

Serenoa/Sawgrass Retail Development



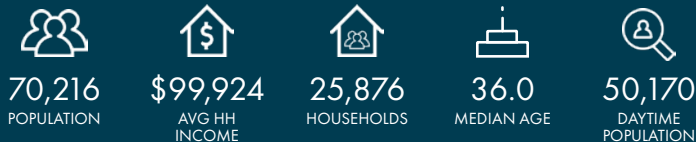
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Available

NEC and SEC of Sawgrass Parkway and Sanctuary Clermont, FL 34714

Demographics

5-Mile Demographics (2024)



Property and Market Highlights:

- Site offers approximately 8.73 a.c. of retail space across 6 parcels to be delivered on a signalized intersection in Q2/Q3 2025
- Parcel E to serve as a self-storage facility
- Parcels C and D are at lease with a national gas user and a national dentistry firm, respectively
- Advantageously will serve as the closest shopping center to numerous residential communities including Serenoa, Sanctuary and Sawgrass Bay
- Direct access from U.S. Hwy 27, a major thoroughfare within the area, witnessing over 26,500+ AADT
- Sanctuary Parkway will connect to U.S. Hwy 27 by Q1 2025
- Surrounding 1, 3 and 5-mile radiuses are experiencing a high percentage of year-over-year growth surpassing the national averages: 5.72% (1 mile), 2.46% (3 miles), 2.43% (5 miles) with the surge in migration and developments
- 30+ projects are included in the city's award-winning \$22-million Master Plan for Downtown Clermont, improved infrastructure, streetscapes, trails and parks to accommodate the major population increase
- Clermont is Lake County's largest city, ranked in Forbes' 25 Best Places to Retire, and is reputed for its rolling hills and suburban atmosphere within the Orlando Metro Area



Jared Ettinger
Executive Vice President
M +1 407 453 1213
jared.ettinger@jll.com



Caleb Powell
Associate
M +1 386 847 6672
caleb.powell@jll.com



Market Aerial

| Residential Development | Total Units |
|---|---------------|
| 1 Cagan Crossings/SF | 623 |
| 2 Cagan Crossings/TH | 705 |
| 3 Camden Park North (STR) | 148 |
| 4 Cantero Holdings | 385 |
| 5 DREAM/Hidden Forest (TH) STR | 132 |
| 6 DREAM/Sunrise Pointe (TH) | 100 |
| 7 DREAM/Tranquility (TH) STR | 27 |
| 8 El Ashwad Property | 24 |
| 9 Gem Groves PD | 437 |
| 10 Grove Resort and Spa (Condo) STR | 1,038 |
| 11 Hickory Nut Estates | 40 |
| 12 Hilochee Reserve | 22 |
| 13 Lakeshore/Futures | 18 |
| 14 Osprey Ranch/SF | 151 |
| 15 Osprey Ranch/TH | 63 |
| 16 Ovation/Accolades STR | 500 |
| 17 Ovation/Encore - SF | 364 |
| 18 Ovation/Encore (TH) | 68 |
| 19 Ovation/Futures - SF | 56 |
| 20 Ovation/Futures - TH | 108 |
| 21 Ovation/Harvest - SF | 285 |
| 22 Ovation/Harvest (TH) | 161 |
| 23 Ovation/Lakeside | 488 |
| 24 Ovation/Northlake (SF) | 343 |
| 25 Ovation/Northlake (TH) | 142 |
| 26 Ovation/Serenade-SF | 213 |
| 27 Ovation/Serenade-TH | 78 |
| 28 Sanctuary - Lake | 374 |
| 29 Sawgrass Bay/Futures | 153 |
| 30 Serenoa Lakes | 31 |
| 31 Serenoa/Edgemont | 92 |
| 32 Serenoa/Palms at - 40 | 144 |
| 33 Serenoa/Palms at - 50 | 312 |
| 34 Serenoa/Palms at-Twin Villa (Duplex) | 135 |
| 35 Storey Grove/85 | 18 |
| 36 Storey Grove/Estates | 185 |
| 37 Storey Grove/Executives | 104 |
| 38 Storey Grove/Futures | 196 |
| 39 Storey Grove/Manors | 339 |
| 40 Storey Grove/TH | 549 |
| 41 Village Home | 196 |
| 42 Vintage Horizon West (TH) | 99 |
| 43 Waterleigh/Atwater Bay - 60 | 264 |
| 44 Waterleigh/Atwater Bay - 85 | 17 |
| 45 Waterleigh/Atwater Bay (TH) | 450 |
| 46 Waterleigh/Atwater Bay-Banner | 704 |
| 47 Waterleigh/Atwater Bay-Signature | 538 |
| 48 Winding Bay/SE | 299 |
| 49 Windsor Cay Resort (STR) | 2,000 |
| TOTAL | 13,918 |

Map Legend

- Residential Development
- Shopping Center
- Educational Institution
- Walt Disney World

Sawgrass Bay
Elementary School
953 Students

Water Spring
Elementary and Middle Schools
1,107 Students

Panther Lake
Elementary School
370 Students

Horizon
High School
1,407 Students

Walt Disney World
77,000+ Employees

Golden Eagle Village
Publix Great Clips

Glenbrook Commons
Fitness CF AutoZone

Cagan Crossings
Lowe's Chick-fil-A Starbucks Waffle House

Lake Pointe
Academy K-8
946 Students

Summer Bay
Publix Mobile

Sunset Cove
boost cricket

The Shoppes at Vista del Largo
SUBWAY

Rolling Oaks Corners
TARGET ROSS TJ-maxx

Orange Lake Town Center
Publix Mobile Applebees MILLER'S ALE-HOUSE

Animal Kingdom

Blizzard Beach



Site Plan

SAWGRASS BAY BLVD

| Parcel | SF/AC |
|--------|------------|
| A | ±0.92 a.c. |
| B | ±0.97 a.c. |
| C | ±1.70 a.c. |
| D | ±1.08 a.c. |
| E | ±2.40 a.c. |
| F | ±1.66 a.c. |

Parcel A
±0.92 a.c.

Parcel B
±0.97 a.c.

Parcel C
±1.70 a.c.

At Lease: National Gas User

New road construction
underway for the site



Roads to be signaled and
connected by Q1 2025

50' BUFFER

Parcel E
±2.40 a.c.

Self-Storage Facility

PROPOSED MONUMENT SIGN

50' BUFFER

Parcel F
±1.66 a.c.

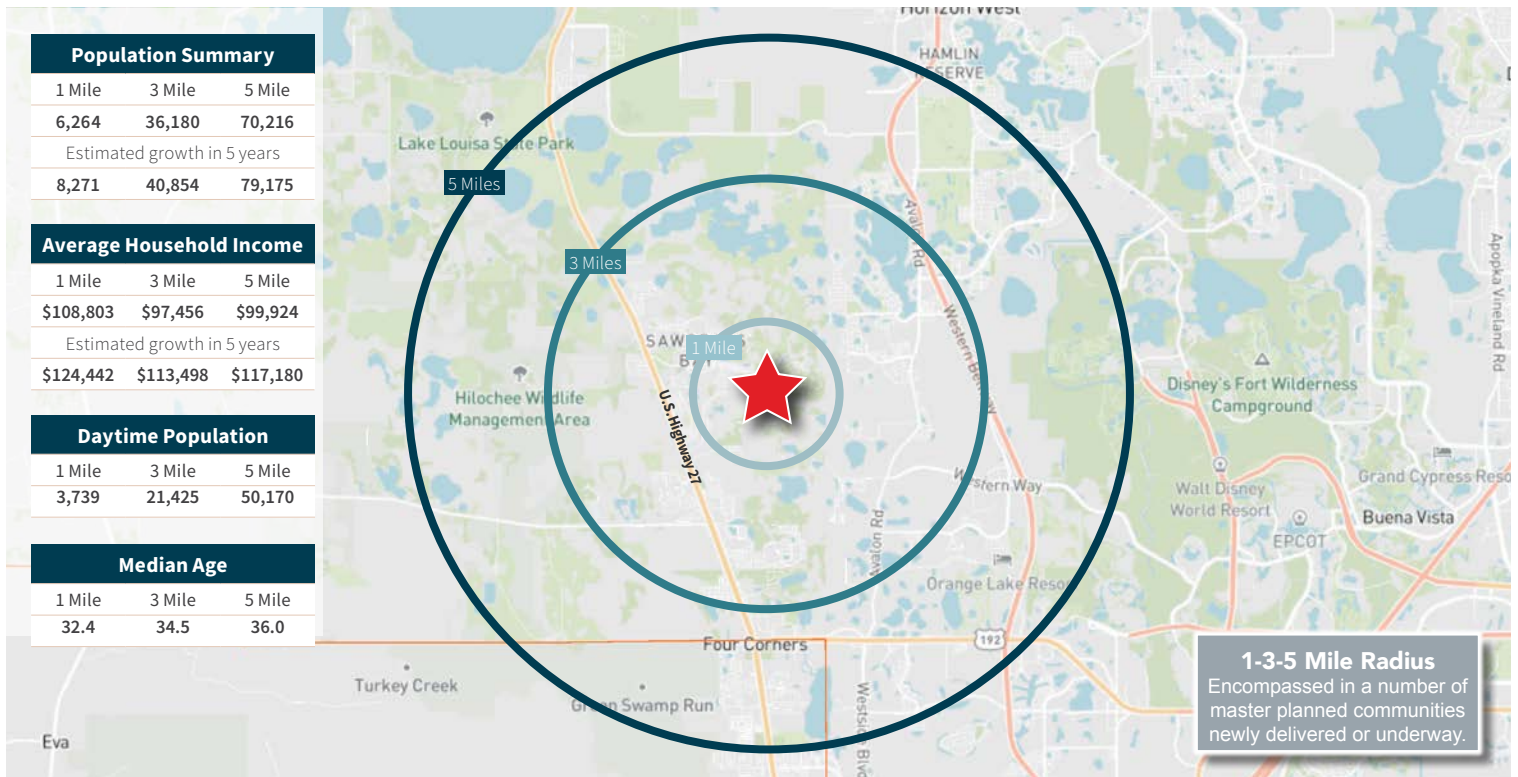
Parcel D
±1.08 a.c.

At Lease: National Dentistry

DUMPSTER LOCATION
TO BE VERIFIED WITH
CITY REQUIREMENTS

Demographics: 1-3-5 Mile Radius

Click to See Site on Google Maps 



UP AND COMING FAMILIES: Hardworking, ambitious, optimistic, careful shoppers
Households: 2,901,200
Average HH Size: 3.12
Median Age: 31.4
Median HH Income: \$72,000
LifeMode Group: Sprouting Explorers
Socioeconomic Traits: Denotes a market transition with residents that are younger and more mobile than the previous generation. Personable retail marketing is preferred; they're influenced by others' opinions and reviews. Their homes are new, and their families are young.



ENTERPRISING PROFESSIONALS: Well-educated, STEM occupations, brand and trend loyalty
Households: 1,737,200
Average HH Size: 2.48
Median Age: 35.3
Median HH Income: \$86,600
LifeMode Group: Upscale Avenues
Socioeconomic Traits: Thriving in lower-density diverse neighborhoods of major metro areas, this young market makes more than 1.5 times the median US household income. Early adopters of new concepts and strive to stay healthy via eating natural foods, running and doing yoga.



URBAN EDGE FAMILIES: Well-connected, family and entertainment focused, prefer spending on experiences
Households: 1,824,900
Average HH Size: 3.19
Median Age: 32.5
Median HH Income: \$50,900
LifeMode Group: Sprouting Explorers
Socioeconomic Traits: Living outside of a large city to hone in on a positive upbringing for their new families, this LifeMode group is comprised mainly of younger, married-couple families with children. They use technology primarily for socializing or for entertainment, and enjoy experiences.



BRIGHT YOUNG PROFESSIONALS: Active, educated, sports oriented, interested in the current trends
Households: 2,750,200
Average HH Size: 2.41
Median Age: 33.0
Median HH Income: \$54,000
LifeMode Group: Middle Ground
Socioeconomic Traits: Primarily located in urban outskirts of large MSAs. Communities are home to educated, working professionals with one out of three householders being under the age of 35. White-collar work, physically active outdoors and up-to-date on the latest technology.



Jared Ettinger
Executive Vice President
M +1 407 453 1213
jared.ettinger@jll.com



Caleb Powell
Associate
M +1 386 847 6672
caleb.powell@jll.com



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