



Anchored by Home Depot, Clermont Town Center enjoys an exceptional location one mile east of US-27 in a high-growth market west of Orlando. The center's position facing SR-50 provides great visibility and access from the market's major east-west thoroughfare where the average daily traffic count is 45,500, with an additional 13,000 cars traveling on Citrus Tower Blvd. every day. The population in Clermont Town Center's primary trade area within a five-mile radius is 349,795.

For more information, visit www.castoinfo.com/clermonttowncenter

KEY TENANTS



Shadow Anchor



HomeGoods

Great Clips®



Lucky's Market

SIZE

91,284 square feet

LOCATION

Clermont, Florida
SR-50 at Citrus Tower Blvd.

TRAFFIC COUNTS

SR-50 - 44,000
Citrus Tower Blvd. - 11,000
US-27 - 24,000



KEY DEMOGRAPHICS

5-MILE RADIUS

POPULATION

Current Estimated Population	73,993
Projected Population (5 Years)	86,475
2010 Census Population	64,489

HOUSEHOLDS

Current Estimated Households	27,059
Projected Households (5 Years)	28,731
2010 Census Households	23,509

INCOME

Average Household Income	\$78,733
Household Income \$50,000+	60.3%

MEDIAN AGE

40 years

DAYTIME DEMOGRAPHICS

Number of Businesses	2,554
Number of Employees	18,648
Total Daytime Population	41,004

CONSUMER EXPENDITURES

Total Retail Expenditures	\$739 M
Per Household per Month	\$2,275

LEASING CONTACT

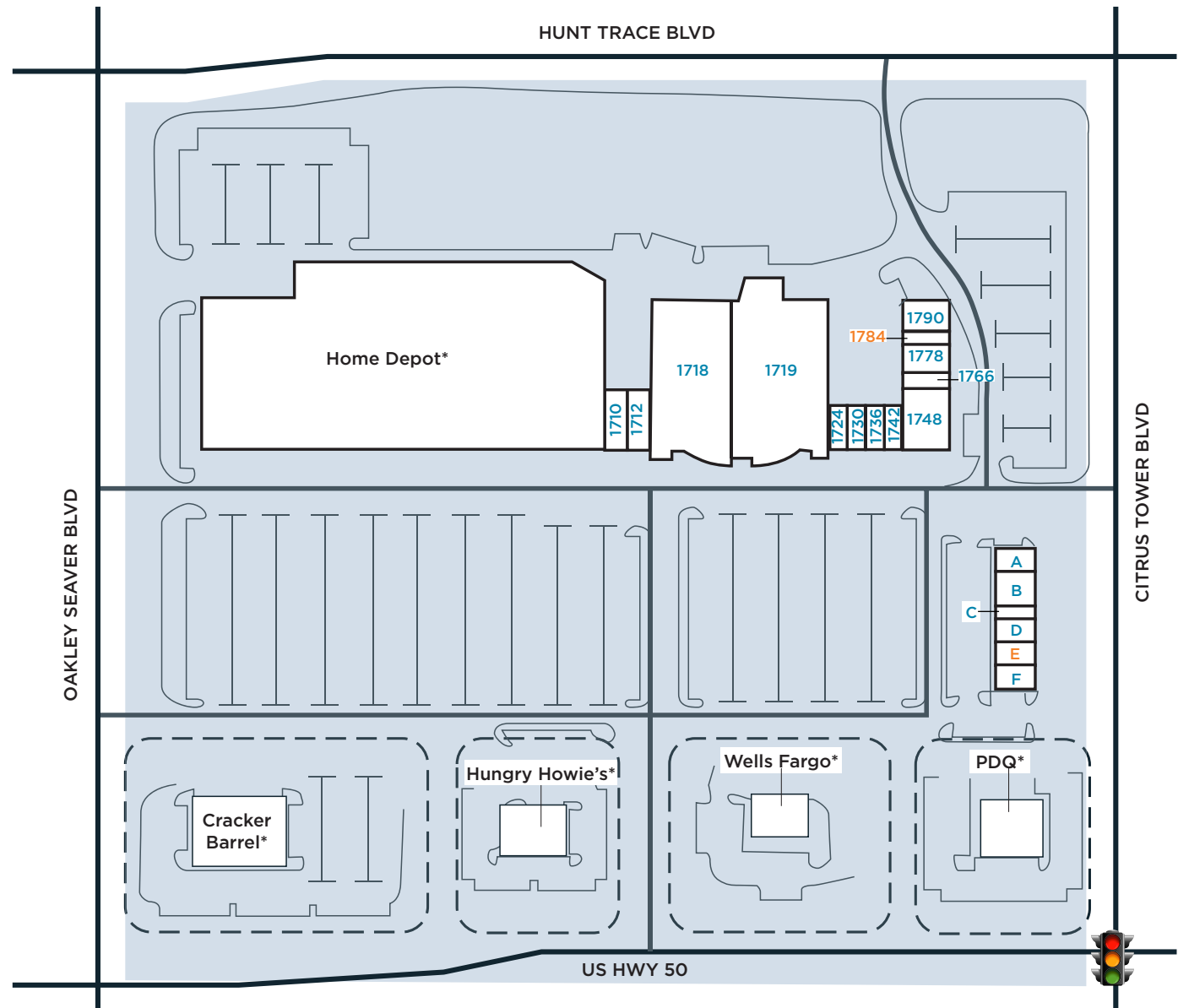
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SPACE	TENANT	SIZE
1710	ERA Grizzard Real Estate	2,400 s.f.
1712	Clermont Bicycles	2,400 s.f.
1718	Home Goods	19,212 s.f.
1719	Lucky's Market	30,288 s.f.
1724	Urban Hair Lounge	1,500 s.f.
1730	Coliseum of Comics	1,500 s.f.
1736	Great Clips	1,500 s.f.
1742	Penthouse Cleaners	1,500 s.f.
1748	Crispers	4,800 s.f.
1766	Health Hut	1,200 s.f.
1778	Pinch-A-Penny	2,400 s.f.
1784	AVAILABLE	1,200 s.f.
1790	Green Garden Oriental Restaurant	2,400 s.f.
A	Favor Pharmacy	1,500 s.f.
B	L.A. Tan	2,100 s.f.
C	Tami Nails	900 s.f.
D	Munchel Brothers Jewelry & Coin Exchange	1,500 s.f.
E	AVAILABLE	1,500 s.f.
F	Radio Shack	1,500 s.f.

*Owned by others



Tenant names, building sizes and shopping center configuration are subject to change.

