

FOR LEASE

*4265-4267 S
HWY 27(TO BE
ADDRESSED)

LAST PUBLIX @
KINGS RIDGE
SHADOW
ANCHORED 2
PADS FOR
GROUND
LEASE!

KINGS RIDGE VACANT LAND

Clermont, FL 34711

PRESENTED BY:

ALI MUSHTAQ

O: 407.982.3976

FL #SL3039910

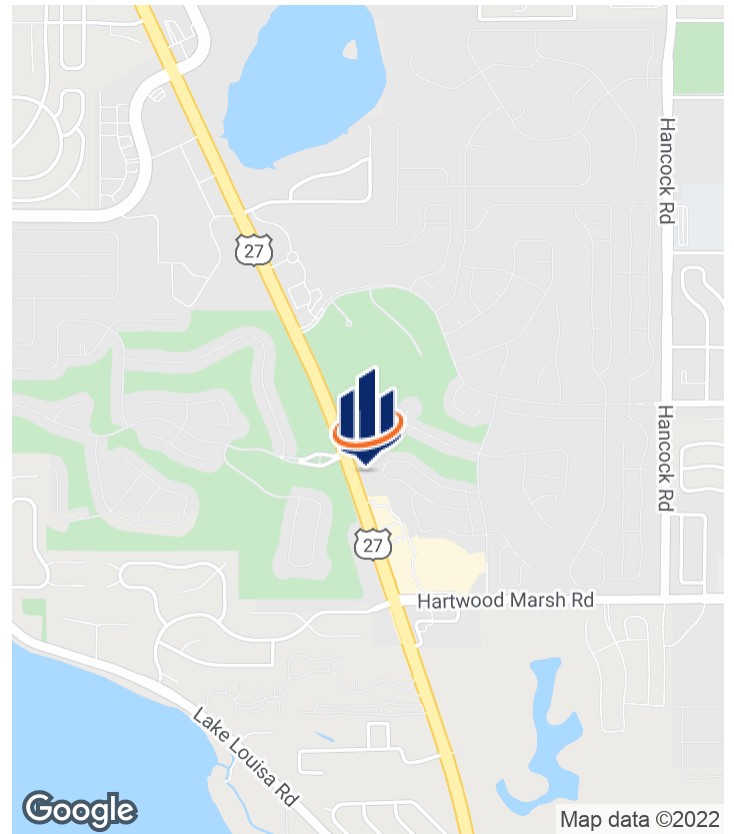
ali.mushtaq@svn.com





TEST FIT - TWO DRIVE-THRU QSRs

US HWY 27
CLERMONT, FL 34711
CITY OF CLERMONT



OFFERING SUMMARY

LEASE RATE:	Negotiable
AVAILABLE SF:	1 Acres
LOT SIZE:	2.1 Acres
ZONING:	Vacant commercial
MARKET:	Clermont
SUBMARKET:	Clermont
APN:	092326000200001200

PROPERTY OVERVIEW

SVN Florida has been retained to exclusively market The Last Publix Shadow Anchored Land located in Clermont, FL & adjacent to Kings Ridge Golf Course . land size is approximately 2.10 acres MOL. Ideal for 2 Pads development for carwash, Retail, QSR.

PROPERTY HIGHLIGHTS

- Last Kings Ridge Publix Shadow Anchored Land For Ground Lease
- Land Size 2.10 Acres MOL
- 2 pads QSR or for Carwash on North Pad #1
- Adjacent to Kings Ridge Gold Course

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LEASE RATE	NEGOTIABLE
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LOCATION INFORMATION

BUILDING NAME	Kings Ridge Vacant Land
STREET ADDRESS	4265 S Hwy 27
CITY, STATE, ZIP	Clermont, FL 34711
COUNTY	Lake
MARKET	Clermont
SUB-MARKET	Clermont
CROSS-STREETS	Winsley Street
SIDE OF THE STREET	North

BUILDING INFORMATION

NUMBER OF LOTS	2
BEST USE	2 retail Pad Development , Carwash, QSR

PROPERTY INFORMATION

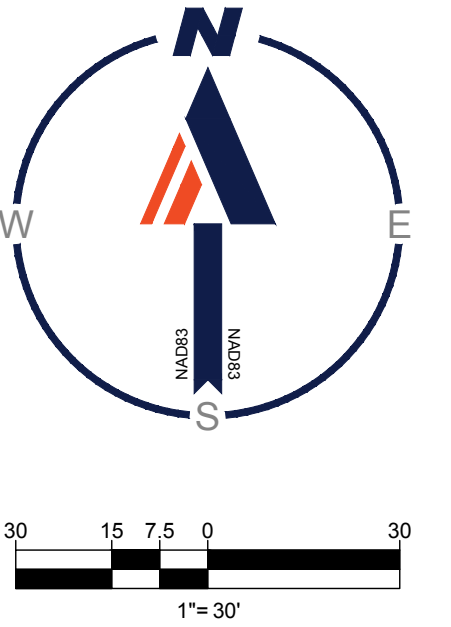
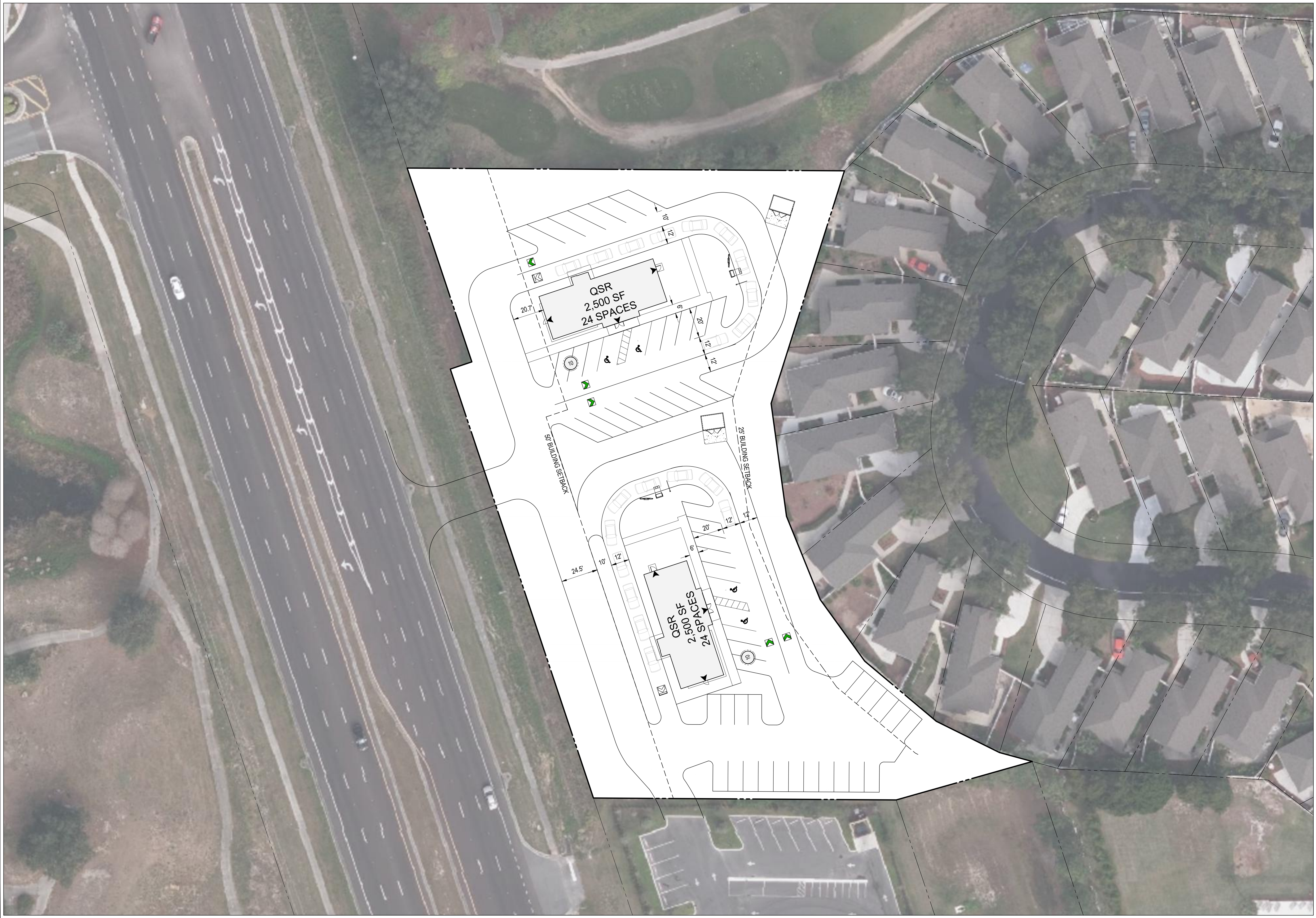
PROPERTY TYPE	Land
PROPERTY SUBTYPE	Retail
ZONING	Vacant commercial
LOT SIZE	2.1 Acres
APN #	092326000200001200
LOT FRONTAGE	432 ft
AMENITIES	Utilities available on Highway with off site retention connection (to be verified)

PARKING & TRANSPORTATION

UTILITIES & AMENITIES

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1/10/2022 14:20:07 DESIGNER:CAD/DRAWINGS/CONCEPTS/FLA220037 - CPTA 2 - LAYOUT D-SITE



3/30/2022 | EA | FLA220037 - CPTA - 2

BOHLER //

17 COMPUTER DRIVE WEST

ALBANY, NY 12205

Phone: (518) 438-9900

Fax: (508) 480-9080

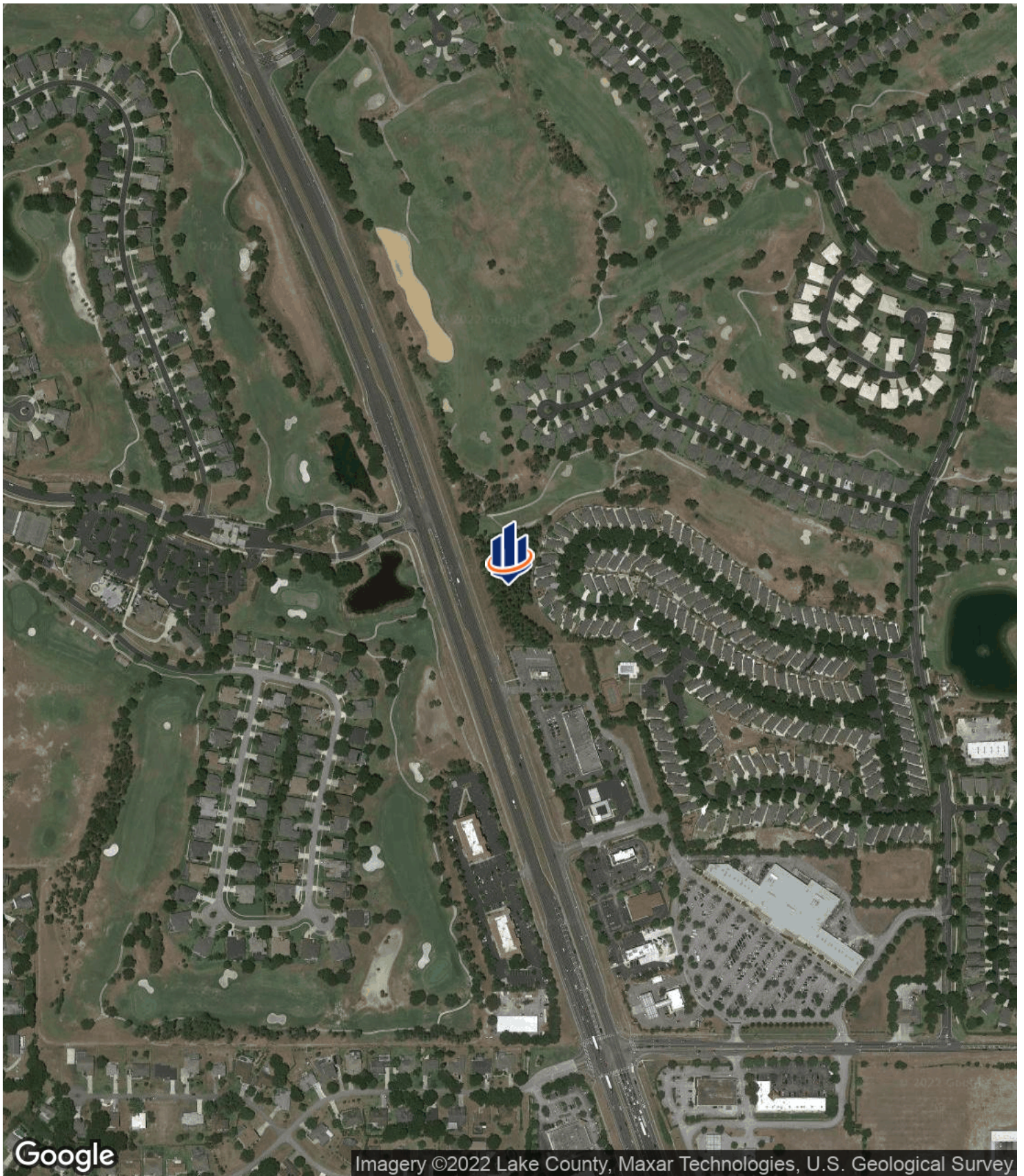
www.BohlerEngineering.com

TEST FIT - TWO DRIVE-THRU QSRs

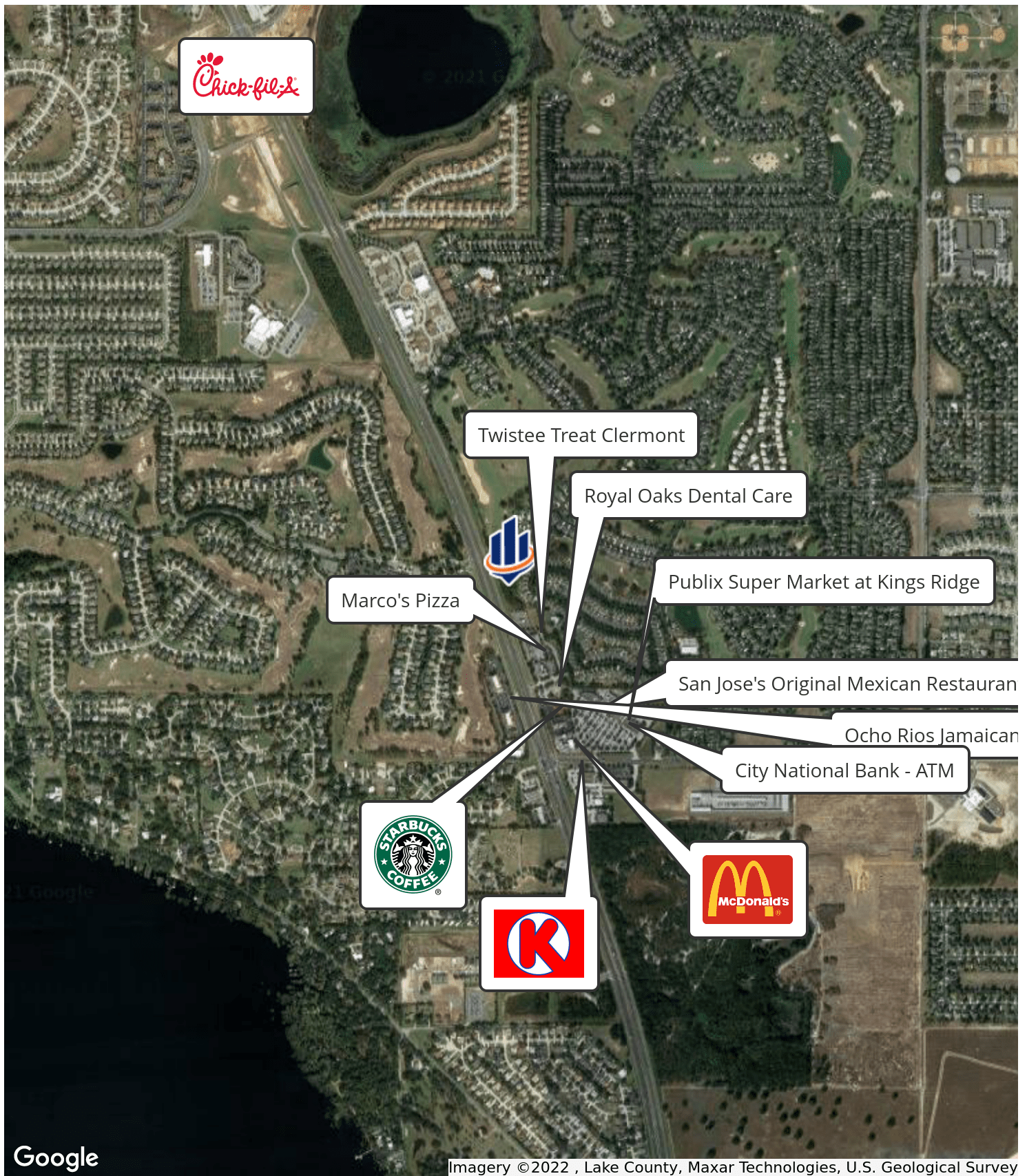
US HWY 27

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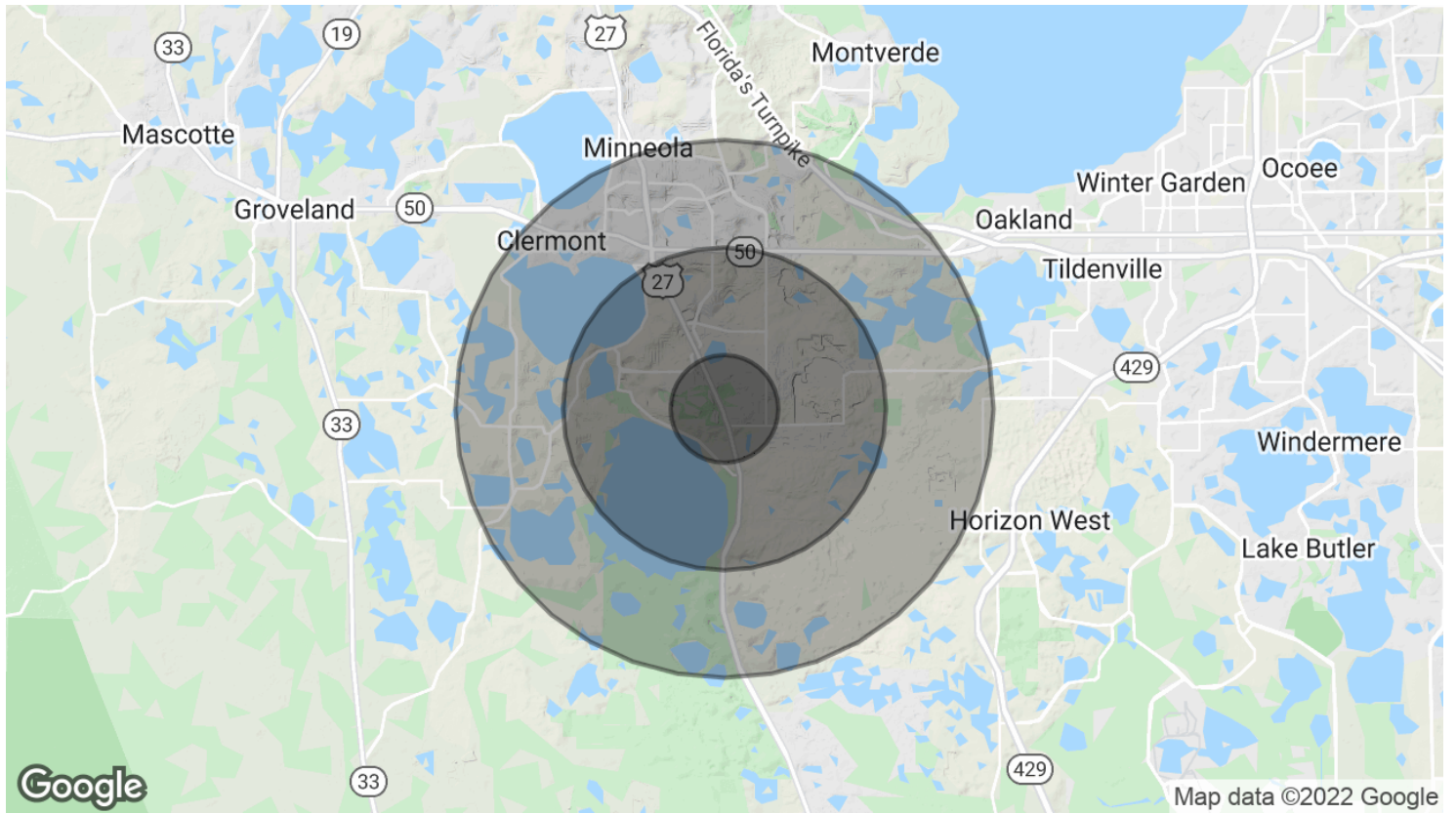


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POPULATION

1 MILE

3 MILES

5 MILES

TOTAL POPULATION	2,446	23,397	58,258
AVERAGE AGE	44.7	41.1	40.6
AVERAGE AGE (MALE)	44.4	39.9	38.9
AVERAGE AGE (FEMALE)	44.9	41.8	41.5

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

TOTAL HOUSEHOLDS	889	8,249	20,818
# OF PERSONS PER HH	2.8	2.8	2.8
AVERAGE HH INCOME	\$84,890	\$82,661	\$79,111
AVERAGE HOUSE VALUE	\$301,890	\$301,254	\$301,540

* Demographic data derived from 2010 US Census

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