

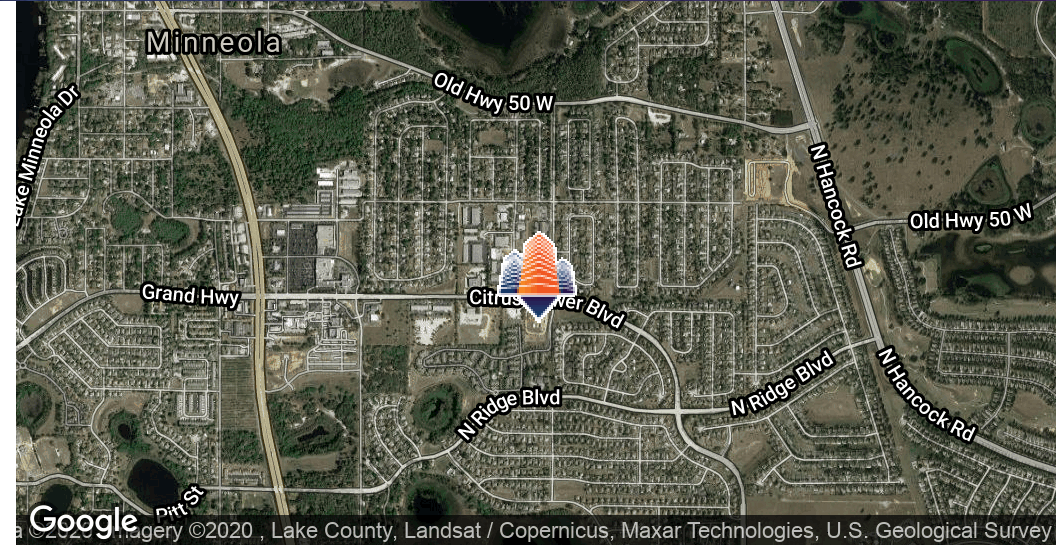
Citrus Tower Retail

423 Citrus Tower Blvd, Clermont, FL 34711



EQUITY
INVESTMENT
SERVICES

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Available for Build to Suit, Ground Lease or Sale
- Up to 56,200 SF Available
- Up to +/-5.33 Acres Available- Parcel Can be Divided
- Pad Ready Lots with all Landscaping, Irrigation and Parking
- Pad Sites Have Engineering & City Approvals
- Zoned for Retail/Warehouse- City of Clermont
- Ideal for Inline and Pad Site Users
- Located at the Corner of Citrus Tower Blvd & Mohawk Road
- Multiple Residential Developments Underway in the Immediate Area
- Close & Direct Access to Hwy 27, Hwy 50, and the FL Turnpike

OFFERING SUMMARY

Lease Rate:	Negotiable
Sale Price:	Negotiable
Available SF:	1,800 - 56,200 SF
Lot Size:	+/- 5.33 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,428	10,615	19,907
Total Population	4,055	29,893	56,599
Average HH Income	\$70,382	\$68,112	\$72,590

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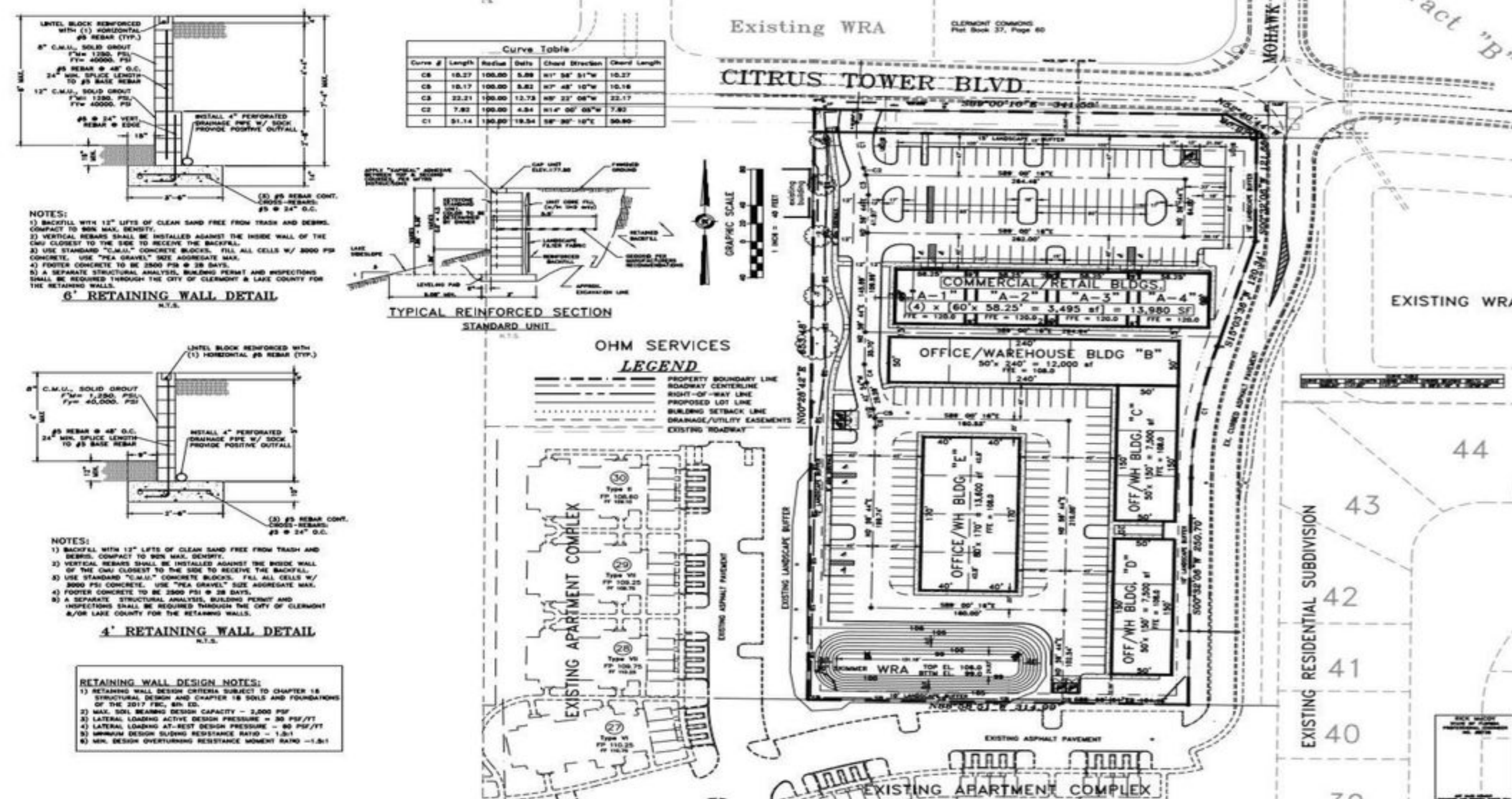
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SITE PLAN



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AREA MAP



Google

Map data ©2020 Imagery ©2020, Lake County, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey

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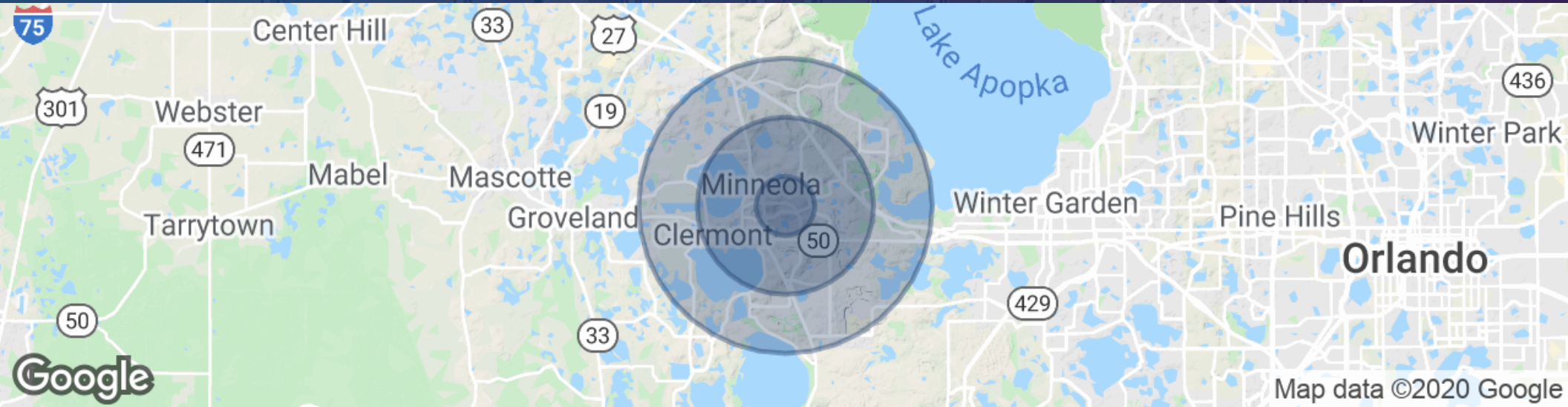
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,055	29,893	56,599
Average age	38.7	38.1	38.4
Average age (Male)	36.0	36.1	36.9
Average age (Female)	40.3	39.1	39.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,428	10,615	19,907
# of persons per HH	2.8	2.8	2.8
Average HH income	\$70,382	\$68,112	\$72,590
Average house value	\$293,947	\$299,033	\$307,440

* Demographic data derived from 2010 US Census

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