

PHASE II OPEN | Fully Leased
PHASE III - Now Leasing 27,410 SF



Ideal for:

- Quick Service Restaurants
- Fitness/Beauty
- Consumer Retail
- Healthcare/Medical
- Furniture

PROPERTY HIGHLIGHTS

- New 27,410 SF retail building at the corner of State Route 50 & Hancock Rd.
- Full access from Hancock Rd. and E Highway 50
- Join Office Depot, Petco, Chick-Fil-A, Starbucks, First Watch, Chili's, Steak 'n Shake, and other national tenants
- Densely populated market with over 77,000 residents in a 5-mile radius
- End caps and outdoor seating available
- Rent: \$25.00-\$35.00 PSF/NNN
- TI Allowance Available
- Phase III 2020 Delivery



CONTACT FOR MORE INFO:

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4107 W. Spruce St., Suite 101
Tampa, FL 33607

FOR LEASE - NEW RETAIL DEVELOPMENT
1600-2575 E. Highway 50, Clermont, FL 34771 | Lake County



Demographics	1-Mile	3-Mile	5-Mile
Total Population	4,791	45,299	77,617
Growth (2018-2023)	3.03%	2.92%	2.60%
Median Household Income	\$72,333	\$68,614	\$66,976

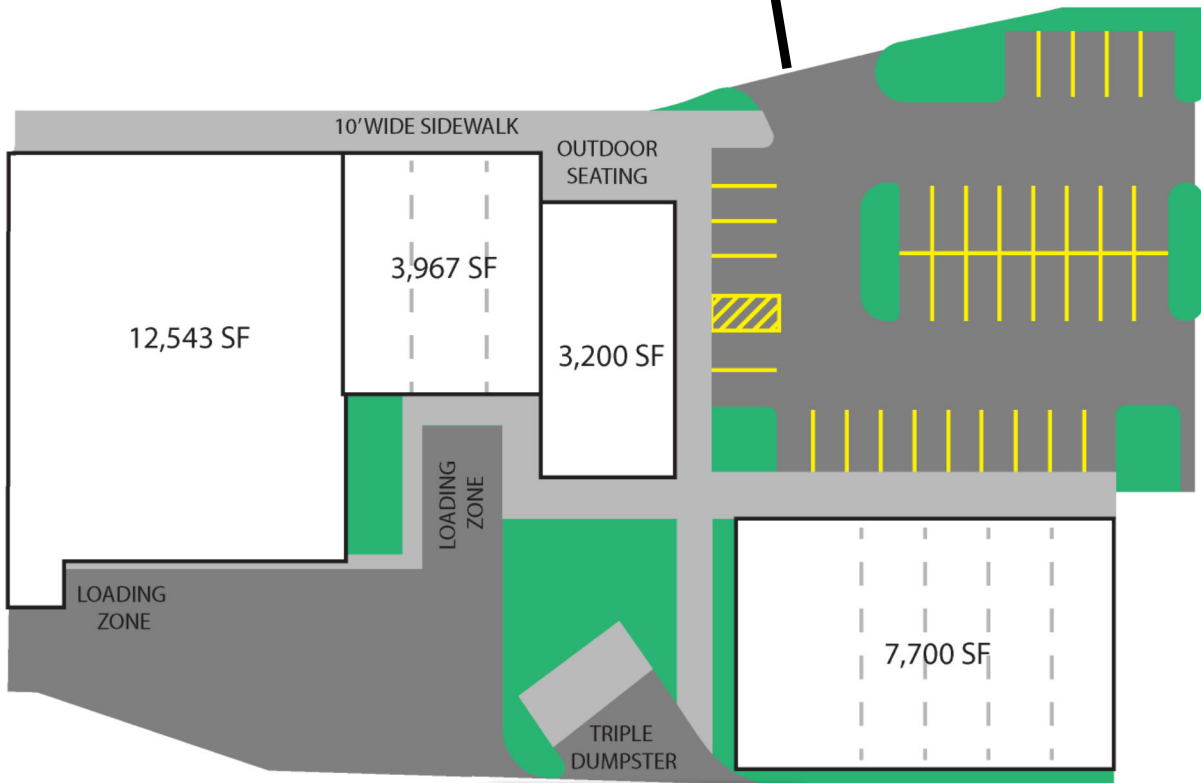
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NOW LEASING PHASE III RETAIL DEVELOPMENT



2020 DELIVERY



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Publix
belk
MODERN SOUTHERN STYLE

CITRUS TOWER BLVD

27

455

N HANCOCK RD



CLERMONT JUNIOR HIGH SCHOOL

at home
The Home Decor Superstore
Fitness CF
PET SUPERMARKET

ORLANDO HEALTH South Lake Hospital
ORLANDO HEALTH HOSPITAL

Target
SUPER TARGET

Publix

Winn-Dixie
bealls
OUTLET

THE HOME DEPOT
Lucky's Market
HomeGoods

UNIVERSITY OF CENTRAL FLORIDA
UCF SOUTH LAKE

16,800 VPD

50

Walgreens
DOLLAR GENERAL

Lake Sumter State College
LAKE SUMTER STATE COLLEGE

64,000 VPD

50

STAPLES

NTC NATIONAL TRAINING CENTER

Walgreens
ANYTIME FITNESS

ROOMS TO GO

goodwill

EVERY SEASON STARTS AT
DICK'S SPORTING GOODS
HOBBY LOBBY

LOWE'S

CLERMONT COLLEGE STATION
Office DEPOT
petco
STARBUCKS COFFEE
Chick-fil-c
chili's
Steak Shake

LAKE MINNEHAHA

ALDI

TJ-maxx

EAST RIDGE HIGH SCHOOL
East Ridge High
We are One Knight!

ROSS
DRESS FOR LESS

BI'S
WHOLESALE CLUB

DOLLAR TREE

WAL-MART
SUPERCENTER

EPIC
THEATRES

KOHL'S

Michaels
THE ARTS AND CRAFTS STORE
JCPenney

HANCOCK RD

JOHNS LAKE

equity Commercial Real Estate Solutions



KAYETAN.COM