

Four Corners Retail Development

Corner Center Drive, Clermont, FL 34717



EQUITY
INVESTMENT
SERVICES

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Now Leasing, New Development Coming Soon!
- Drive-Thru Available! Stand Alone or Endcap
- Join Aspen Dental
- Up to 11,000 SF Available
- Drive-Thru Available
- Ideal for QSR's, Casual Dining, Medical, Banks, Grocery, Gas/ Convenience, Auto Parts & More
- +/- 1.90 Acre Site Zoned C-1
- Direct Frontage and Visibility on Highway 27
- 37,000+ Vehicles Per Day
- Across the Street from Orlando Health's Brand New Emergency Hospital

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	11,000 SF
Building Size:	14,750 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	334	2,857	6,046
Total Population	849	7,149	15,612
Average HH Income	\$56,472	\$58,069	\$59,834

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7575 Dr. Phillips Blvd, Ste 390

Orlando, FL 32819

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SITE PLAN & RENDERINGS



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RETAILER MAP



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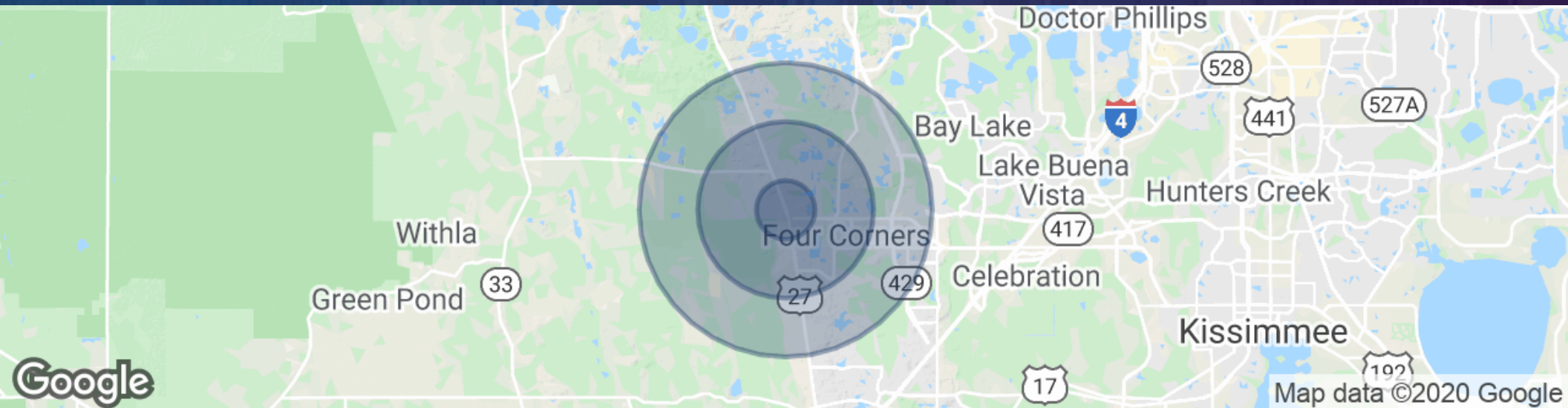
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	849	7,149	15,612
Median age	43.9	43.8	38.8
Median age (Male)	43.3	43.1	38.2
Median age (Female)	44.6	44.5	39.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	334	2,857	6,046
# of persons per HH	2.5	2.5	2.6
Average HH income	\$56,472	\$58,069	\$59,834
Average house value	\$144,891	\$152,725	\$172,997

* Demographic data derived from 2010 US Census

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