



RETAIL OUTPARCELS FOR SALE

W HIGHWAY 50, CLERMONT, FL 34711

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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 69,500 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 \$113,228 within 10 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

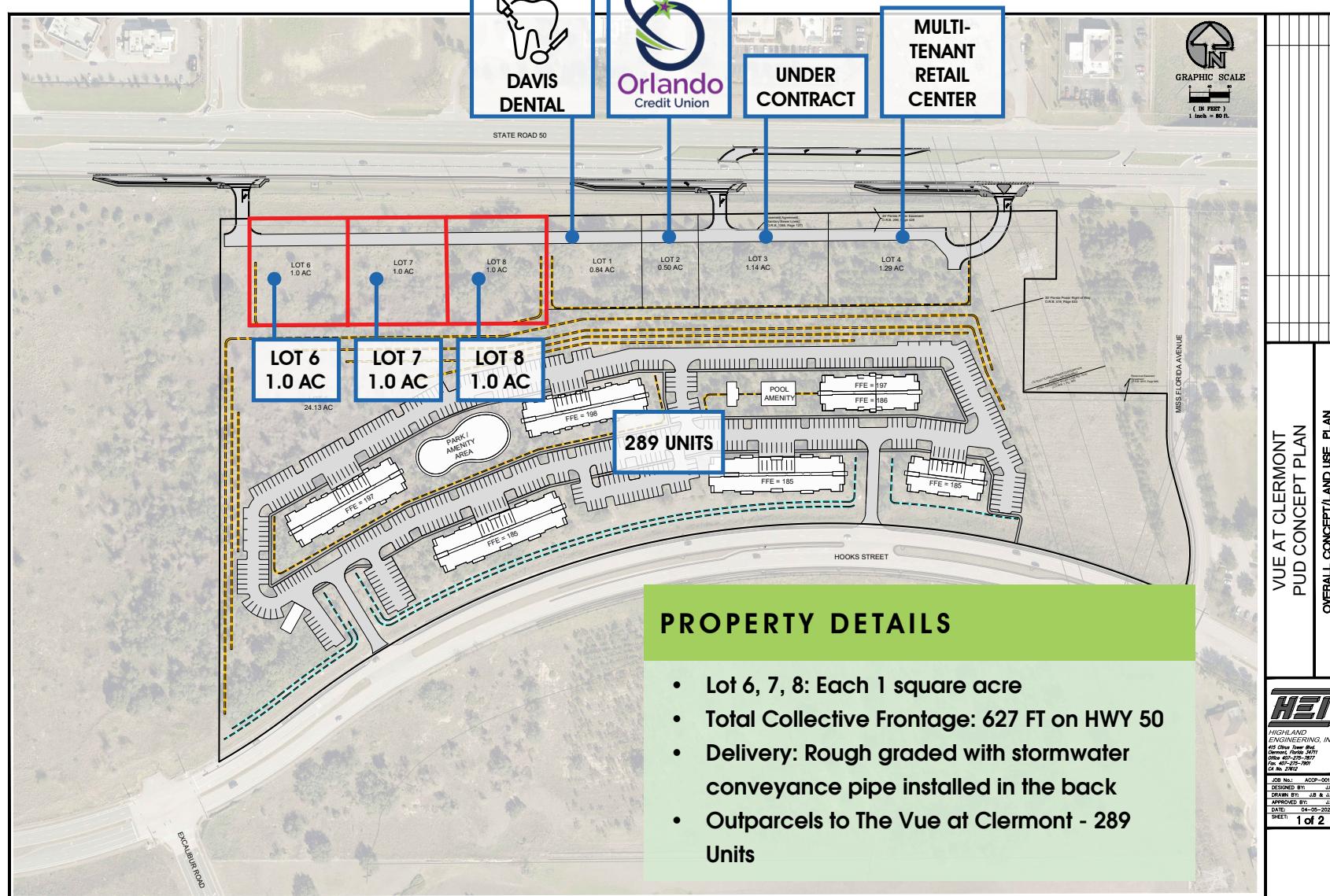
Located within 0.5 miles of retailers including Chick-Fil-A, Target, Five Guys, First Watch and more

Strategically situated \pm 6 mins from Florida Turnpike access

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

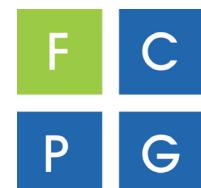
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PROPOSED DEVELOPMENT PLAN



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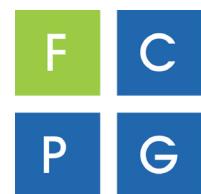
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SURROUNDING AREA



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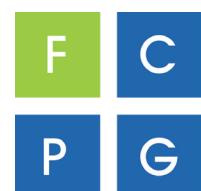
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THE NEIGHBORHOOD



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LOCATION



4 minute
(2.5 miles)



6 minutes
(4.5 miles)



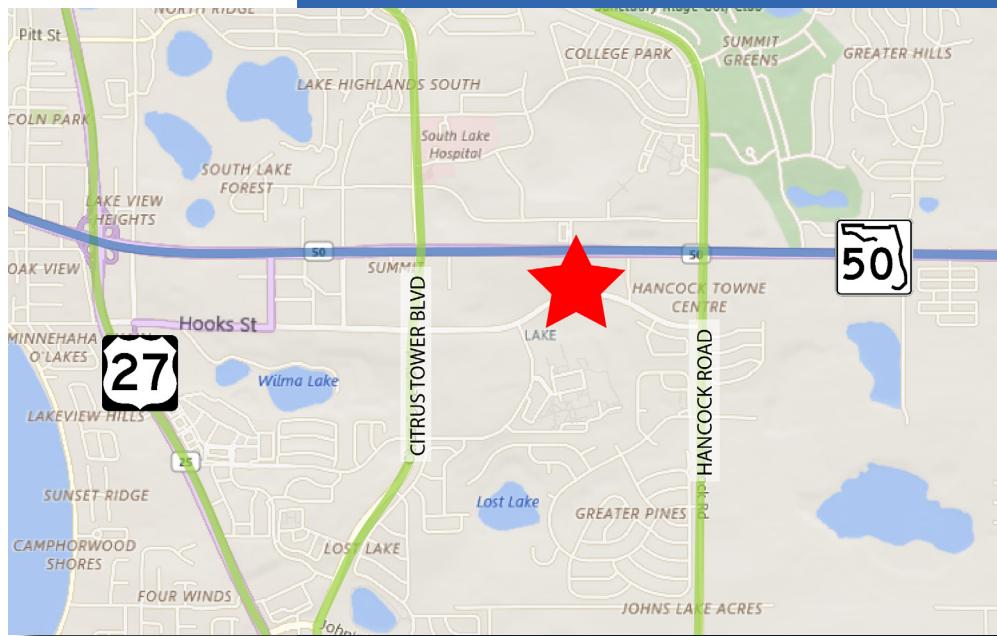
10 minutes
(9.3 miles)



**EMPLOYMENT
POPULATION**
± 34,330
(10 min drive time)



MEDIAN AGE
39.5
(5 min drive time)



Average Annual Daily Trips

2024

W Colonial Drive	69,500
Citrus Tower Boulevard	14,900

Surrounding Businesses

2025

5 Mins 10 Mins 15 Mins

Retail Businesses	204	575	744
Food & Drink Businesses	84	197	243

		Total Population	Total Families	Total Households	Average Income
5 mins	2025	12,857	3,591	5,140	\$108,616
10 mins	2025	75,433	21,027	28,962	\$113,228
15 mins	2025	124,636	34,835	47,067	\$118,351

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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.

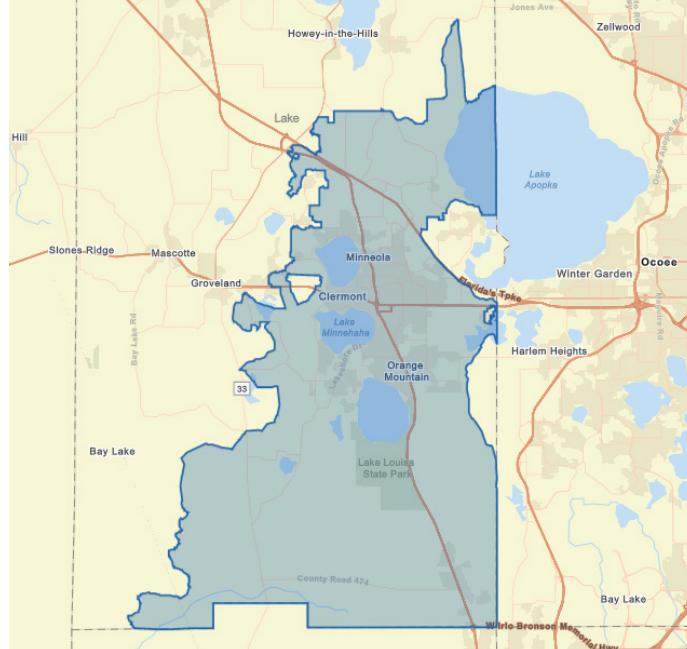
Advent Health invested \$35 million into Clermont with their first facility in the region. Located at SR 50 and Citrus Tower Blvd, the campus includes a 19,000 SF ER with 24 patient rooms and a 36,000 SF health park with primary and specialty care practices. The campus helps to **fill the need for specialty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



Lake Louisa State Park | Florida State Parks

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4.01% ANNUAL POPULATION INCREASE SINCE 2010 (ESRI)



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

DEMOGRAPHICS

Population



POPULATION
± 136,290



PROJECTED ANNUAL GROWTH
2.78%



DAYTIME POPULATION
± 116,417



MEDIAN AGE
± 41.3

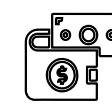
Income



AVERAGE HOUSEHOLD INCOME
\$109,346



AVERAGE DISPOSABLE INCOME
\$86,977



AVERAGE NET WORTH
\$1,125,104

Employment



EMPLOYEES
40,276

Housing



HOUSEHOLDS
51,514



AVERAGE HOME VALUE
\$462,063



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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

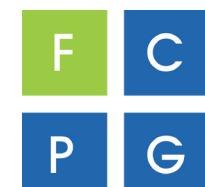
Clermont is home to the National Training Center which draws athletes from around the world. In the 2020 Tokyo Summer Olympics, at least **eighteen athletes trained in Clermont** and represented ten different countries across various track and field events. These Olympians earned 8 medals.

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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