

Emerald Lakes Plaza



BIG BOX RETAIL SPACE WITH PROMINENT HIGHWAY 50 FRONTAGE



CO-ANCHOR SPACE FOR LEASE

1203 Highway 50, Clermont, FL 34711

Contact: Dan Van Nada, CCIM
Vice President of Brokerage Services

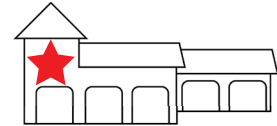
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For Lease: \$13.00 SF / NNN

Suite K: ± 10,000 SF Co-Anchor



EXCLUSIVE USE OF 500 SF ARCH FOR SIGNAGE

Situated directly on 12th Street, a main entrance to Clermont's Downtown Waterfront District; and less than a quarter mile from Lumberyard District, a mixed-use development with 392 apartment units

Located in rapidly-growing Clermont, the retail hub for South Lake County

Join diverse tenant mix co-anchored by Dollar Tree

3.8 miles west of Orlando Health's South Lake Hospital and 4.7 miles west of the University of Central Florida's South Lake campus

Prominent pylon signage & Façade signage available

DEMOGRAPHICS

2023

5Mins

10Mins

15Mins

Total Population

23,767

89,240

140,466

Average HH Income

\$91,602

\$105,436

\$107,657

Total Households

9,266

33,418

51,815

615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

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LOCATION



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CLERMONT MASTER PLAN

A

THE PROMENADE: The Promenade will provide a venue from event space, small festivals to huge races & regattas along with continuous waterfront path experience and pier with boat docking capabilities.

B

SIGNING + WAYFINDING: Downtown signage system & wayfinding to include monument signs, vehicular directional signs, & pedestrian directional signs to assist finding destinations in the downtown core.

C

WEST LAKE WETLANDS: Utility stormwater pond serving west downtown and freeing up lakefront land for park or amenity development. In addition, this area is designed as a park space and event area for larger races and includes a filter marsh to polish the storm runoff before it reaches Lake Minneola.

D

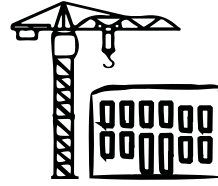
MINNEOLA GREEN STREET: "Green Streets" are locations that combine low-impact stormwater drainage techniques with improved pedestrian streetscapes and that from the spine of connected pedestrian and cycling environment in downtown, connecting the uphill parks to the neighborhoods and to Lake Minneola. This includes upgraded street tree planting, a 5' sidewalk on the north side of the street and a 12' multi-purpose path on the south side of the street.

E

ENHANCED ENTRY TO DOWNTOWN / "FRONT DOOR" IMAGE: Improving the entrance into downtown consistent with the quality environment found on the lake side. The landscape would include sidewalks, street trees, and incremental low impact stormwater management techniques.

F

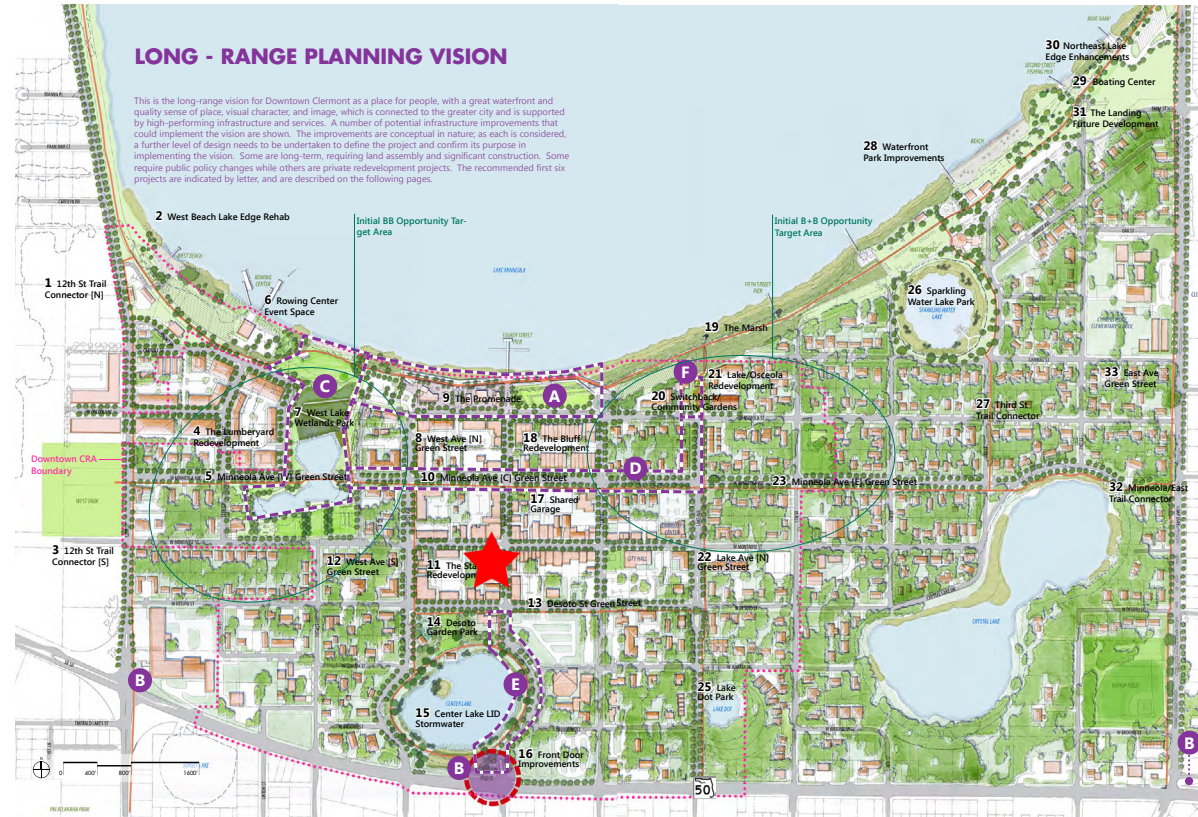
"THE SWITCHBACKS": A trail system to connect Lake Avenue to Minneola Street in a switchback design to lessen the grade for all users and would conceptually contain a community garden space in between the switchbacks that is accessible from both uphill and downhill sides.



± \$20,000,000
Investment Into
Downtown Masterplan



± 100
Events Each Year In
Downtown Clermont

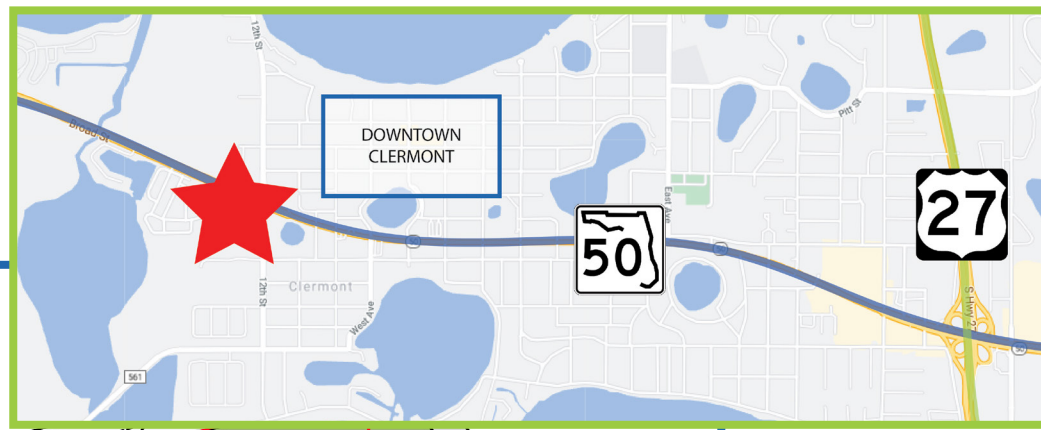


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SITE MAP



AVAILABILITY

Suite K: ± 10,000 SF

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