



WESTCHESTER PLAZA

Construction Underway (Nov 2024)



For Lease

Westchester Plaza

US Hwy 27 & Dorchester Blvd
Clermont, Florida 34714

Map Legend	
	Subject
	Education
	Industrial
	Residential
	Hospitality
	Healthcare
	Retail



Residential Development	Total Units
1 Hilochee Reserve	22
2 Windsor Cay Resort	800
3 Meritage Homes	390
4 Camden Park North	148
5 Tesora	321
6 Mosby Citrus Ridge	300
7 Park West	310
8 Cagan Crossings - Townhomes	705
9 Cagan Crossings - Single Family	623
10 DREAM/Hidden Forest	132
11 DREAM/Sunrise Pointe	100
12 DREAM/Tranquility	27
13 El Ashwad Property	24
14 Serenoa Lakes	31
15 Gem Groves Planned Development	437
16 Ovation/Futures - Townhomes	108
17 Ovation/Encore - Townhomes	68
18 Ovation/Serenade - Townhomes	78
19 Ovation/Serenade - Single Family	213
20 Grove Resort and Spa	1,038
21 Ovation/Encore - Single Family	364
22 Registry on Grass Lake	320
TOTAL	6,559

Property Highlights

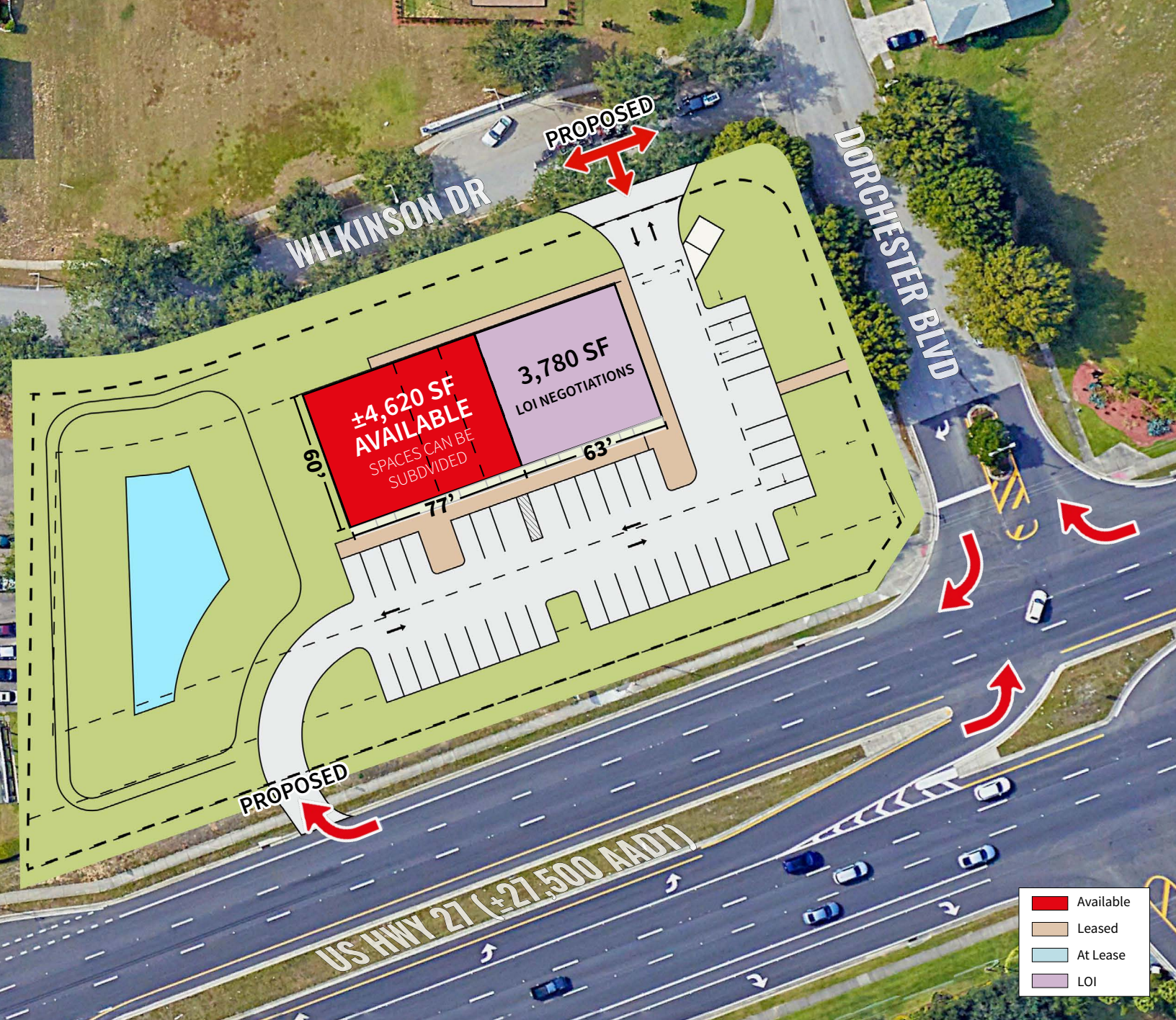
- 8,400 s.f. of retail space in a brand-new, multi-tenant building
- Site under construction with an estimated delivery of Q2 2025
- Space sizes can be adjusted to meet future tenant's needs
- 42 parking spaces on site to accommodate both tenants and customers
- Right-in/right-out, left-in access on US Hwy 27, proposed full access to the rear of the site via Wilkinson Dr and an additional proposed right-in access point on Hwy 27
- Access to signalized intersection at US Hwy 27 and CR-474 via Wilkinson Dr
- Excellent visibility and ±400' of frontage on US Hwy 27 with ±27,500 AADT
- Over 6,559 residential and multifamily units in a phase of construction in the surrounding vicinity
- Rapidly-growing market with 13,776 households in a three-mile radius; this radius continues to witness an impressive average growth rate of 4.28 percent year-over-year, far exceeding the national average

Demographics

(ESRI 2024)

POPULATION		
	1 MI.	11,806
	3 MI.	35,183
	5 MI.	70,956
HOUSEHOLDS		
	1 MI.	4,082
	3 MI.	13,776
	5 MI.	26,143
AVERAGE HH INCOME		
	1 MI.	\$84,991
	3 MI.	\$89,215
	5 MI.	\$103,182
MEDIAN AGE		
	1 MI.	34.7
	3 MI.	37.5
	5 MI.	36.2

Click to See Site on Google Maps



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