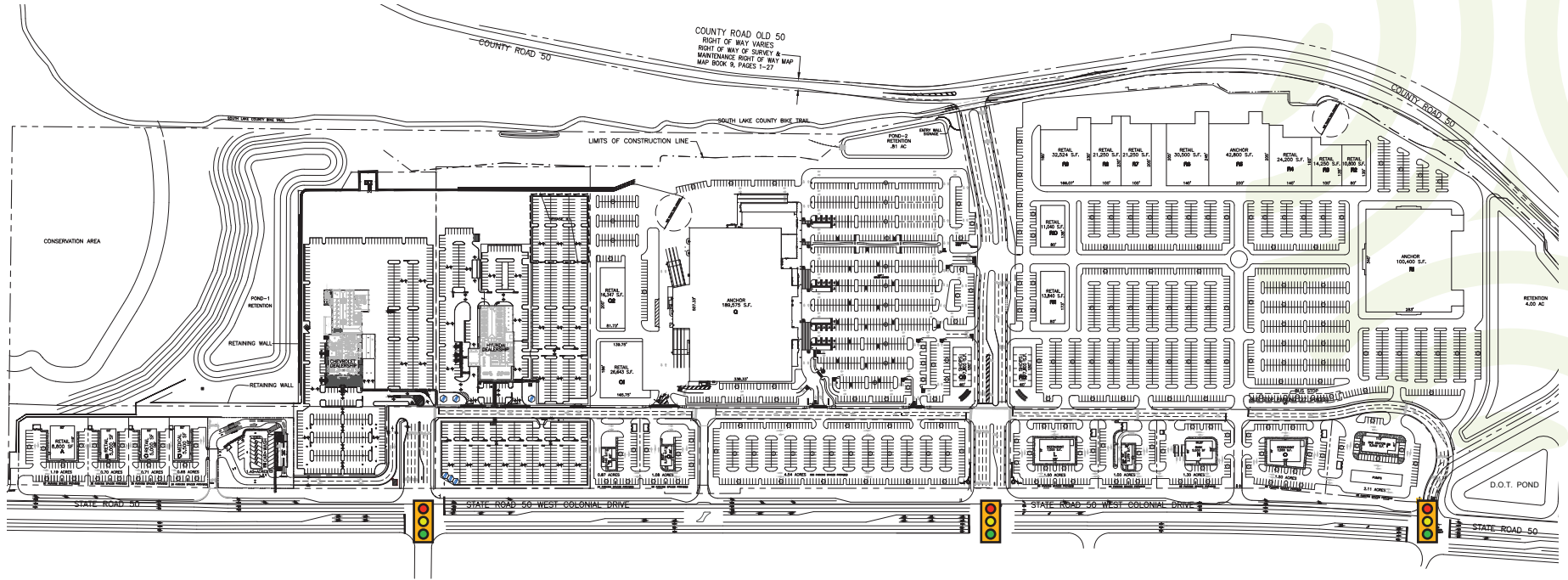


For Sale

NEW RETAIL DEVELOPMENT – PLAZA COLLINA

FL-50 & Lake Blvd, Clermont, FL 34711



PROPERTY HIGHLIGHTS

- 🌿 **Parcels Available:** 80+ Acres. Retail, Restaurant and Anchor Pads
- 🌿 **Municipality:** Clermont
- 🌿 **County:** Lake
- 🌿 **Size:** Owner will subdivide
- 🌿 **Traffic Counts:** 52,500
- 🌿 Full Access with Three (3) Signalized Intersections

DEMOGRAPHICS

	5 Mile*	10 Mile*	15 Mile*
Total Population	5,108	46,430	141,087
Median HH Income	\$70,875	\$57,635	\$60,502
Average HH Income	\$94,844	\$76,842	\$82,955
Total Employees	2,020	17,641	52,766

*Drivetime



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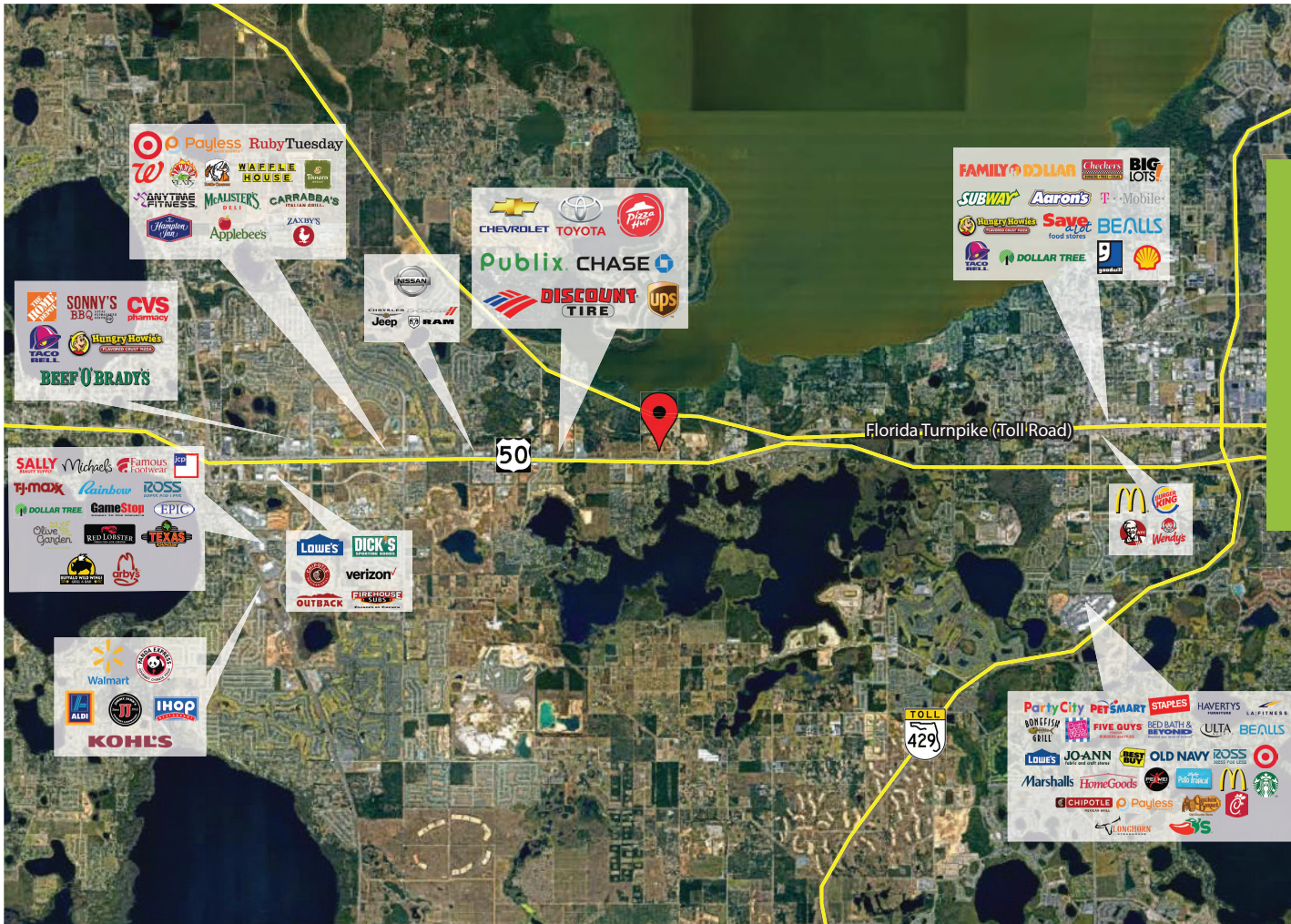
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**Avanti
Properties
Group**

NEW RETAIL DEVELOPMENT – PLAZA COLLINA

FL-50 & Lake Blvd, Clermont, FL 34711



Plaza Collina is conveniently located in the heavily trafficked Hwy 50 retail corridor. The site is easily accessible from Hwy 27, SR 408, SR 429 and the FL Turnpike in the rapidly expanding Clermont trade area.

- » 1.5 Miles from Florida Turnpike
- » 4.5 Miles from US Highway 27
- » 6.1 Miles SR 429
- » 8.2 Miles from SR 408