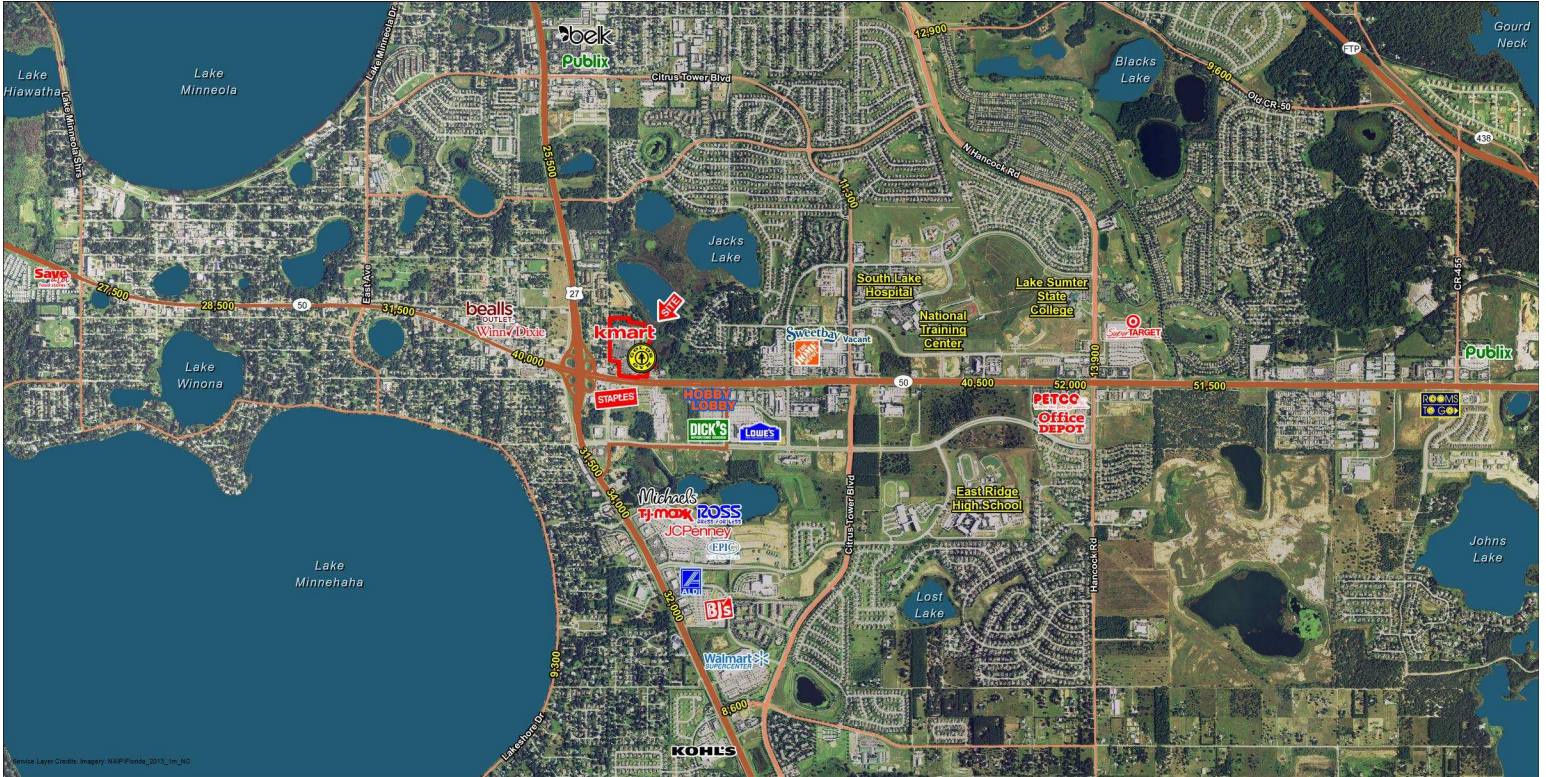


# RETAIL FOR LEASE

## CLERMONT REGIONAL SHOPPING CENTER

1050 E Highway 50, Clermont FL 34711 | Lake



### HIGHLIGHTS:

- Located at US Highway 27 and State Road 50
- Access points at Grand Highway and State Road 50
- Anchors include: Gold's Gym, Pet Supermarket
- Re-development of K-Mart box
  - 238.19' X 381.10' = 91,170 sf
  - 25' Ceiling Heights
  - Outdoor Garden Center
- Traffic Counts:
  - US Highway 27 - 31,500 AADT
  - State Road 50 - 40,000 AADT

### DEMOGRAPHICS:

	3-Miles	5-Miles	7-Miles
Population	40,157	74,138	88,730
Daytime Population	15,864	19,787	22,879
Households	14,862	26,678	31,610
Median HH Income (\$)	59,213	60,081	60,146

For More Information, Contact Exclusive Agent(s):

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1002	Kmart	97,170 SF	1048	Oscar Nail Salon	3,229 SF
1008	Budget Car Rental	1,400 SF	1050	Gold's Gym	47,814 SF
1010	Lifestyle Solutions	1,400 SF	1060	Extreme Paddleboards	1,680 SF
1012	Available	1,400 SF	1062	Boost Mobile	1,680 SF
1016	Available	1,400 SF	1070	Pet Supermarket	9,504 SF
1020	Golden Crust Bakery	1,890 SF	1080	#1 Wok	750 SF
1030	NAPA Auto Parts	7,430 SF	1082	GNC	1,000 SF
1036	Chinese Buffet	5,000 SF	1084	Jackson Hewitt Tax Service	1,000 SF
1040	Bangz Hair Design	1,740 SF	1086	Pooch & Boots	1,000 SF
1042-46	Corelli's Wine Cellar	3,150 SF			

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