 Ohio Lane, Suite 104 Orlando, Florida 32711 Phone: 407-252-7877 Fax: 407-252-7861 CA No. 2761</small>		
JOB No.: AOSP-001		
DESIGNED BY: J.B.		
DRAWN BY: J.B. & J.C.		
APPROVED BY: J.B.		
DATE: 04-25-2024		
SHEET: 1 of 2		

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F C FIRST CAPITAL
P G Property Group, Inc.
 Commercial Real Estate Services

SURROUNDING AREA



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THE NEIGHBORHOOD



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LOCATION



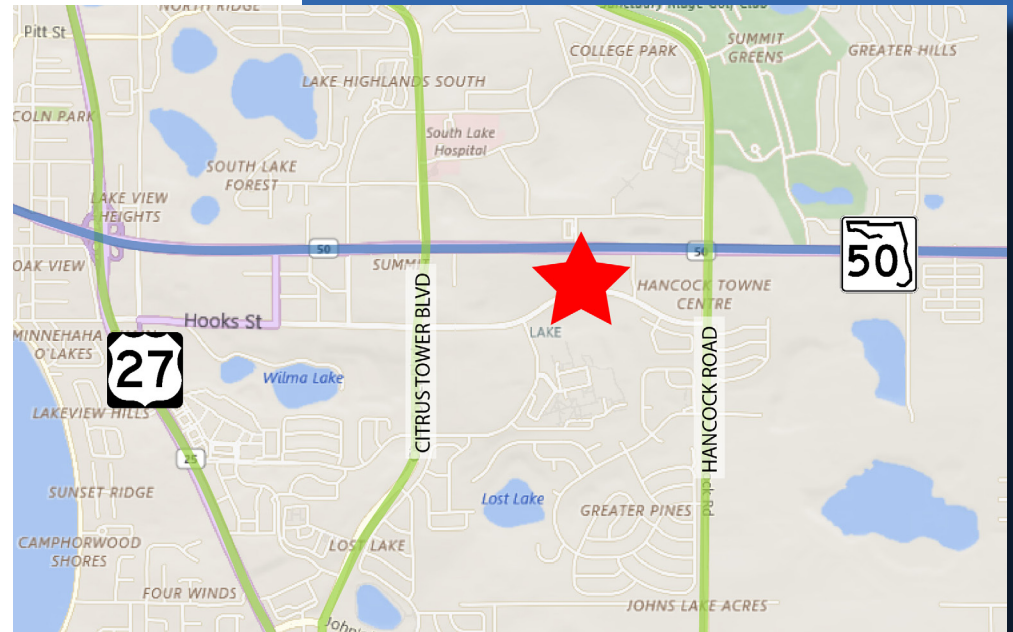
4 minute
(2.5 miles)



6 minutes
(4.5 miles)



10 minutes
(9.3 miles)



**EMPLOYMENT
POPULATION**
± 24,421
(10 min drive time)



MEDIAN AGE
39.3
(5 min drive time)

Average Annual Daily Trips

2023

W Colonial Drive	67,500
Citrus Tower Boulevard	14,500

Surrounding Businesses

2024	5 Mins	10 Mins	15 Mins
Retail Businesses	194	574	769
Food & Drink Businesses	77	188	245



Total Population



Total Families



Total Households



Average
Income

		Total Population	Total Families	Total Households	Average Income
5 mins	2024	13,745	3,744	5,398	\$113,874
10 mins	2024	75,102	20,527	28,507	\$113,516
15 mins	2024	125,548	34,402	46,915	\$118,131

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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.

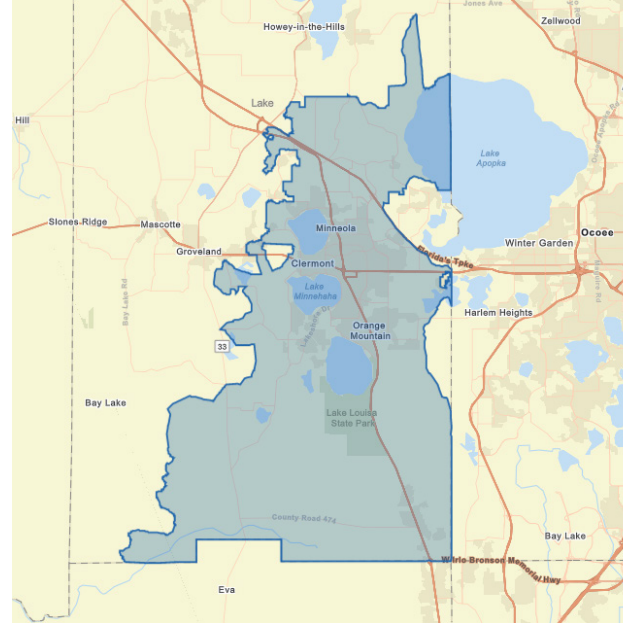
From those who want to be close to Orlando for work, enjoy being close to the **theme parks**, desire an abundance of **outdoor activity** options, want world-class **healthcare** options or top-notch **training opportunities**, Clermont has something for everyone.

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

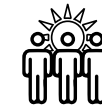
Population



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



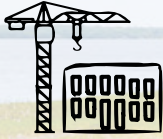
AVERAGE HOME VALUE
\$293,401

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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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