

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

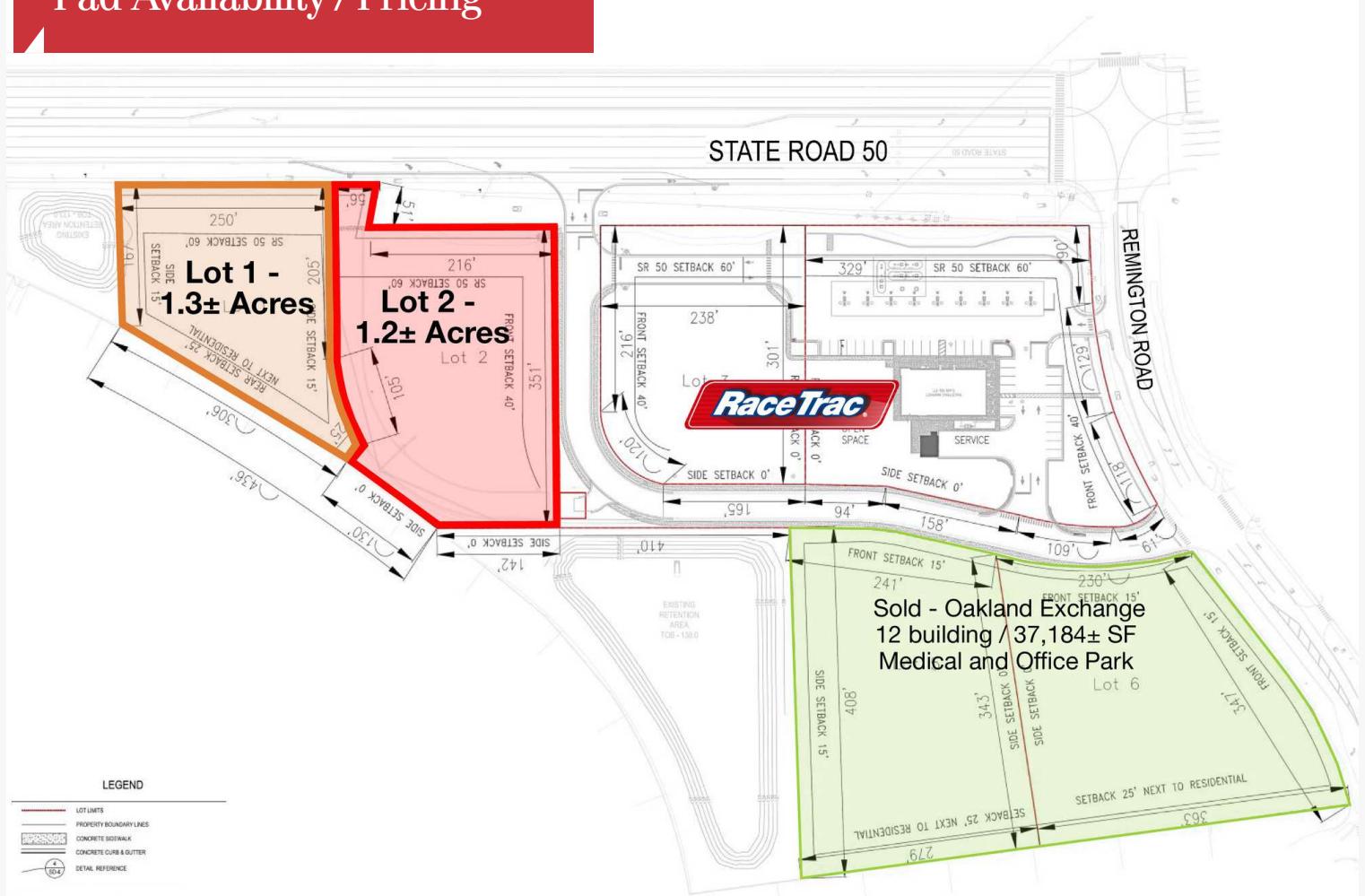
**Ted Lightman, CCIM**

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**Brian Adair**

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badair@realvest.com

# Pad Availability / Pricing



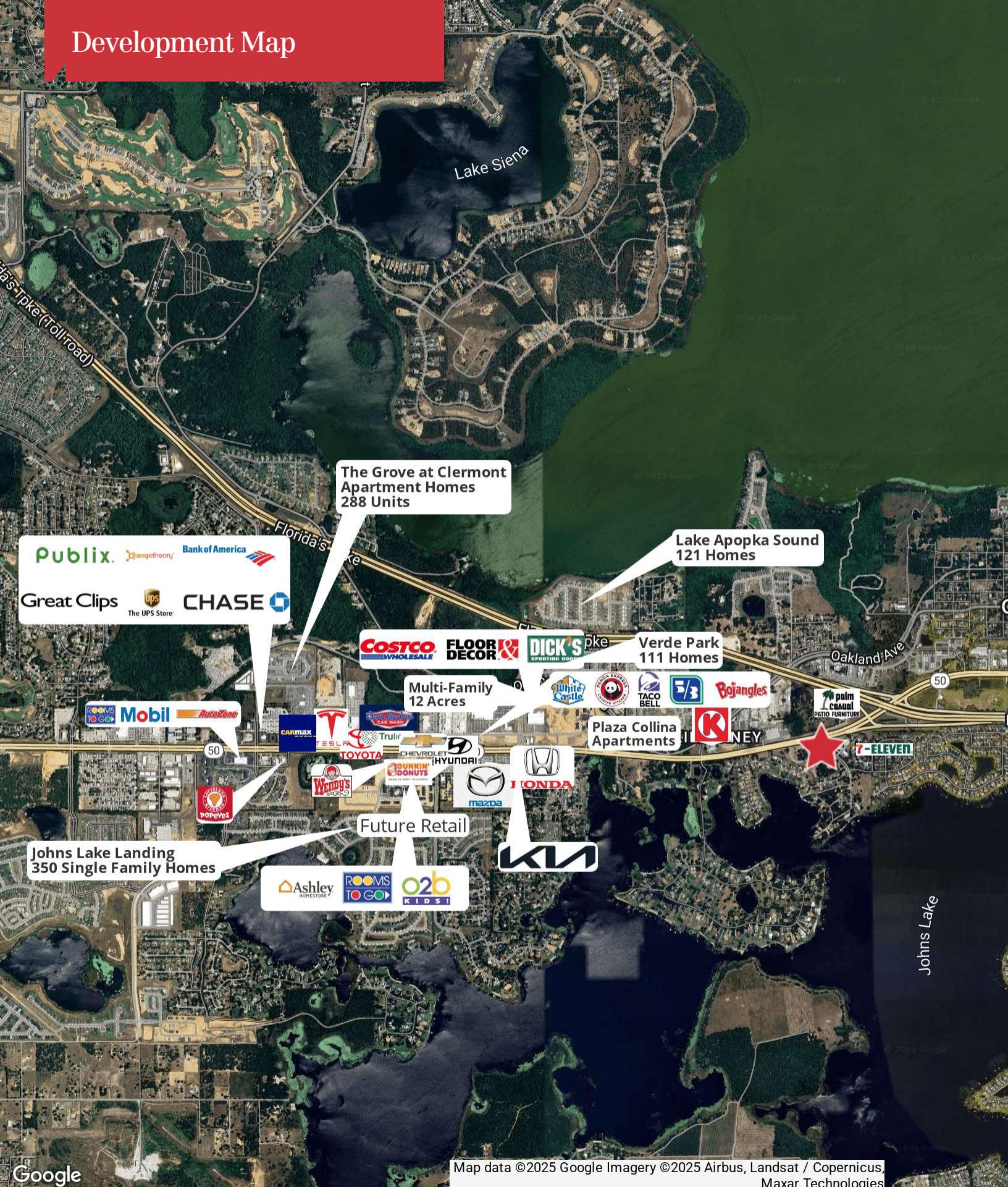
Lot #	Size	Price per SF/AC	Sale Price	Status	Description
Lot 1	1.3 Acres	\$950,769/AC	\$1,236,000	Available	Retail
Lot 2	1.2 Acres	\$958,333/AC	\$1,150,000	Available	Retail

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Unless otherwise noted, the property is being offered as-is, where is, with all faults.

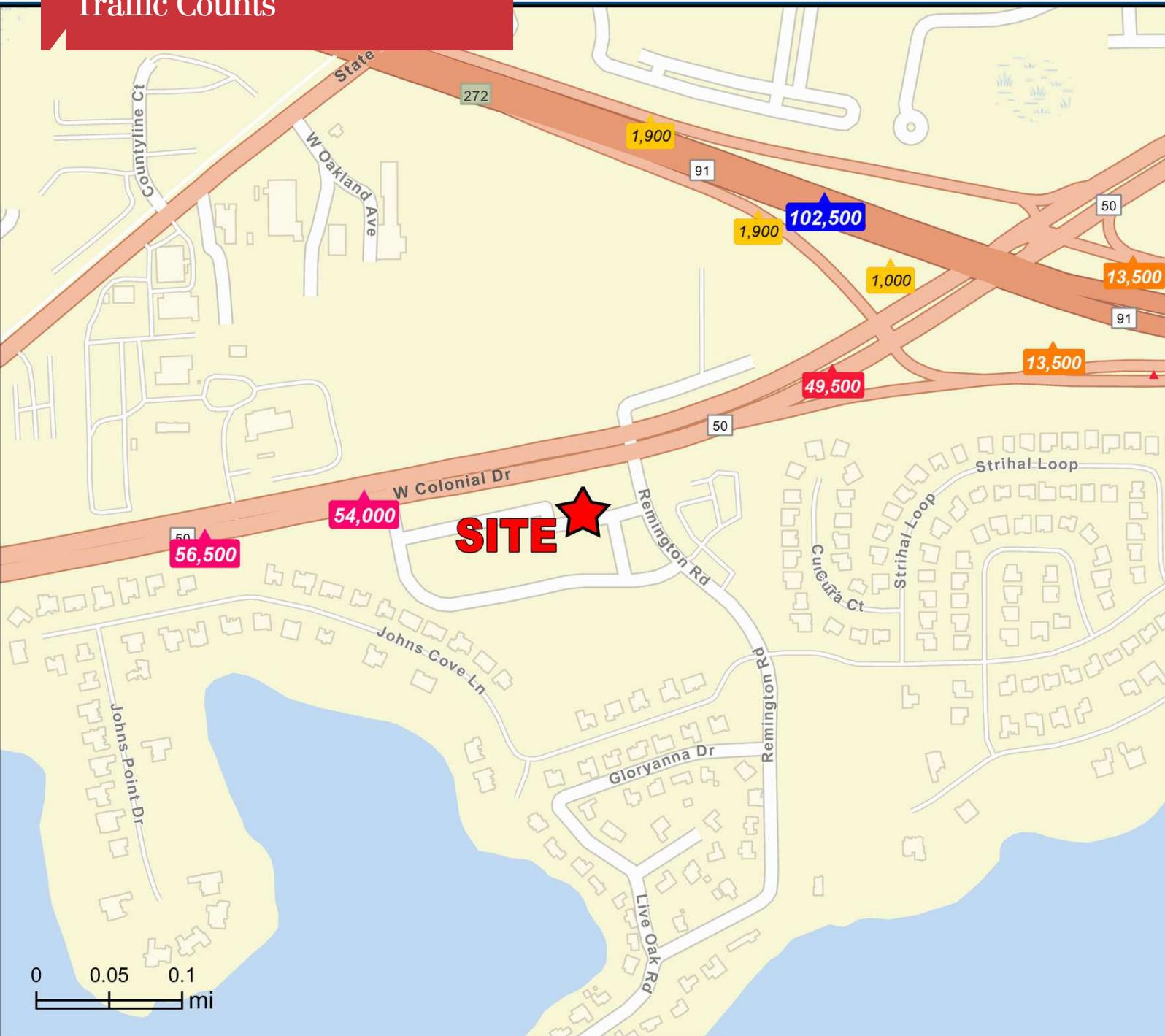
# Aerial



# Development Map



# Traffic Counts



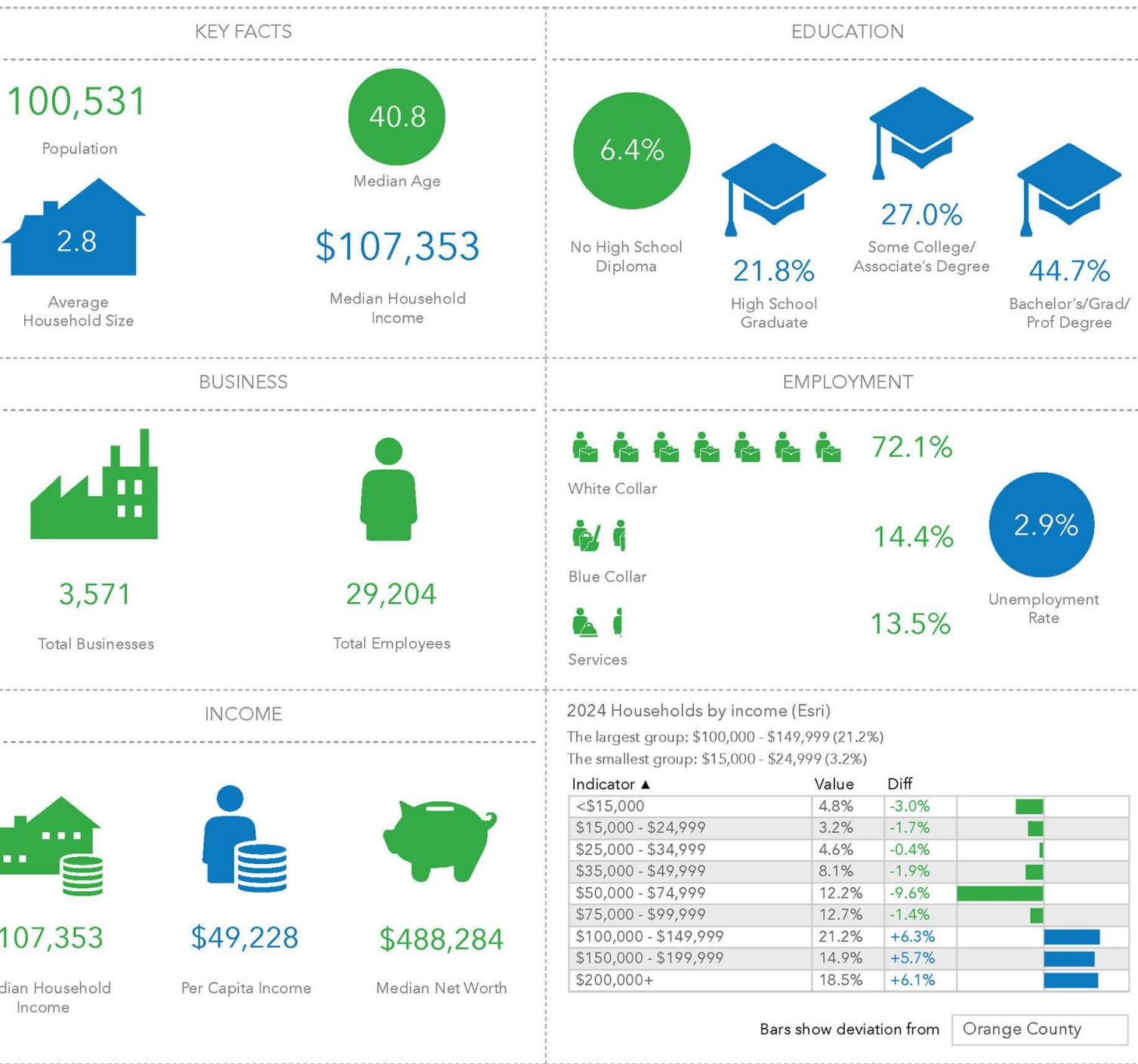
**Average Daily Traffic Volume**

- ▲ 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



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

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