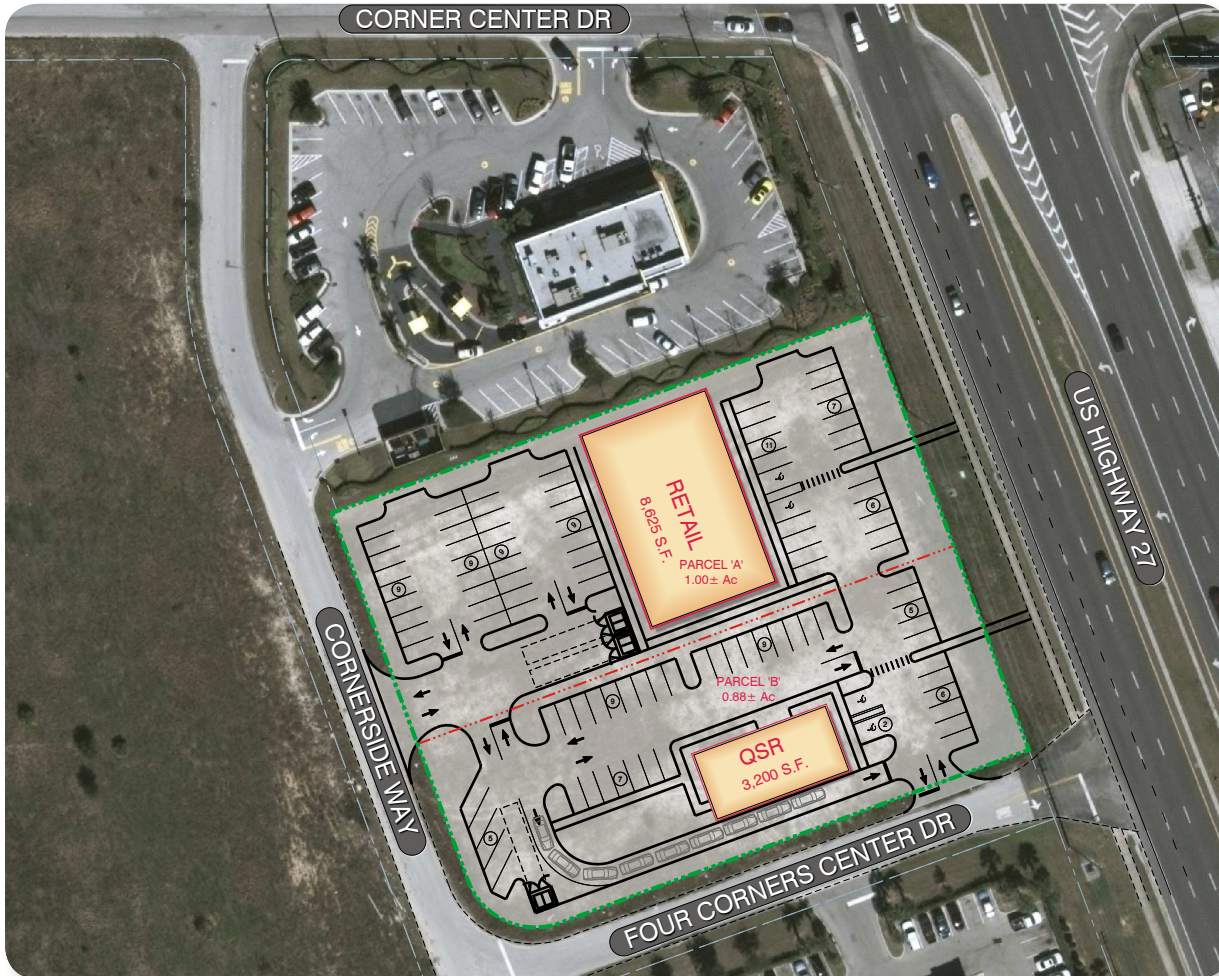


AVAILABLE

# Pad / Retail Space

US Highway 27 & Four Corners Center Drive, Clermont, FL



## Property Highlights:

- Directly across from Super Wal-Mart / Lowes Center and 1.4 miles from new Publix center, Summer Bay.
- South Lake Hospital / Orlando Health Hospital under construction, offering emergency, outpatient imaging, laboratory and rehabilitation services.
- Positioned in the "Four Corners" trade area, sharing Clermont and Kissimmee retail corridors.
- Strong US 27 visibility with excellent ingress / egress and quick access to Kissimmee's W. Hwy 192.
- Excellent traffic pattern in an expanding demographic area.
- **Space Available:** up to 7300 SF retail, plus QSR opportunity.
- **Traffic Counts:** 42,000 vehicles per day

|                | 3 Mile   | 5 Mile   | 10 Mile  |
|----------------|----------|----------|----------|
| Population     | 20,832   | 31,160   | 84,003   |
| Median Age     | 38.8     | 37.1     | 36.6     |
| Avg. HH Income | \$66,065 | \$65,827 | \$80,172 |

# Pad / Retail Space

US Highway 27 & Four Corners Center Drive, Clermont, FL



**ORLANDO HEALTH**  
\$13 Million Emergency  
Hospital  
Under Construction  
Completion Aug 2018

**192** IRLO BRONSON MEMORIAL HWY