

# PROPERTY FOR SALE

E HWY 50 CLERMONT - RETAIL DEVELOPMENT LAND ACROSS FROM LOWE'S

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## EXECUTIVE SUMMARY

# E HWY 50 CLERMONT, FL 34711

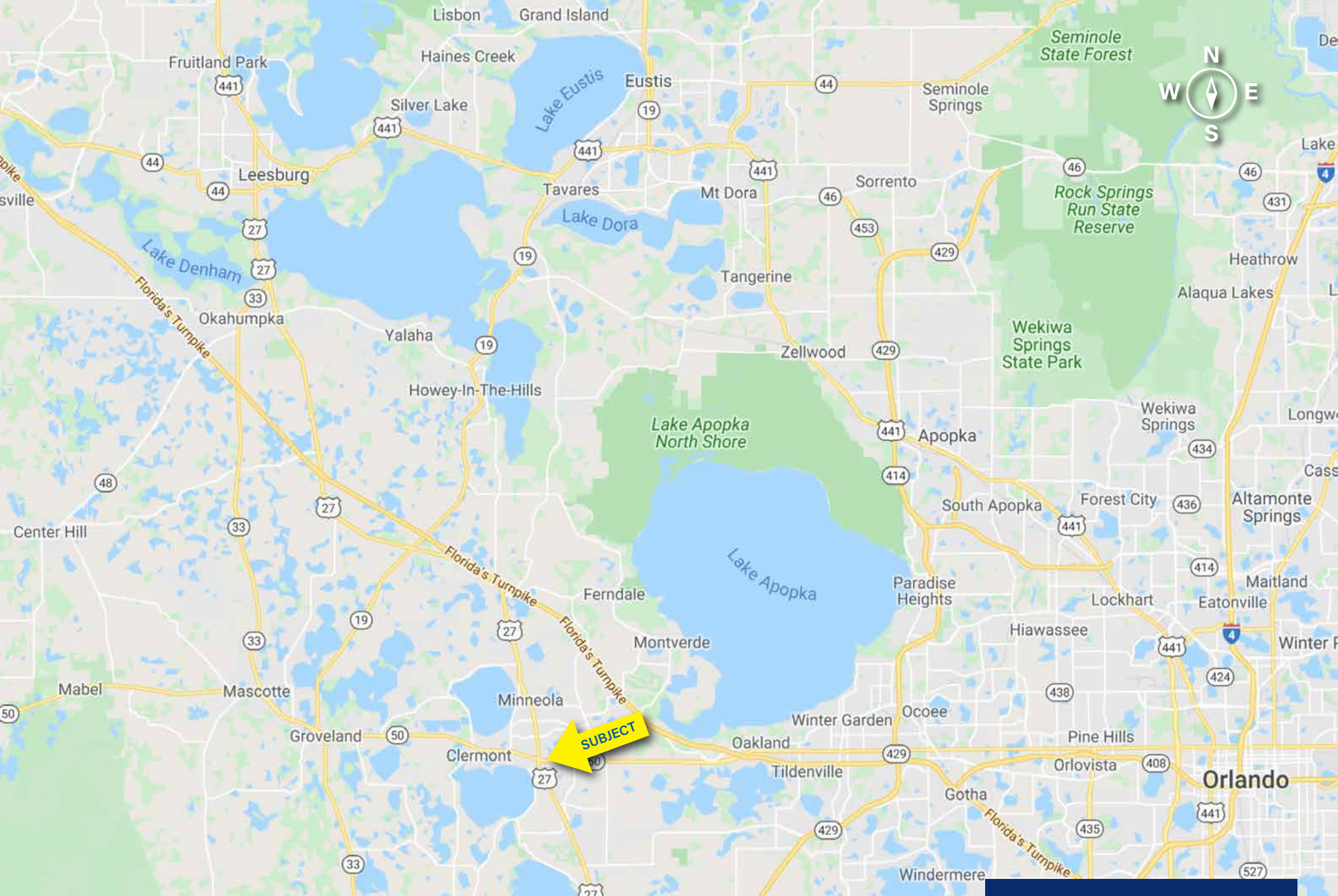
This vacant commercial property consists of 17.68 +/- acres with excellent frontage along Hwy 50 in Clermont, FL. Located directly across from Lowes and Dick's Sporting Goods, this property has excellent visibility on Hwy 50 that features a traffic count of 48,000 cars per day. There are more than 27,000 people within a 2 mile radius with a median household income of more than \$62,000 within a 10 minute drive-time.

<b>Site Address:</b>	E Hwy 50, Clermont, FL 34711
<b>County:</b>	Lake
<b>PIN (Property Identification Number):</b>	2665769, 3877821, 1695830, 1695821, 1695856, 1695864, 3880875
<b>Land Size:</b>	17.68 +/- Acres (16.79 +/- Upland Acres)
<b>Property Use:</b>	Vacant Commercial
<b>Utilities:</b>	Water & Wastewater - City of Clermont
<b>Zoning:</b>	UE (City of Clermont)
<b>Taxes:</b>	\$33,506.20 (Combined)
<b>Traffic Count:</b>	48,000 cars/day on Hwy 50
<b>Asking Price:</b>	\$6,500,000









Located along US Hwy 50 in Clermont, FL, east of US Hwy 27.

**LOCATION MAP**





# BENCHMARK DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	Lake	MSA	FL	US
Population	4,756	27,254	50,831	15,893	65,853	356,100	2,567,010	21,239,528	332,417,793
Households	1,872	10,012	18,623	6,022	24,177	143,672	947,895	8,299,404	125,168,557
Families	1,286	7,161	13,844	4,153	18,129	98,463	632,093	5,366,533	82,295,074
Average Household Size	2.54	2.70	2.72	2.61	2.71	2.45	2.66	2.51	2.59
Owner Occupied Housing Units	1,167	6,372	13,408	3,541	18,175	108,832	577,679	5,375,035	79,459,278
Renter Occupied Housing Units	705	3,640	5,215	2,481	6,003	34,840	370,216	2,924,369	45,709,279
Median Age	39.4	39.2	40.0	38.4	40.3	48.0	37.5	42.5	38.5
<b>Income</b>									
Median Household Income	\$54,728	\$55,272	\$61,311	\$51,131	\$62,208	\$52,376	\$55,875	\$54,238	\$60,548
Average Household Income	\$66,882	\$69,912	\$77,123	\$66,339	\$78,534	\$69,078	\$79,437	\$78,335	\$87,398
Per Capita Income	\$25,576	\$25,807	\$27,763	\$24,909	\$28,074	\$27,921	\$29,413	\$30,703	\$33,028
<b>Trends: 2015 - 2020 Annual Growth Rate</b>									
Population	2.48%	2.34%	2.49%	2.09%	2.56%	1.93%	2.00%	1.37%	0.77%
Households	2.40%	2.27%	2.36%	2.03%	2.44%	1.82%	1.92%	1.31%	0.75%
Families	2.34%	2.21%	2.31%	1.98%	2.39%	1.76%	1.87%	1.26%	0.68%
Owner HHs	2.79%	2.76%	2.74%	2.69%	2.77%	2.12%	2.23%	1.60%	0.92%
Median Household Income	3.07%	2.73%	2.34%	2.52%	2.28%	1.95%	2.35%	2.37%	2.70%

There is excellent population density within a 2 mile radius of 27,254 people and the Median Age of 39.2 is 8.8 years younger than that of Lake County at 48.

The population growth rate within the same radius is 2.34% compared to Lake County 1.93%.

# BENCHMARK DEMOGRAPHICS

1 Mile 2 Miles 3 Miles 5 Mins 10 Mins Lake MSA FL US

## Households by Income

<\$15,000	10.70%	8.90%	7.30%	10.60%	7.00%	10.10%	10.40%	11.10%	10.70%
\$15,000 - \$24,999	10.50%	10.90%	9.30%	11.10%	8.70%	11.30%	9.80%	10.10%	9.00%
\$25,000 - \$34,999	8.70%	9.10%	7.90%	9.70%	7.60%	9.70%	9.40%	10.10%	8.90%
\$35,000 - \$49,999	15.50%	16.00%	14.50%	17.50%	14.90%	16.10%	14.40%	14.40%	12.40%
\$50,000 - \$74,999	17.30%	17.90%	20.00%	17.50%	20.10%	20.10%	18.90%	18.50%	17.50%
\$75,000 - \$99,999	13.40%	12.40%	14.00%	11.50%	14.80%	13.00%	12.40%	12.30%	12.60%
\$100,000 - \$149,999	18.00%	17.40%	17.90%	16.00%	17.50%	12.60%	13.50%	12.80%	15.10%
\$150,000 - \$199,999	5.20%	6.00%	6.50%	4.70%	6.20%	4.20%	5.40%	5.00%	6.50%
\$200,000+	0.50%	1.30%	2.70%	1.40%	3.10%	2.90%	5.80%	5.70%	7.30%

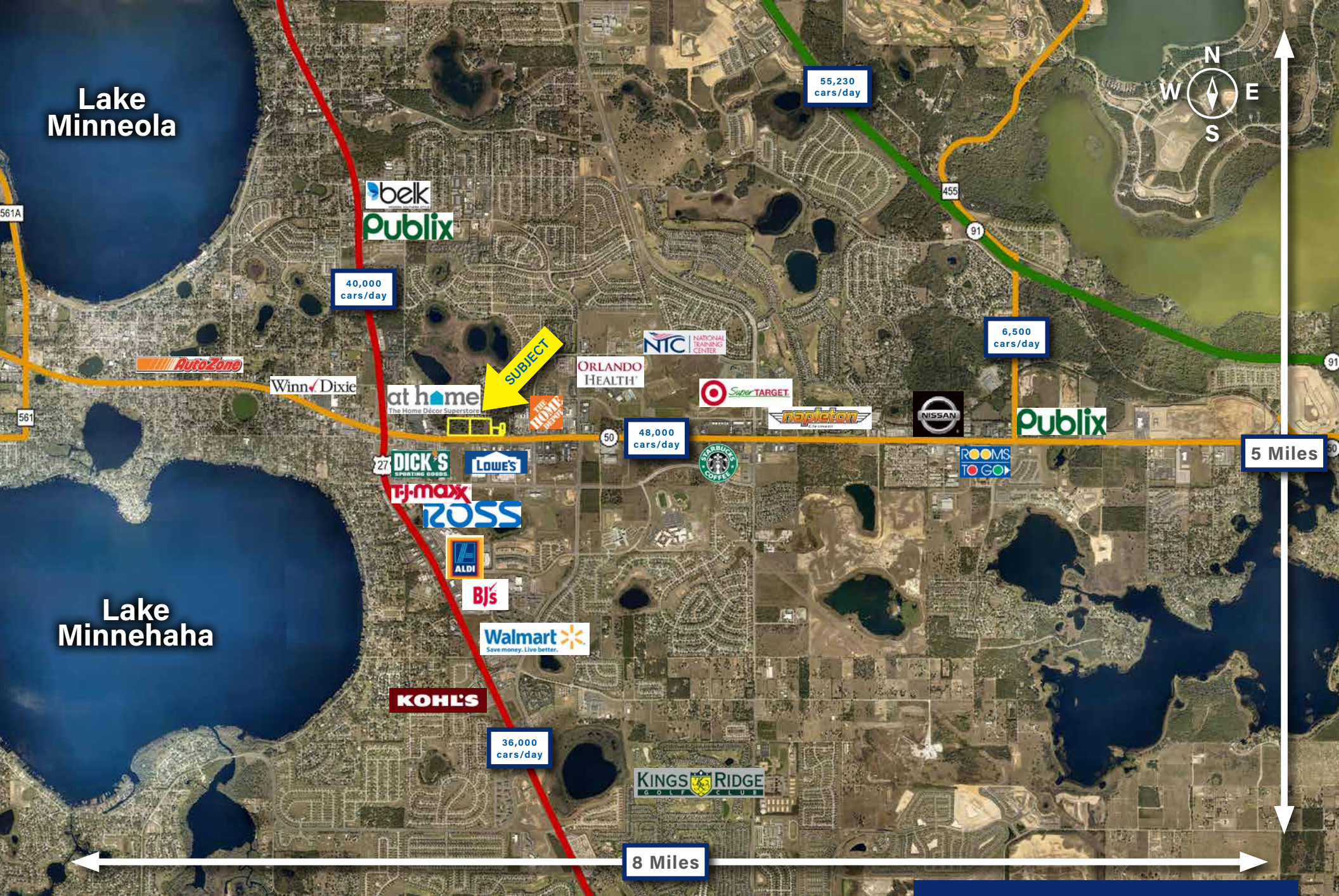
## Population by Age

0 - 4	5.50%	5.60%	5.70%	5.90%	5.80%	5.00%	5.80%	5.20%	6.00%
5 - 9	5.60%	5.80%	6.20%	5.90%	6.20%	5.20%	5.90%	5.40%	6.10%
10 - 14	5.80%	6.10%	6.50%	6.00%	6.60%	5.40%	6.00%	5.60%	6.30%
15 - 19	6.00%	6.30%	6.30%	6.30%	6.30%	5.00%	6.20%	5.60%	6.30%
20 - 24	6.30%	6.10%	5.60%	6.60%	5.50%	4.60%	7.30%	6.10%	6.70%
25 - 34	15.40%	14.80%	13.50%	15.40%	13.10%	10.90%	15.60%	13.30%	14.00%
35 - 44	12.00%	12.40%	12.60%	11.90%	12.60%	10.40%	12.80%	11.70%	12.60%
45 - 54	13.60%	13.90%	13.80%	13.40%	13.70%	11.70%	12.70%	12.50%	12.50%
55 - 64	13.20%	12.80%	13.20%	12.60%	13.10%	14.10%	12.40%	13.70%	13.10%
65 - 74	9.70%	9.50%	10.30%	9.10%	10.70%	15.30%	9.20%	11.70%	9.70%
75 - 84	5.20%	4.90%	4.80%	5.10%	5.00%	8.90%	4.50%	6.50%	4.70%
85+	1.60%	1.70%	1.50%	2.00%	1.50%	3.30%	1.70%	2.80%	2.00%

## Race and Ethnicity

White Alone	66.10%	67.40%	71.10%	66.30%	71.20%	78.60%	66.10%	72.70%	69.60%
Black Alone	16.90%	15.90%	13.80%	17.00%	13.80%	11.00%	17.30%	16.50%	12.90%
American Indian Alone	0.50%	0.40%	0.40%	0.50%	0.40%	0.50%	0.40%	0.40%	1.00%
Asian Alone	4.20%	4.20%	3.90%	3.80%	3.90%	2.10%	4.50%	2.90%	5.80%
Pacific Islander Alone	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	7.60%	7.30%	6.30%	7.50%	6.30%	4.90%	7.70%	4.50%	7.00%
Two or More Races	4.50%	4.60%	4.40%	4.90%	4.30%	2.90%	3.90%	3.10%	3.50%
Hispanic Origin (Any Race)	25.80%	25.60%	24.40%	25.30%	24.00%	16.60%		26.60%	18.60%





Located near the intersection of 2 major commercial corridors - US 27 and SR 50.

**MARKET AREA MAP**

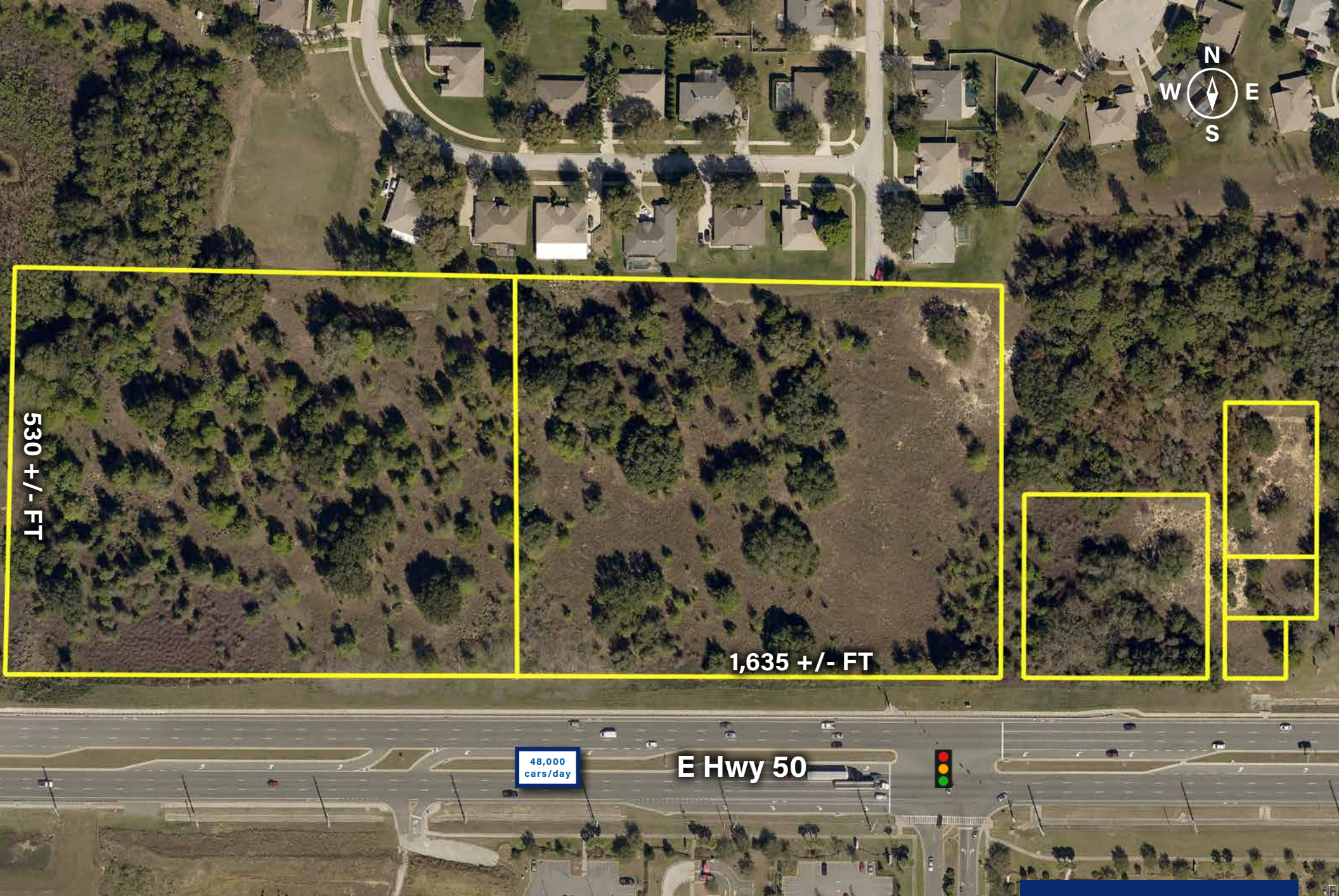




The subject is located directly across SR 50 from Lowe's and Dick's Sporting Goods and adjacent to The Home Depot.

**NEIGHBORHOOD AERIAL**





Combined frontage of 1,635 +/- FT along SR 50, located directly at a signalized intersection.

**SITE AERIAL**





The elevation on the site ranges from 130' to 210'.

**TOPOGRAPHICS**





According to the National Wetlands Inventory, only a small portion of the property is wet and is located on the back NW corner of the parcel.

**WETLANDS**



Aerial view looking east

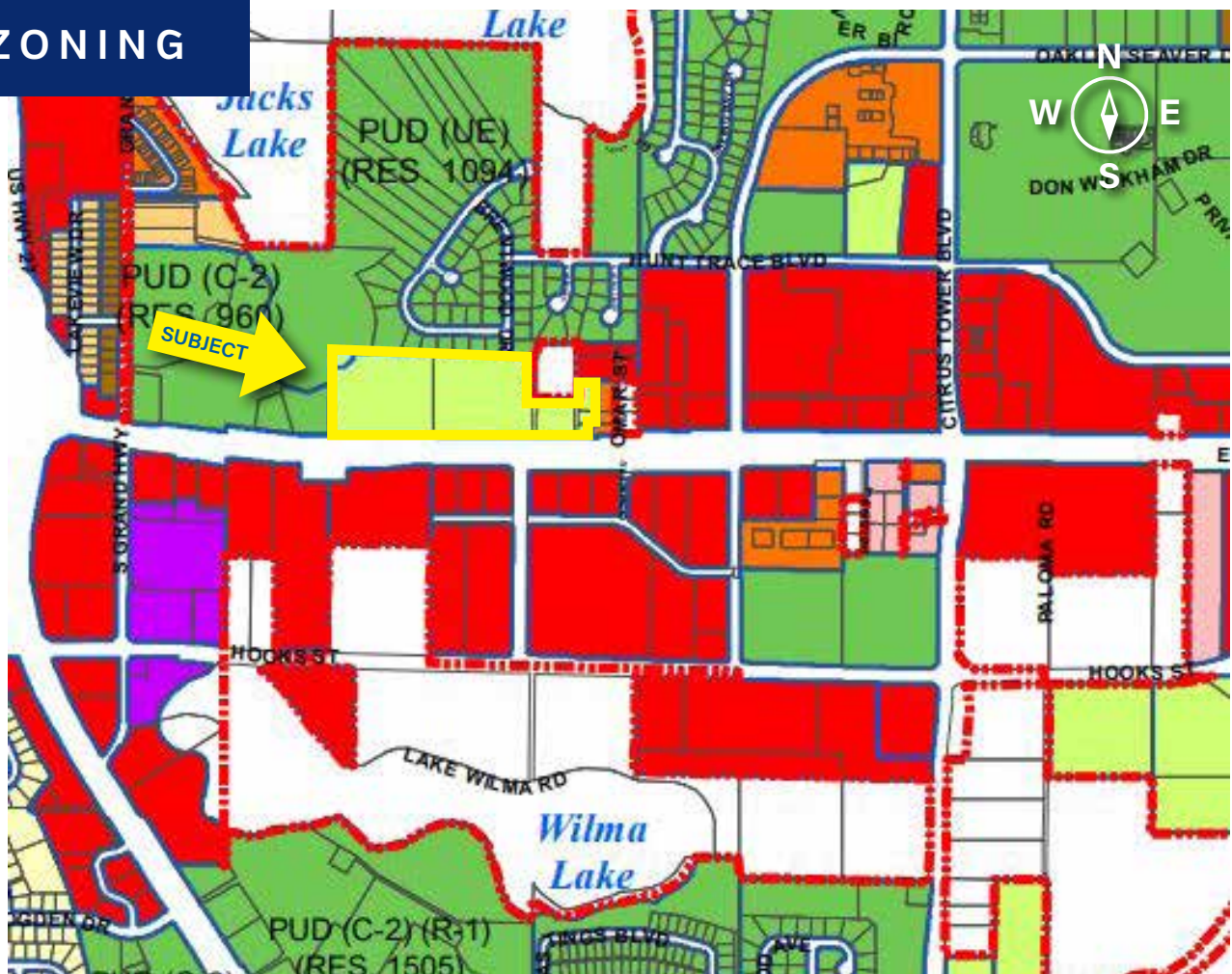








# ZONING



## Urban Estate Low Density Residential District (UE)

The UE district is intended for single-family structures to be used in such a manner as to preserve and enhance low density estate neighborhood values and to be consistent with the rural residential standards of the comprehensive plan.

- ✓ UE
- C-2
- PUD
- M-1





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