

**Publix #0684 - Publix at Summer Bay**  
 17445 U.S. 192  
 Clermont, FL 34714  
 Lat 28.347, Long -81.666

### PROPERTY HIGHLIGHTS

- Great mix of local and national retailers
- Closest shopping center to the Four Corners
- Excellent visibility from Hwy 17-92
- Signalized intersection with two points of entry
- Traffic Count (2019): 47,000 CPD

### DEMOGRAPHICS

	1-Mile Radius	3-Mile Radius	5-Mile Radius
2019 Population	3,739	24,720	43,813
2024 Population	4,089	28,071	49,549
2019 Average HH Income	\$64,778	\$67,859	\$69,711
2019 Median HH Income	\$48,744	\$53,110	\$56,212

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 Licensed Real Estate Broker

Leasing Contact:  
**Tyler Wilkins**  
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17445 U.S. 192

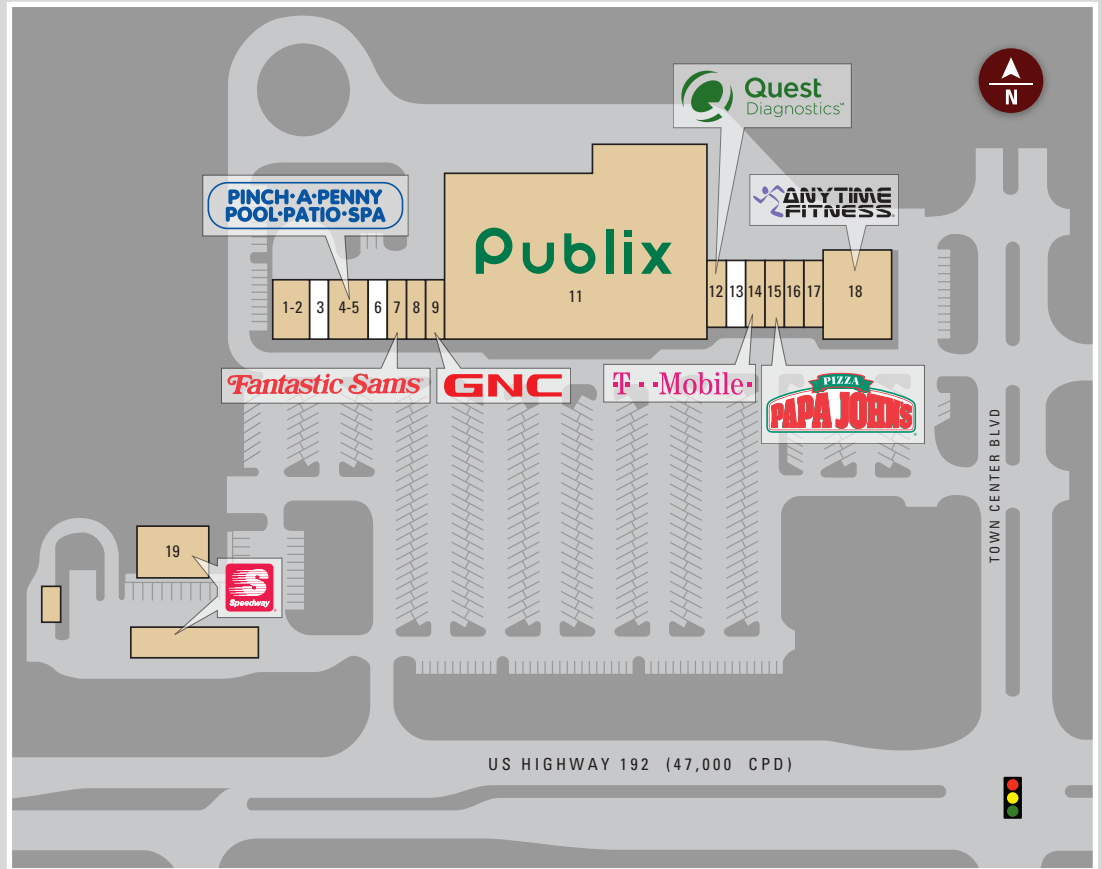
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## SITE PLAN

STE	TENANT	SIZE
1-2	Laundromart	2,400
3	AVAILABLE	1,200
4-5	Pinch-a-Penny	2,400
6	AVAILABLE	1,200
7	Fantastic Sams	1,200
8	Precious Nails	1,200
9	GNC	1,200
11	Publix	52,270
12	Quest Diagnostic	1,400
13	AVAILABLE	1,400
14	T-Mobile	1,400
15	Homes of America	1,400
16	Papa John's Pizza	1,400
17	Shang Hai Chinese	1,400
18	Anytime Fitness	6,300
19	Speedway	-
<b>TOTAL</b>		<b>77,700</b>

AVAILABLE  NOT OWNED



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