

For Sale

# Clermont & Oakland Area Commercial Land

2.5 Acres | 2 Lots



## 17108 West Colonial Drive

Oakland, Florida 34787

### Property Highlights

- High traffic counts (56,500 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



Pricing on Page 2

### 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

For more information

**Ted Lightman, CCIM**

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# Pad Availability / Pricing



Lot #	Size	Price per SF/AC	Sale Price	Status	Description
Lot 1	1.3 Acres	\$950,769/AC	\$1,236,000	Available	Retail
Lot 2	1.2 Acres	\$958,333/AC	\$1,150,000	Available	Retail



Aerial



West Colonial Drive

Lot 1  
1.3± Acres

Lot 2  
1.2± Acres

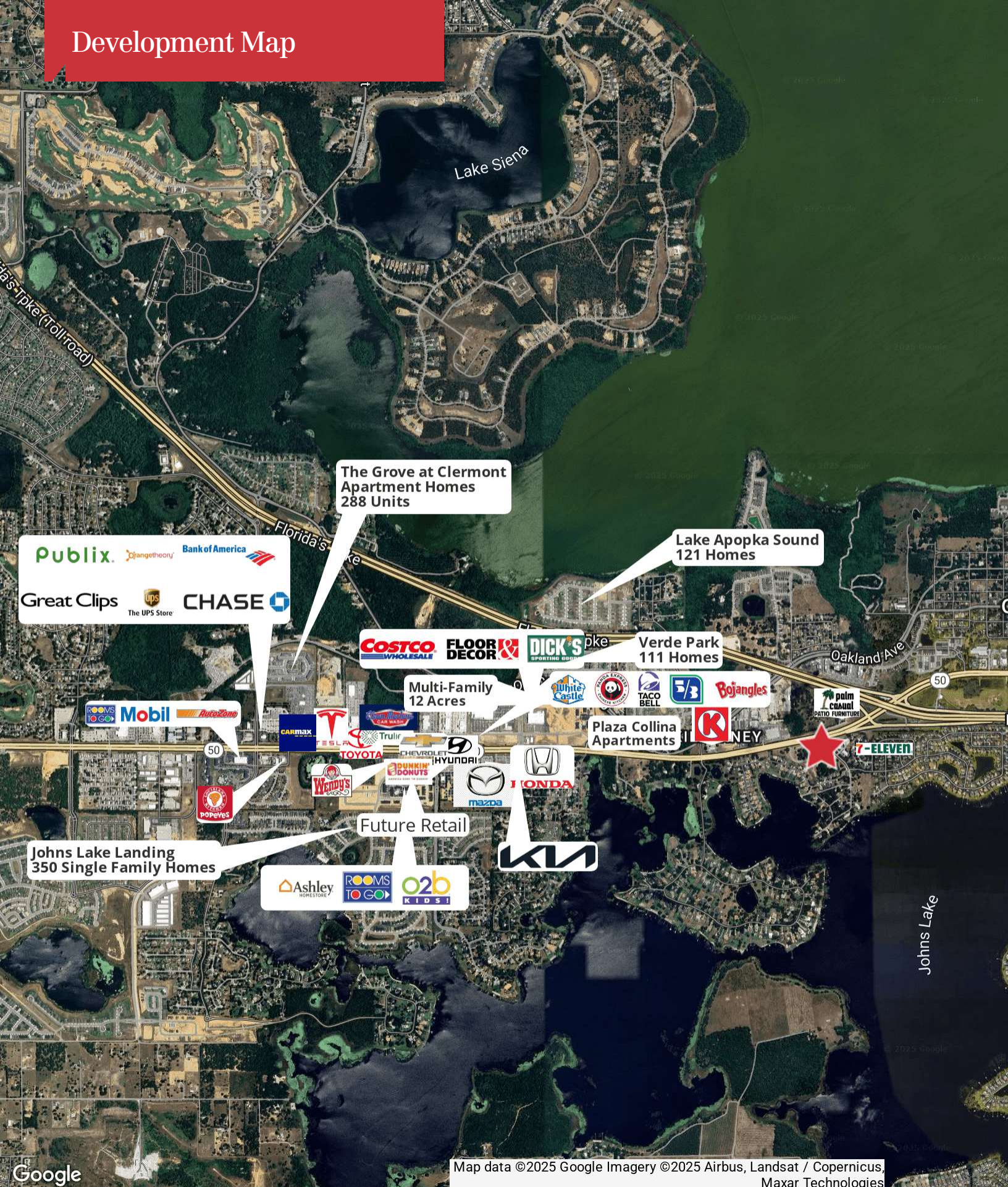
RaceTrac

Remington Rd

Sold - Oakland Exchange  
12 building / 37,184± SF  
Medical and Office Park



# Development Map



Map data ©2025 Google Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies

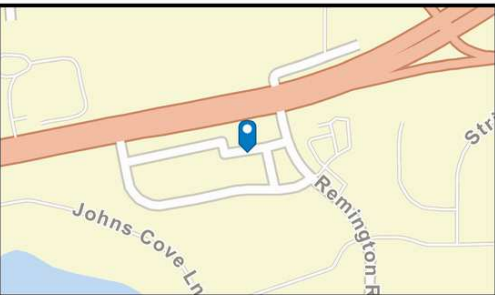


# Traffic Counts



0 0.05 0.1 mi

- 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: ©2024 Kalibrate Technologies (Q4 2024).

# Key Facts

## KEY FACTS

100,531

Population



Average Household Size

40.8

Median Age

\$107,353

Median Household Income

## EDUCATION

6.4%

No High School Diploma



21.8%

High School Graduate



27.0%

Some College/ Associate's Degree



44.7%

Bachelor's/Grad/ Prof Degree

## BUSINESS



3,571

Total Businesses



29,204

Total Employees

## EMPLOYMENT



72.1%

White Collar



14.4%

Blue Collar



13.5%

Services

2.9%

Unemployment Rate

## INCOME



\$107,353

Median Household Income



\$49,228

Per Capita Income



\$488,284

Median Net Worth

## 2024 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (21.2%)

The smallest group: \$15,000 - \$24,999 (3.2%)

Indicator ▲	Value	Diff	
<\$15,000	4.8%	-3.0%	
\$15,000 - \$24,999	3.2%	-1.7%	
\$25,000 - \$34,999	4.6%	-0.4%	
\$35,000 - \$49,999	8.1%	-1.9%	
\$50,000 - \$74,999	12.2%	-9.6%	
\$75,000 - \$99,999	12.7%	-1.4%	
\$100,000 - \$149,999	21.2%	+6.3%	
\$150,000 - \$199,999	14.9%	+5.7%	
\$200,000+	18.5%	+6.1%	

Bars show deviation from

Orange County

**Source:** This infographic contains data provided by Esri (2024, 2029), Esri-Data Axle (2024). © 2025 Esri