



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 76,553.

## KEY TENANTS



Shadow Anchor



HomeGoods

Great Clips®



Lucky's Market

## 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	81,282
Projected Population (5 Years)	93,776
2010 Census Population	64,630

### HOUSEHOLDS

Current Estimated Households	30,026
Projected Households (5 Years)	32,050
2010 Census Households	23,559

### INCOME

Average Household Income	\$81,071
Household Income \$50,000+	63.8%

### MEDIAN AGE

41 years

### DAYTIME DEMOGRAPHICS

Number of Businesses	2,695
Number of Employees	21,471
Total Daytime Population	47,365

### CONSUMER EXPENDITURES

Total Retail Expenditures	\$882 M
Per Household per Month	\$2,449



## LEASING CONTACT

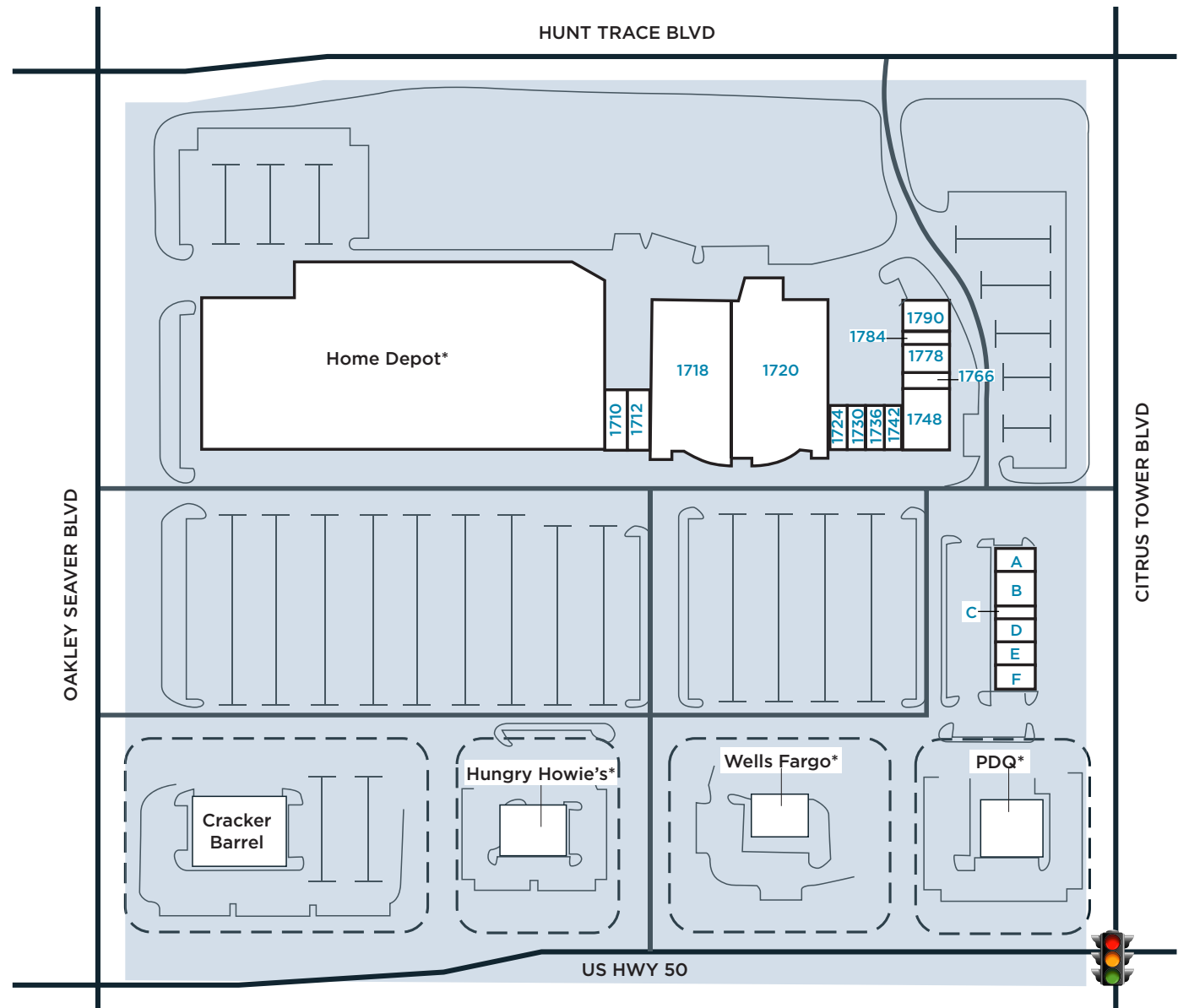
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SPACE	TENANT	SIZE
1710	ERA Grizzard Real Estate	2,400 s.f.
1712	Clermont Bicycles	2,400 s.f.
1718	Home Goods	19,423 s.f.
1720	Lucky's Market	30,288 s.f.
1724	Urban Hair Lounge	1,500 s.f.
1730	Coliseum of Comics	1,500 s.f.
1736	Great Clips	1,500 s.f.
1742	Penthouse Cleaners	1,500 s.f.
1748	Crispers	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	Radio Shack	1,500 s.f.

\*Owned by others



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



