

FOR
SALE

LAKE CO
SHERIFF'S OFFICE

NAPLETON
CLERMONT
CHRYSLER
JEEP DODGE

REED NISSAN
CLERMONT



50



GRANVILLE AVE

HARTLE ROAD

16240 STATE ROAD 50

CLERMONT, FL | 9.84 ACRES | ZONED CP, LAKE COUNTY



CITE PARTNERS

PROPERTY SPECIFICATIONS

THE PROPERTY

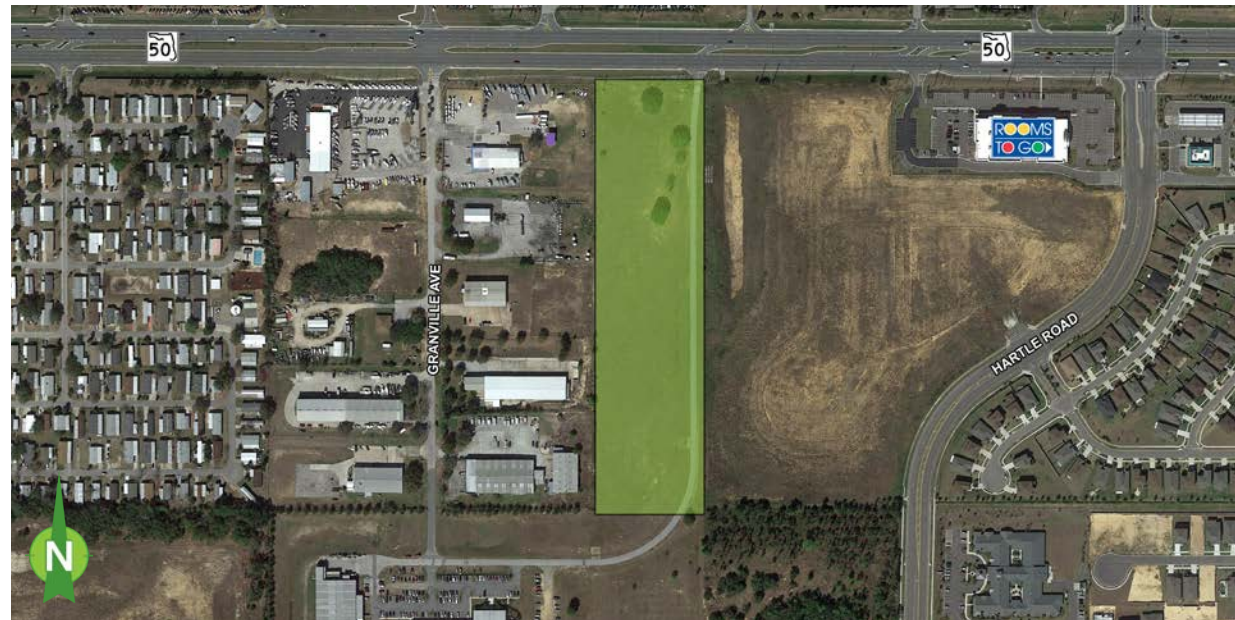
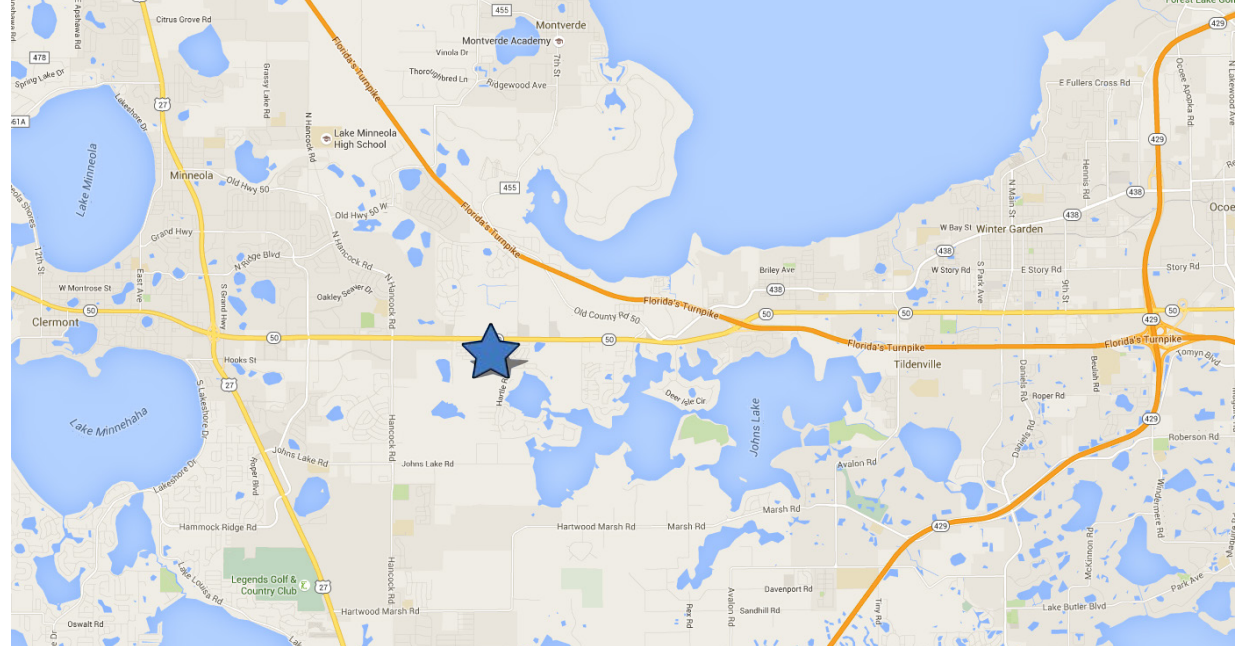
- 9.84 acres
- Zoned CP, Planned Commercial District, Lake County
- Vacant Industrial land use
- 330' frontage on State Road 50
- Uses include plant nurseries, veterinary clinic, automotive repair, bar or tavern, day care center, car wash, professional or medical office, restaurant, convenience store, self storage, warehouse, and many others.

LOCATION

- Excellent access to Hancock Road and US Highway 27
- Minutes from State Road 50-Florida Turnpike interchange
- Within minutes of numerous car dealerships, Lake Sumter State College, Rooms-To-Go, Home Depot, Wal-Mart Supercenter, and Clermont Landing, which includes JC Penney, Michaels, Ross, and retailers and restaurants

THE PRICE

\$2,460,000 (\$250,000 per acre)



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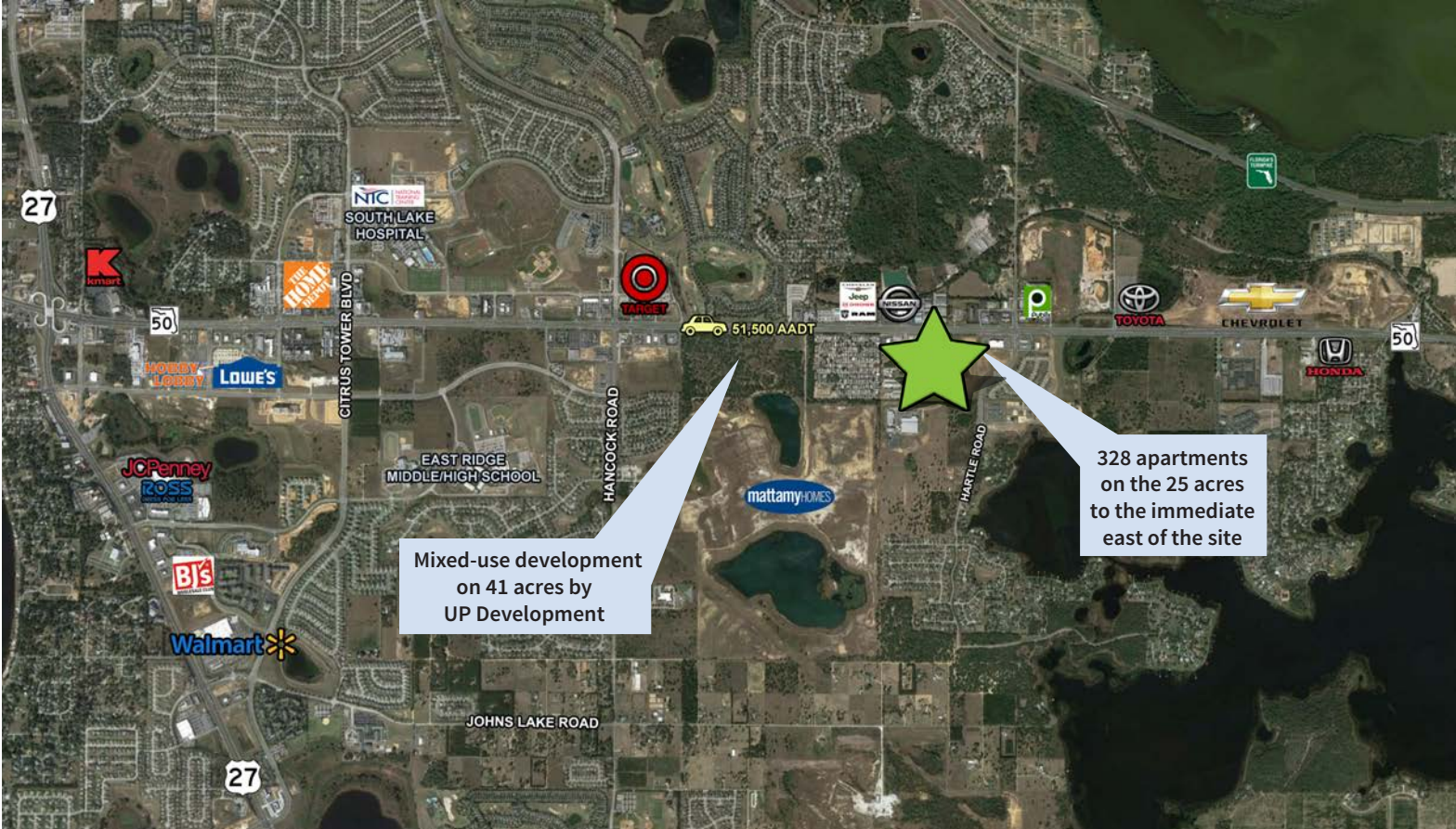
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LOCATION AERIAL



2015 Demos	1 Mile	3 Miles	5 Miles	5 Min.	10 Min.	15 Min.
Population	3,816	25,960	67,657	6,093	45,792	109,480
Households	1,272	9,243	24,354	2,215	16,752	38,759
Median Age	37.8	39.8	40.1	37.9	38.2	38.7
Median HH Income	\$58,900	\$61,704	\$59,858	\$60,556	\$55,264	\$57,260
Total Businesses	151	745	2,502	366	2,228	4,778
Total Employees	1,133	7,779	19,342	3,452	17,802	43,198

