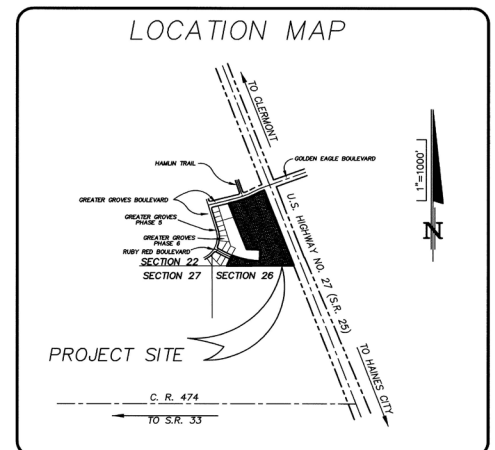




Property Specifics	
Location:	On Ruby Red Boulevard, Clermont, FL 34711, immediately west of US Highway 27
Access:	US Highway 27; Interstate-4; US Highway 192 and SR 429 Western Beltway
Parcel ID:	23-24-26-0003-000-01900
Total Land Area:	3.83± acres
Municipality:	Lake County
Utilities:	Water and Sewer available
Zoning:	PUD; including residential, commercial and industrial uses

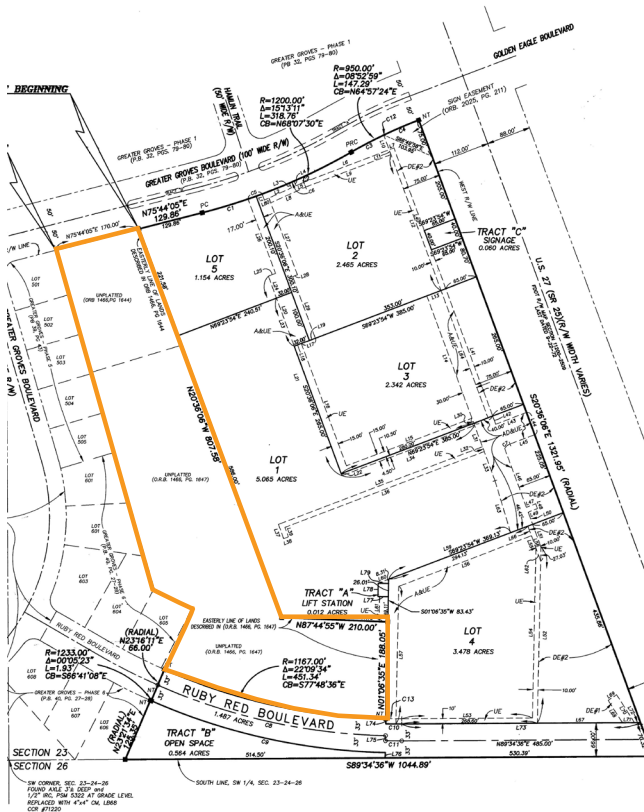


**Get more  
information**

**Greg Morrison**  
Principal  
+1 407 440 6640

**Jordan Bohannon**  
Vice President  
+1 407 219 3502

[avisonyoung.com](http://avisonyoung.com)



**Utility Providers:**

Water:	Utilities, Inc. of Florida
Electric:	Sumpter Electric Cooperative (SECO)
Sewer:	Utilities, Inc. of Florida

**Area Demographics:**

	3 Mile	5 Mile	10 Mile
Population:	23,404	41,212	161,567
Households:	8,971	15,363	58,889
Average HH Income:	\$73,734	\$74,357	\$96,261

**Drive Times:**

Downtown Orlando:	40 Minutes ±
Disney World:	15 Minutes ±
SR 429 Interchange:	10 Minutes ±
Lakeland:	45 Minutes ±
Tampa:	60 Minutes ±

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