

Publix #0015 - Citrus Tower Village

250 Citrus Tower Boulevard
Clermont, FL 34711
Lat 28.543, Long -81.723

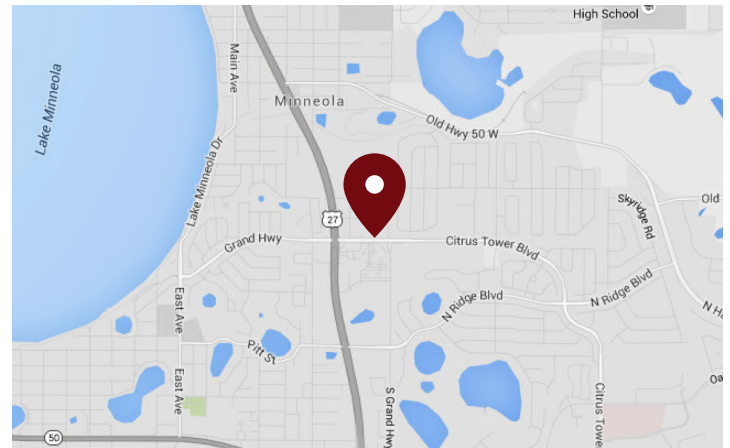
FOR LEASE



5,819 SF AVAILABLE

PROPERTY HIGHLIGHTS

- Orlando MSA / South Lake County
- Located on the Northern Tip of Clermont, Entering the City of Minneola
- Clermont is One of the Fastest Growing Cities in Central Florida
- Year Built: 2003 and 1,138 Parking Spaces
- Situated Between the Florida Turnpike to the North and Highway 50 to the South
- Three Pylon Opportunities
- A Historical Monumental Tribute to Central Florida's Famed Citrus Industry. The Tower Serves as a Beacon Guiding New Business & Population Base to South Lake County
- Combined Traffic Count: 51,000 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	9,915	42,134	90,179
Daytime Population	9,036	41,966	81,555
Total Households	3,711	11,721	32,151
Avg. HH Income	\$69,818	\$73,548	\$82,865

Data provided by Placer Labs Inc. (www.placer.ai) & Esri

Tracy Worrell

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SITE PLAN



Suite	Tenant	Size
1	Publix	54,379
2	Great Clips	1,320
3	Over The Top Pita	1,320
4	AVAILABLE (61x95)	5,819
5	Family Music	2,800
6	Domino's Pizza	1,400
7	NY Chinese Restaurant	1,400
8	Organic Nails & Spa	1,400
9	Golden OX Liquors	1,400
10	Dry Cleaners/Alteration/Shoe Repair	1,400
11	Belk	66,247
12	Hibachi Express	2,400
13	Victoria's Hallmark Shop/ Grey Fox	2,800
14	Flying Scissors Hair Salon	2,800
15	Hear USA	2,000
16	Cash Advance America	1,000
17	Link Uniforms	3,000
OP-A	The Crooked Spoon Gastro Pub	
OP-B	PNC Bank	
OP-C	JP Morgan Chase	
OP-D	Oakwood Smokehouse	

TOTAL 152,885



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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY



EST. # OF VISITS ANNUALLY



AVG. VISITS / CUSTOMER



AVG. LENGTH-OF-STAY / VISIT



TOP 3 DAYS



Saturday	261,519
Friday	248,403
Monday	231,361

OF VISITS

TOP 3 HOURS

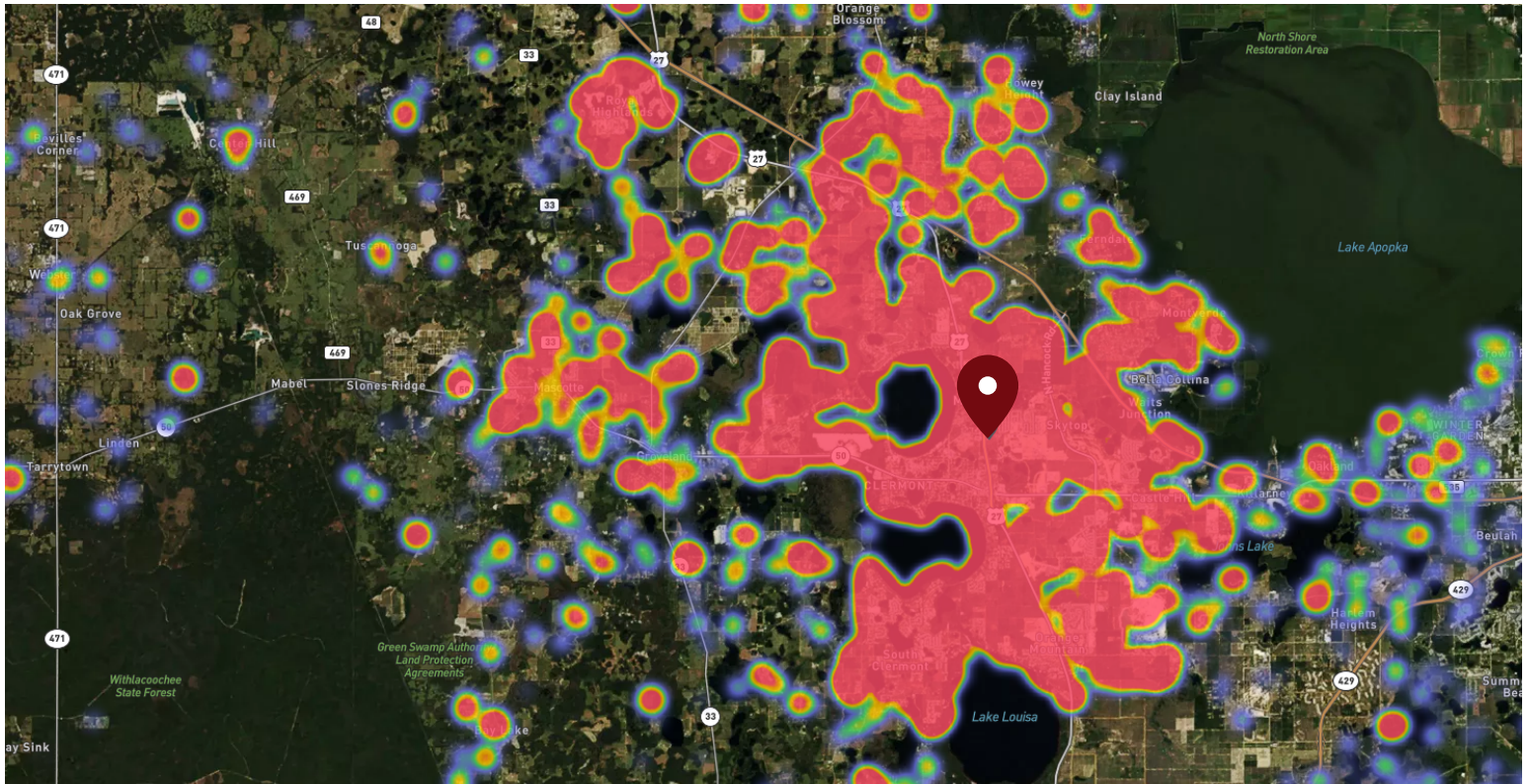


1-2 PM	304,815
12-1 PM	301,962
5-6 PM	299,021

OF VISITS

Data provided by Placer Labs Inc. (www.placer.ai) Dec 1, 2019 - Nov 30, 2020

SITE VISIT DENSITY



Red, orange, and yellow colors represent the location of 60% of site visitors

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