

**RETAIL DEVELOPMENT
100% COMPLETED**



For Lease

Development Completed

Golden Eagle Blvd and US Hwy 27
Clermont, Florida 34714

Map Legend	
	Subject
	Education
	Industrial
	Residential
	Hospitality
	Healthcare
	Retail



Click to See Site on Google Maps

Retail Development 100% Completed

- Hard corner site at signalized intersection
- Visibility and frontage on US Hwy 27 (27,500 AADT) with two access points
- Just south of planned Western Way Extension connecting US Hwy 27 & SR 429
- Over 6,559 residential and multifamily units in a phase of construction in the surrounding vicinity

Demographic Snapshot

(3 Miles - ESRI 2024)

32,171
TOTAL
POPULATION

\$93,103
AVERAGE HH
INCOME

20,732
DAYTIME
POPULATION

12,290
TOTAL
HOUSEHOLDS

36.3
MEDIAN
AGE

Site Plan & Demographics



Demographics

(ESRI 2024)

POPULATION			AVERAGE HH INCOME		
	1 MI.	8,368		1 MI.	\$93,741
	3 MI.	32,171		3 MI.	\$93,103
	5 MI.	71,642		5 MI.	\$104,934
HOUSEHOLDS			MEDIAN AGE		
	1 MI.	2,707		1 MI.	36.5
	3 MI.	12,290		3 MI.	36.3
	5 MI.	26,338		5 MI.	36.2

Contact

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