

For Ground Lease/ Build-To-Suit

Old Highway 50 W.
& N. Hancock Rd.
Clermont, FL

Contact Us

Jorge Rodriguez, CCIM
Executive Managing Director
+1 407 362 6141
jorge.rodriguez@colliers.com

Chris Alders

Associate
+1 407 362 6142
chris.alders@colliers.com



Clermont - Retail Outparcels

Owned/Managed by

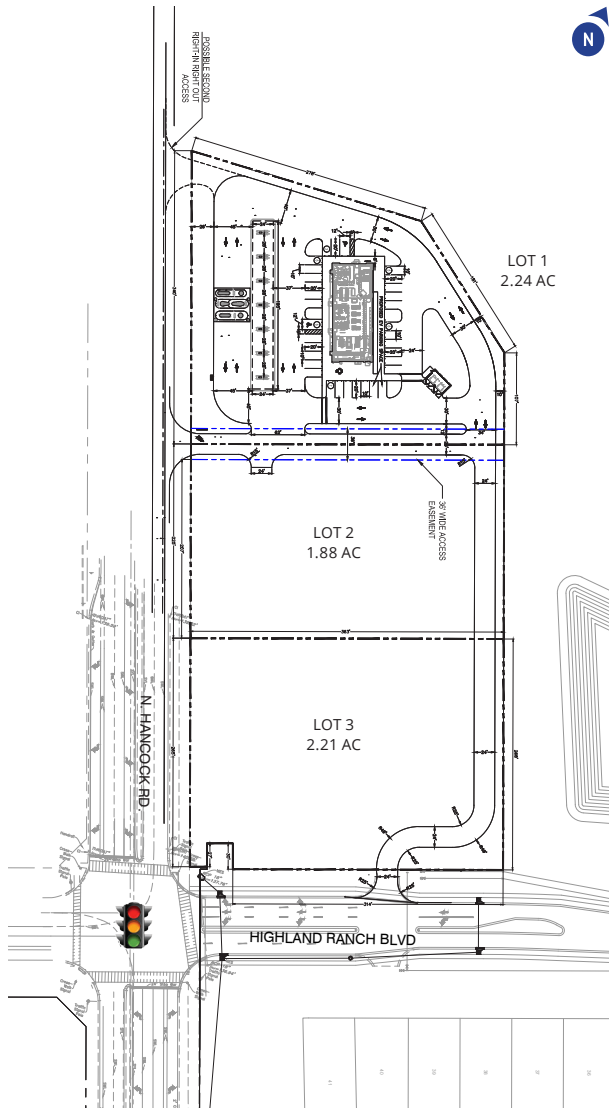


Property Highlights

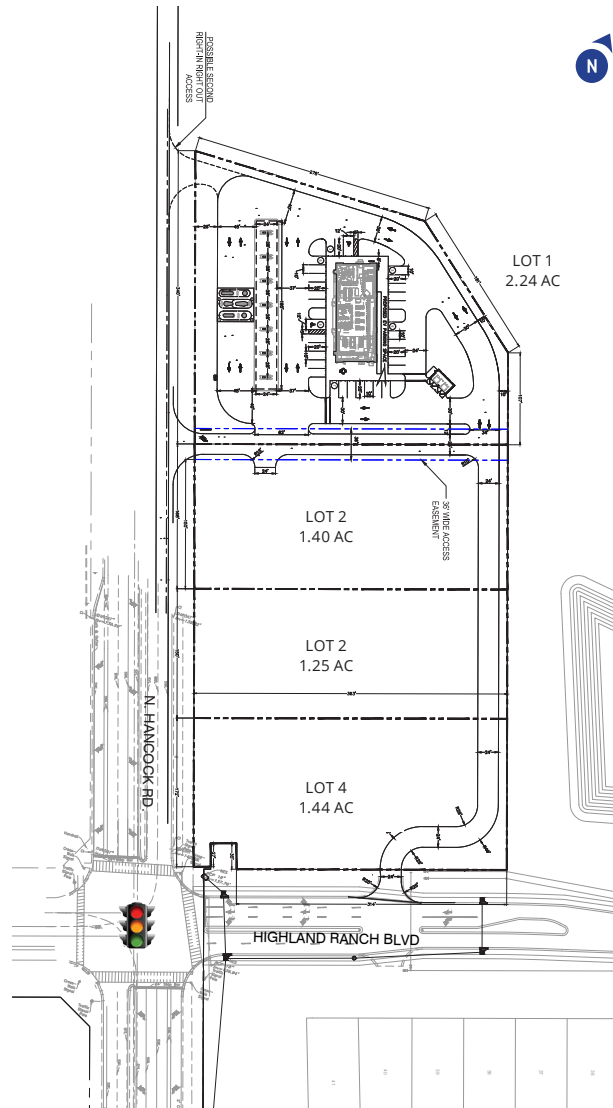
- Up to 6.3 acres available for ground lease or build-to-suit, can be subdivided.
- Zoning: C2; the only property zoned C2 along Hancock Road from Florida's Turnpike to SR-50.
- Located at the signalized intersection of Old Highway 50 W. and N. Hancock Road.
- Less than two miles from the major retail corridor SR-50 and US Hwy. 27.
- Less than two miles to Florida's Turnpike.
- Close proximity to the 180 acre South Lake Hospital health, wellness and education campus with more than 1,000 employees.
- Site is surrounded by 10+ residential communities.

Accelerating success.

Site Plans



Site Plan A



Site Plan B

Area Demographics



Population
 1-Mile: 7,302
 3-Mile: 40,432
 5-Mile: 84,792



Daytime Population
 1-Mile: 5,865
 3-Mile: 39,345
 5-Mile: 76,355



Average HH Income
 1-Mile: \$80,296
 3-Mile: \$78,599
 5-Mile: \$88,724



Households
 1-Mile: 2,373
 3-Mile: 14,465
 5-Mile: 30,148



Colliers
255 S. Orange Avenue
Suite 1300
Orlando, FL 32801

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