



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 81,575.

KEY TENANTS



Shadow Anchor



Great Clips®

HomeGoods

SIZE

223,654 square feet

LOCATION

Clermont, Florida
SR-50 at Citrus Tower Blvd.

TRAFFIC COUNTS

SR-50 - 47,00
Citrus Tower Blvd. - 15,600
US-27 - 24,000

KEY DEMOGRAPHICS

5-MILE RADIUS

POPULATION

Current Estimated Population	81,575
Projected Population (5 Years)	94,059
2010 Census Population	64,630

HOUSEHOLDS

Current Estimated Households	30,332
Projected Households (5 Years)	32,440
2010 Census Households	23,559

INCOME

Average Household Income	\$76,701
Household Income \$50,000+	66.4%

MEDIAN AGE

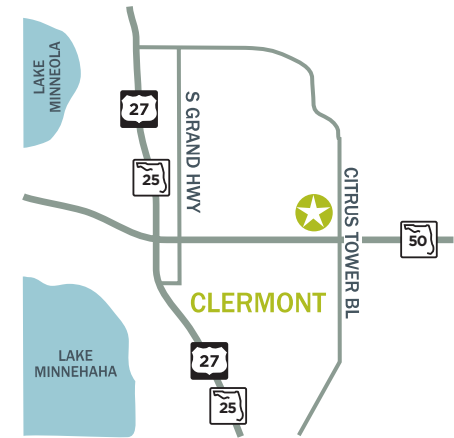
41 years

DAYTIME DEMOGRAPHICS

Number of Businesses	3,096
Number of Employees	22,033
Total Daytime Population	48,012

CONSUMER EXPENDITURES

Total Retail Expenditures	\$846.83 M
Per Household per Month	\$2,327



LEASING CONTACT

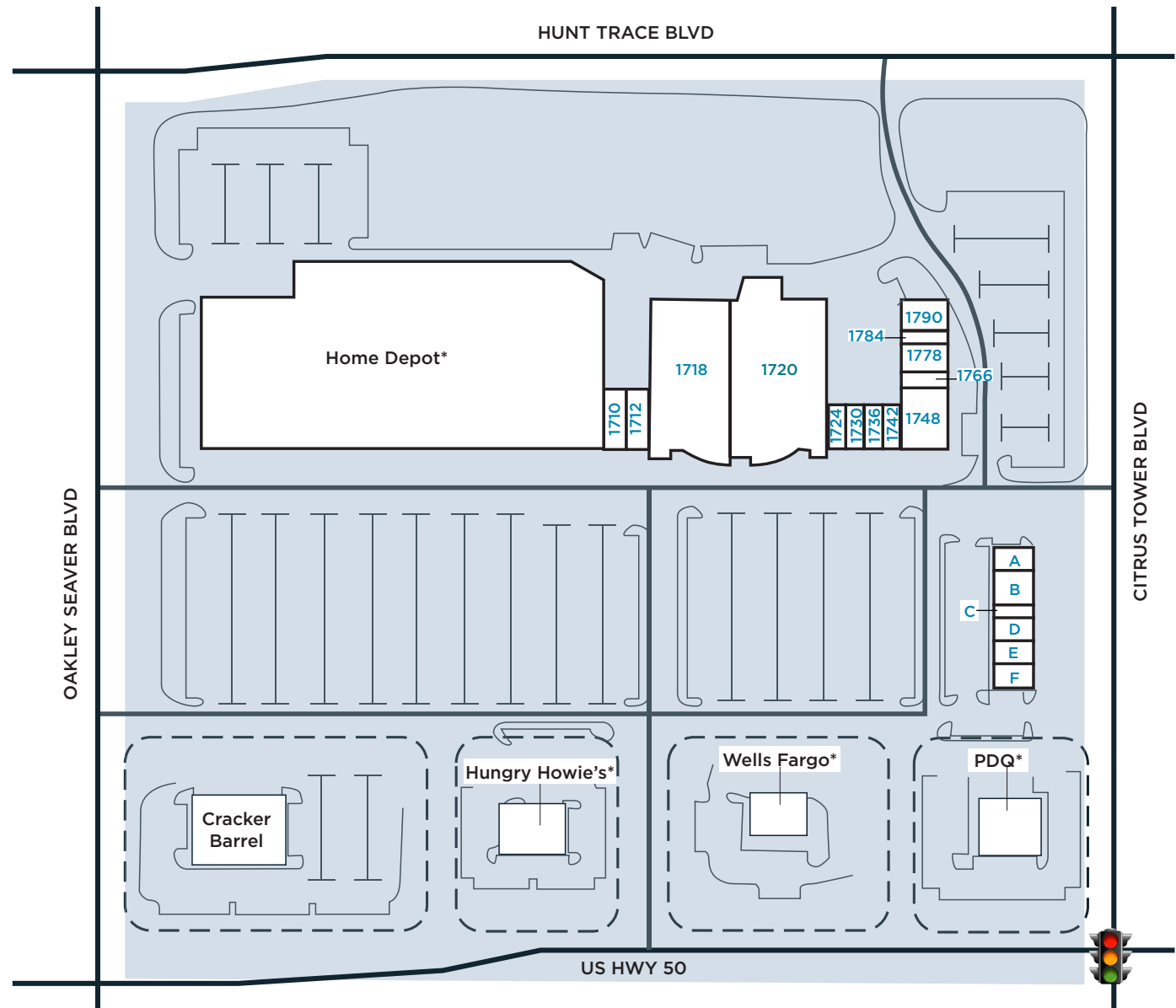
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SPACE	TENANT	SIZE
1710	ERA Grizzard Real Estate	2,400 s.f.
1712	Clermont Bicycles	2,400 s.f.
1718	Home Goods	19,423 s.f.
1720		30,288 s.f.
1724	Urban Hair Lounge	1,500 s.f.
1730	Coliseum of Comics	1,500 s.f.
1736	Great Clips	1,500 s.f.
1742	Penthouse Cleaners	1,500 s.f.
1748	Piesonas Stone Fired Pizza	4,800 s.f.
1766	Regal Real Estate	1,200 s.f.
1778	Pinch-A-Penny	2,400 s.f.
1784	Hear Again America	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	Clermont Jewelry	1,500 s.f.
E	J'adore	1,500 s.f.
F	Woof Gang Bakery	1,500 s.f.

*Owned by others



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



