

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

DEMOGRAPHICS

	1-Mile Radius	3-Mile Radius	5-Mile Radius
2018 Population	3,534	24,121	41,321
2023 Population	3,834	28,278	48,697
2018 Average HH Income	\$58,628	\$62,772	\$64,158
2018 Median HH Income	\$46,336	\$49,682	\$51,500

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 (2018): 38,069 CPD

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 Licensed Real Estate Broker

Leasing Contact:
Tyler Wilkins
 407-581-6245

twilkins@crossmanco.com



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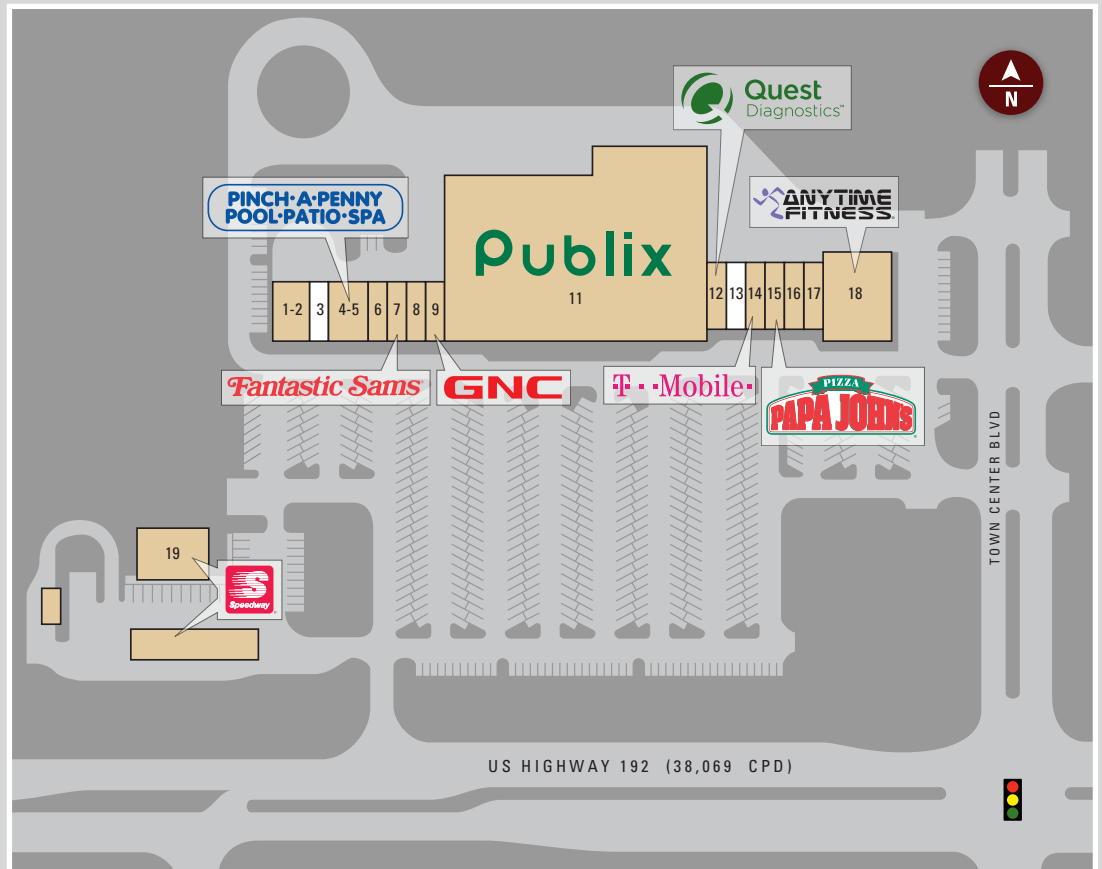
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SITE PLAN

STE	TENANT	SIZE
1-2	Laundromart	2,400
3	AVAILABLE	1,200
4-5	Pinch-a-Penny	2,400
6	First Class Florida Villas	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	-
TOTAL		77,700

AVAILABLE NOT OWNED



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