

For Lease

Hwy 50 - Clermont Retail Center

1,366 - 5,727 SF | \$43.00 - \$45.00 / SF



2357 East Hwy 50

Clermont, Florida 34711

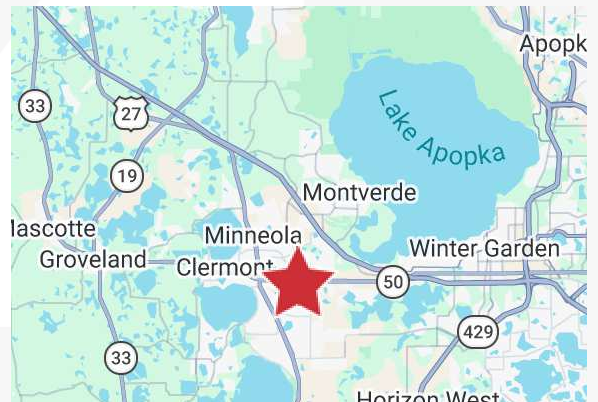
Property Highlights

- 10,260± SF retail center - new construction
- Great Clermont location - Delivering Now
- 300' of frontage on Highway 50
- Parking Ratio 5:1,000 SF
- Traffic count: 69,500 AADT
- Right-in, right-out access to Hwy 50
- Cross access to Hooks Street and Miss Florida Avenue
- Strong demographics
- Close proximity to hospital, restaurants and hotels
- Adjacent to The Vue apartments

Lease Rate: \$43.00 - \$45.00 / SF NNN

OFFERING SUMMARY

Available SF	1,366 - 7,192 SF
Lease Rate	\$43.00 - \$45.00 / SF (NNN)
Lot Size	1.26 Acres
Building Size	10,260 SF



For more information

Kevin O'Connor

O: 407 949 0736
koconnor@realvest.com

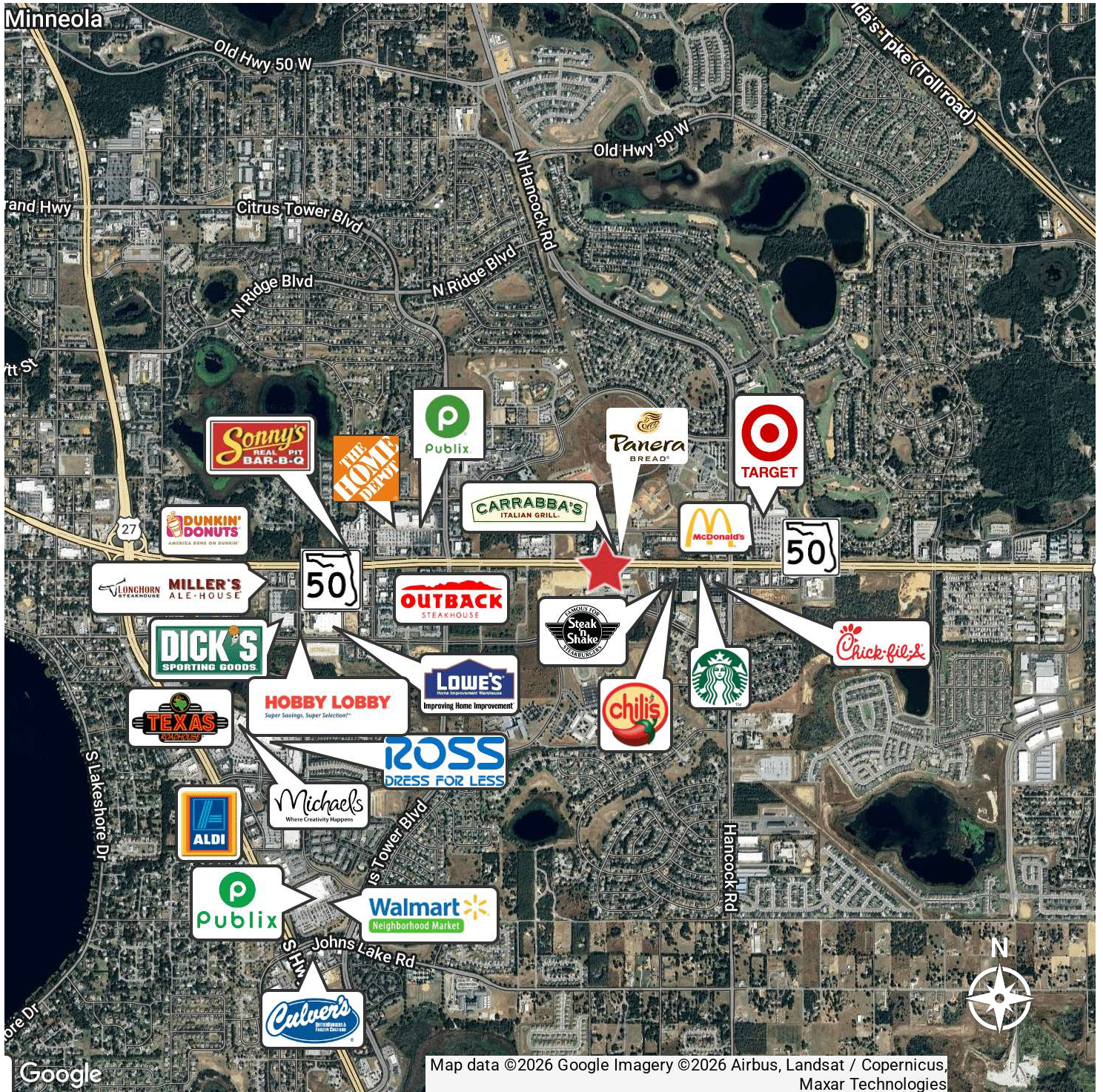
Matthew Cichocki

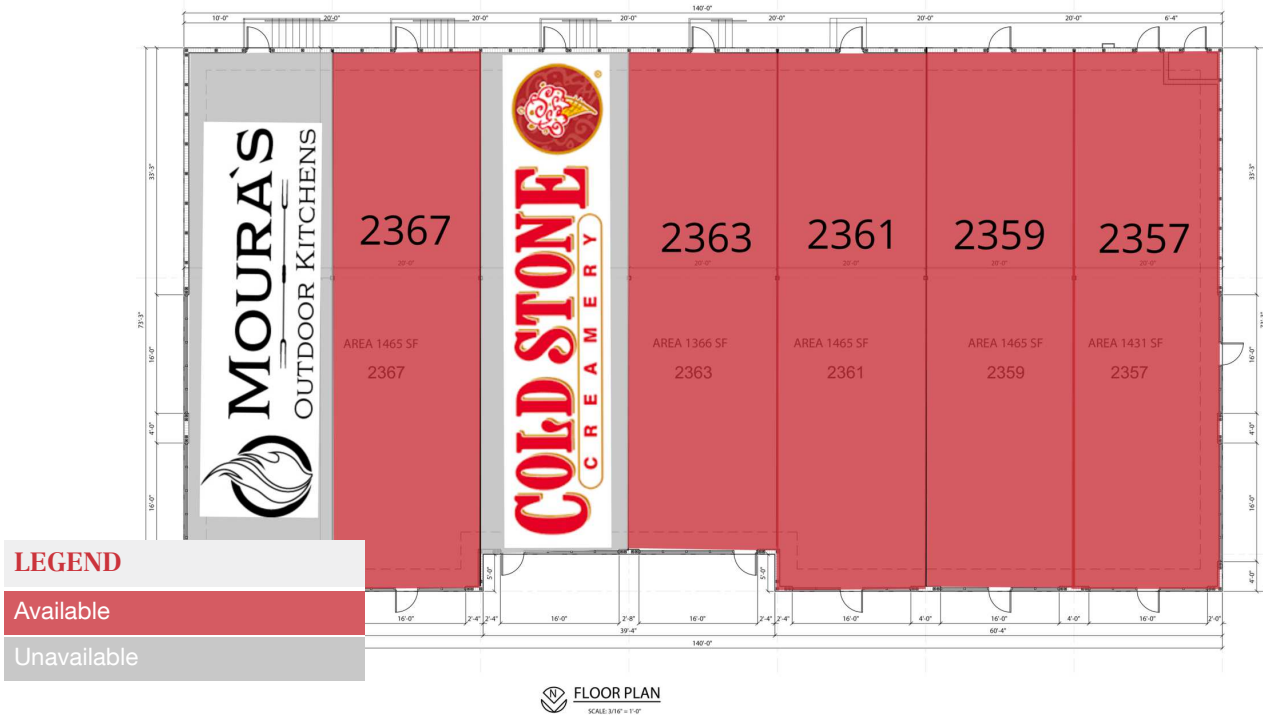
O: 407 949 0738
mcichocki@realvest.com

Additional Photos



Retailer Map





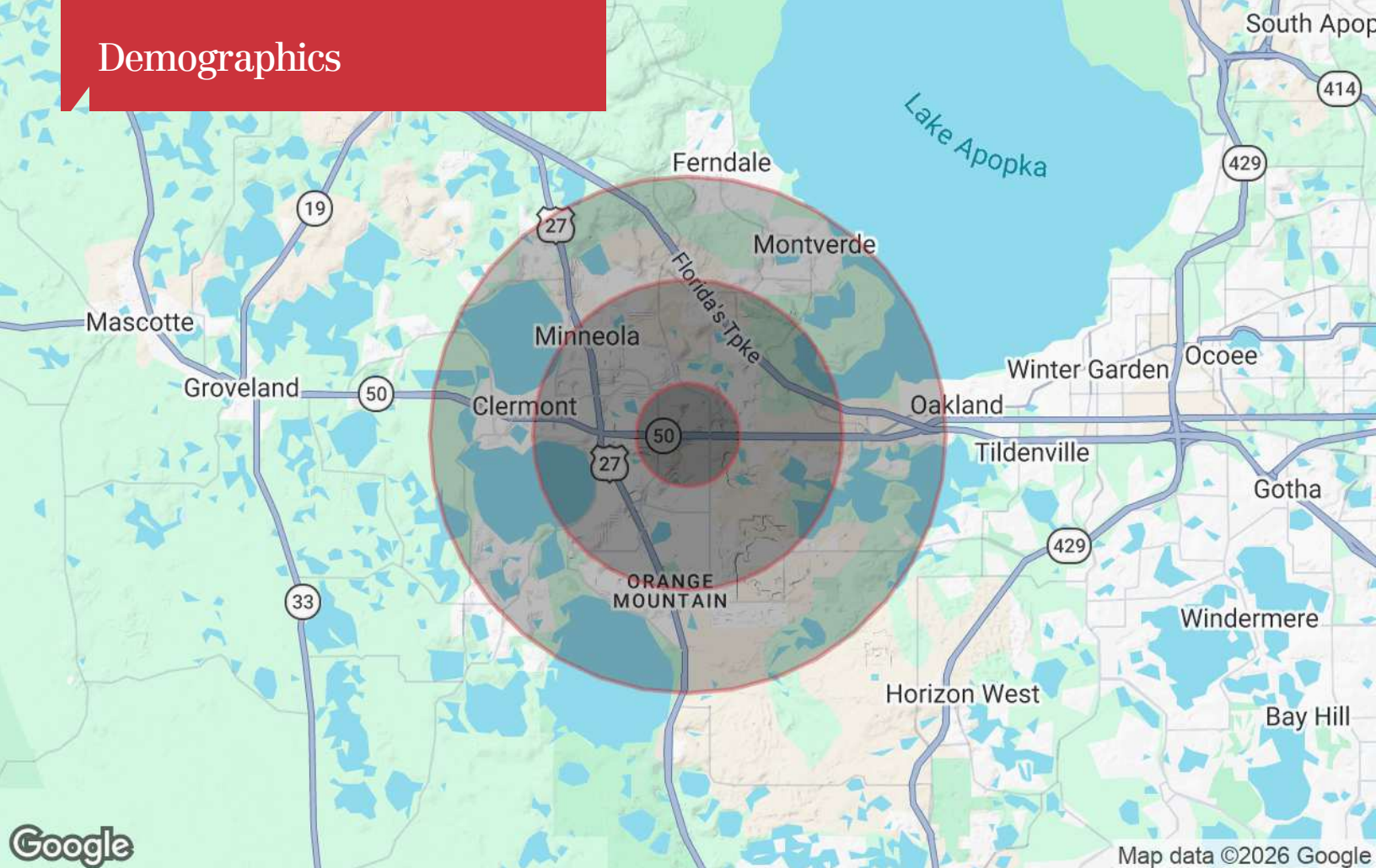
LEASE INFORMATION

Lease Type: **NNN** Lease Term: **Negotiable**
 Total Space: **1,366 - 7,192 SF** Lease Rate: **\$43.00 - \$45.00 SF/yr**

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
2369	Mouras Outdoor Kitchens	1,465 SF	NNN	-	Retail/Office
2367	Available	1,465 SF	NNN	\$43.00 SF/yr	Retail/Office
2365	Cold Stone Creamery	1,366 SF	NNN	-	Retail/Office
2363	Available	1,366 SF	NNN	\$43.00 SF/yr	Retail/Office
2361	Available	1,465 SF	NNN	\$43.00 SF/yr	Retail/Office
2359	Available	1,465 SF	NNN	\$43.00 SF/yr	Retail/Office
2357	Available	1,431 SF	NNN	\$45.00 SF/yr	Retail/Office

Demographics



Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	5,443	60,420	105,709
MEDIAN AGE	41	44	43
MEDIAN AGE (MALE)	39	42	42
MEDIAN AGE (FEMALE)	42	45	44

Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	2,230	23,444	39,695
# OF PERSONS PER HH	2.7	2.6	2.7
AVERAGE HH INCOME	\$106,599	\$110,912	\$118,246
AVERAGE HOUSE VALUE	\$386,861	\$400,573	\$423,685

* Demographic data derived from 2020 ACS - US Census