

Office/Medical/Retail Space For Lease



Royal Oaks Plaza

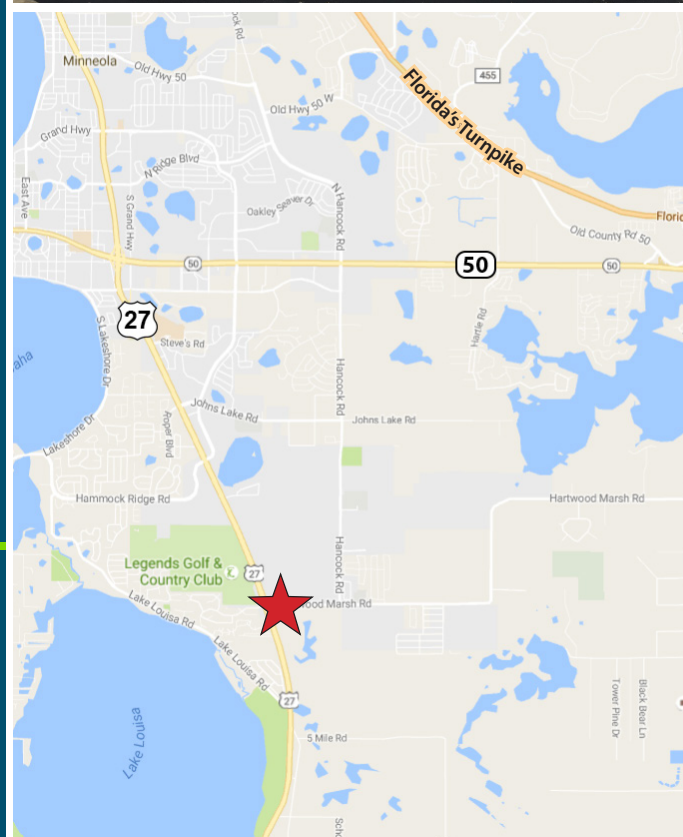
2105 Hartwood Marsh Rd. | Clermont, FL 34711

- 16,000 SF office/medical/retail plaza
- 4,182 SF available; ideal for multiple medical uses
- Directly across from Publix and minutes away from restaurants, shopping and other amenities
- Highly dense residential
- Easy access to US 27, Hwy 50 and other major thoroughfares
- Close proximity to South Lake Hospital
- Traffic count of 56,000 at Hwy 50 and CR 455
- **Leasing rate: \$15.00 psf, NNN**

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AERIAL



DEMOGRAPHICS

2015	3-Mile	5-Mile
Total Population	31,593	59,390
Total Households	10,980	20,965
Male Population	15,321	28,632
Female Population	16,272	30,758
% Population Change 2000-2015	306.45%	162.29%
% Household Change 2000-2015	259.76%	146.29%
Median Age	41	41
Median Household Income	\$57,093	\$57,145
Average Household Income	\$73,790	\$73,639
Per Capita Income	\$25,651	\$26,083

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. Hold-Thyssen, Inc. is a licensed real estate broker.

FOR MORE INFORMATION:



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