

**Pointe Clermont**

# RETAIL SPACE FOR LEASE

13809 County Road 455, Clermont, FL 34711

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**For Lease: \$20.00 SF / NNN**

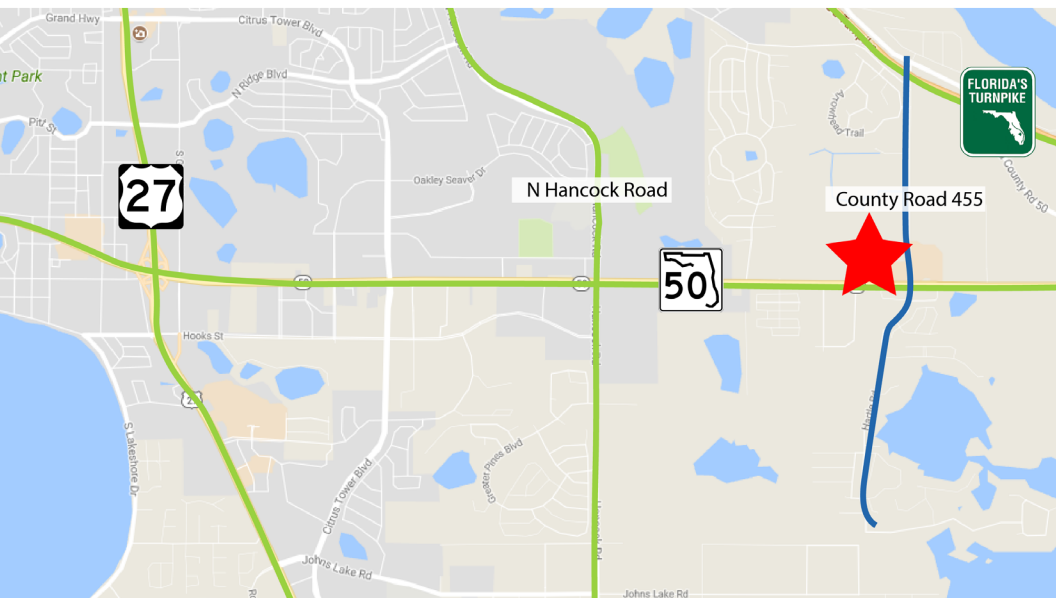
Suite 104: ± 1,276 SF

Suite 105: ± 1,212 SF

Max. Contiguous: ± 2,488 SF

Available Immediately

Parking Ratio: 5.3 / 1000



New 328 unit apartment complex being built across Hwy 50 along with 100+ single family homes.

Clermont named Top 25 places to retire by Money Magazine and Forbes in the U.S.

Adjacent to Publix at East Towne Center retail shopping center.




Direct sight-lines to CR 455 with visibility from HWY 50.

56,000 AADT at Hwy 50 and CR 455 and increasing.

Less than 3 Miles from Florida's Turnpike.

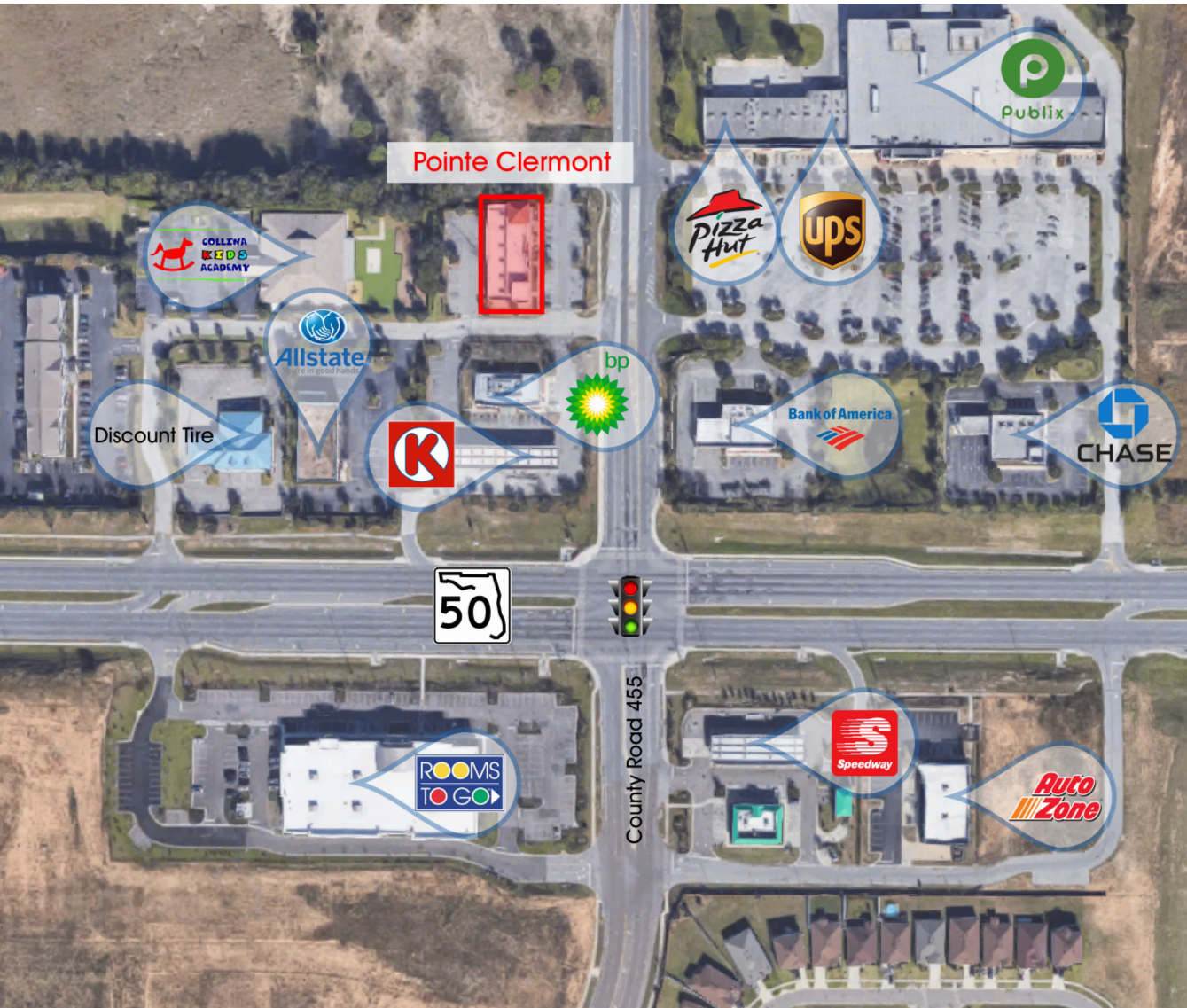
2nd Generation Salon Space Available

## 2019 DEMOGRAPHICS

	 Total Population	 Total Households	 Average HH Income
<b>5 Mins</b>	6,704	2,417	\$97,093
<b>10 Mins</b>	54,741	20,359	\$81,234
<b>15 Mins</b>	128,384	45,455	\$87,136

1516 E. Hillcrest Street, Suite 210, Orlando, FL 32803 Phone: 407.872.0209 Fax: 407.426.8542

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