



6 +/- ACRES • CLERMONT, FLORIDA

DESCRIPTION

Prime location of 6.26 acres all high and dry, currently zoned C-2, vacant land site with utilities in place. Located on the corner of HWY 27 and SR 50 in Clermont, the site has great visibility along HWY 27. The City of Clermont is one of the fastest growing cities in Central Florida, located just west of Orlando and north of Disney World. Clermont has a National Training Center, where thousands of professional and amateur athletes from around the world train.

OVERVIEW

- 6.26 +/- acres
- Clermont's central intersection
- At HWY 27 and SR 50
- 650 feet of frontage along 27
- Named a top 20 city in U.S.
- Parcel can be subdivided
- Ideal for hotel, storage, or retail
- 46,500 AADT on SR 50
- 38,500 AADT on HWY 27



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POPULATION

1-mile: 4,571

3-mile: 44,349

5-mile: 76,844

NUMBER OF HOUSEHOLDS

1-mile: 2,016

3-mile: 18,886

5-mile: 28,607

AVERAGE HOUSEHOLD INCOME

1-mile: \$66,898

3-mile: \$77,599

5-mile: \$79,129

TOTAL NUMBER OF EMPLOYEES

1-mile: 4,640

3-mile: 15,995

5-mile: 19,768



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