

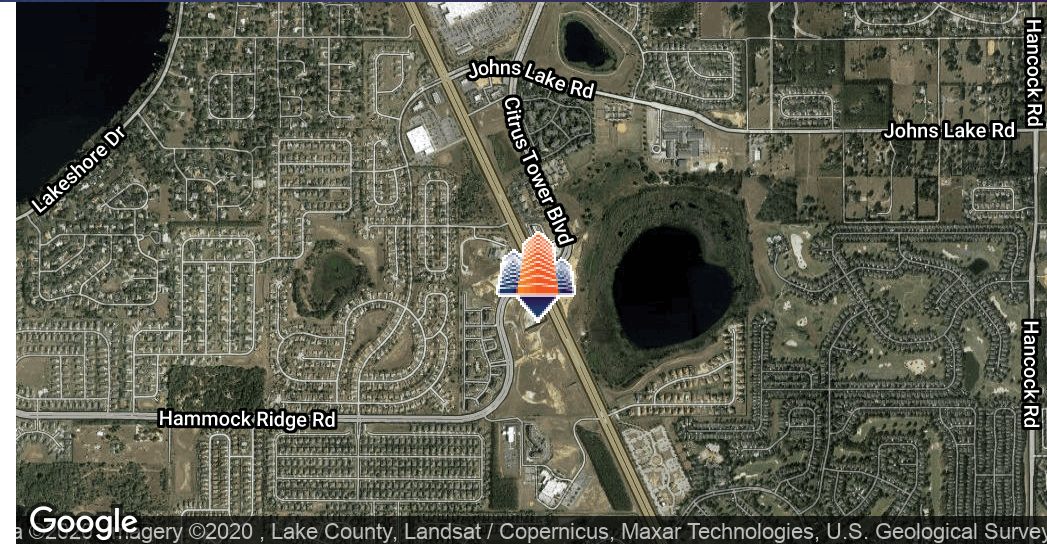
Shoppes at Hammock Ridge

Hammock Ridge Road & U.S. Hwy. 27, Clermont, FL 34711



EQUITY
INVESTMENT
SERVICES

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Now Leasing, Brand New Retail/Office Development
- Available for Lease, Ground Lease, or Build to Suit
- Pad Sites Available For Ground Lease, Build to Suit and for Purchase
- Up to 50,000 SF Available- Inline & Outparcels Available
- Multiple Drive-Thru Opportunities
- Join Chick Fil A & Action Gator Tire
- Three Access Points from Highway 27, Two Points Include "Left-In" Access and Three Additional Access Points from Hammock Ridge
- Combined Traffic Count of 49,000+ Vehicles Per Day at the Intersection
- Excellent Exposure with 2,400+ Feet of Frontage on Highway 27
- Adjacent to 150 Unit Multi-Family Development Under Construction

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,200 - 50,000 SF
Building Size:	88,633 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,268	10,089	21,614
Total Population	3,633	28,491	60,634
Average HH Income	\$81,400	\$79,600	\$76,671

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SITE PLAN



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AERIAL MAP



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RETAILER MAP



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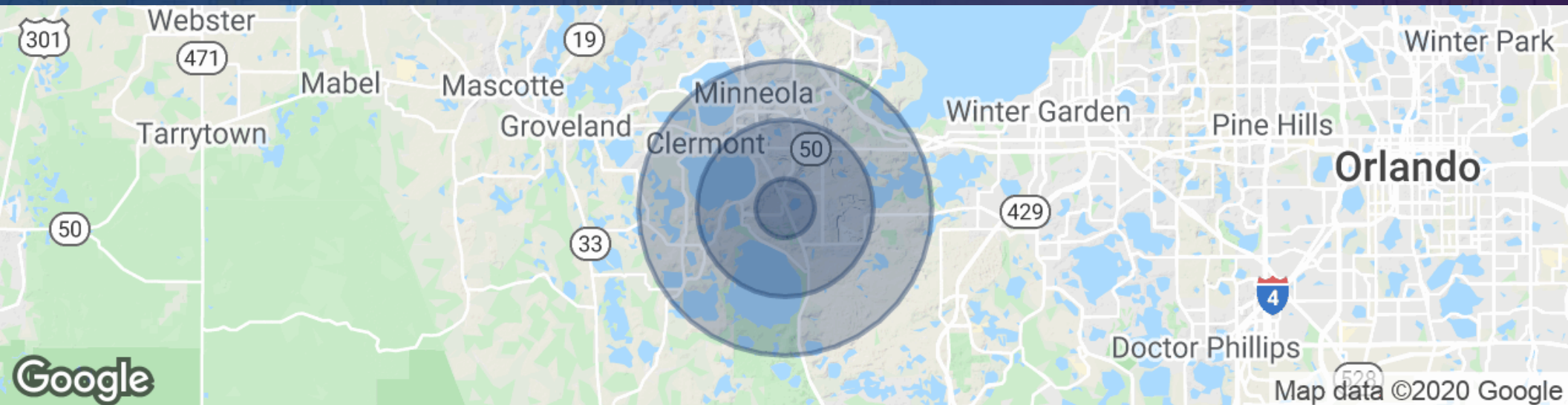
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,633	28,491	60,634
Average age	40.3	39.9	40.1
Average age (Male)	39.0	38.1	38.5
Average age (Female)	41.2	40.9	40.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,268	10,089	21,614
# of persons per HH	2.9	2.8	2.8
Average HH income	\$81,400	\$79,600	\$76,671
Average house value	\$301,746	\$300,010	\$300,169

* Demographic data derived from 2010 US Census

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