

# Serenoa/Sawgrass Retail Development



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## Available

NEC and SEC of Sawgrass  
Bay Blvd and Sanctuary  
Clermont, FL 34714

## Demographics

### 5-Mile Demographics (2026)



82,078  
POPULATION



\$130,762  
AVG HH  
INCOME



30,033  
HOUSEHOLDS



36.2  
MEDIAN AGE



60,418  
DAYTIME  
POPULATION

## Property and Market Highlights:

- Site offers approximately 8.73 a.c. of retail space available across 6 parcels on a signalized intersection
- Parcel D is at lease with 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 33,500+ AADT
- Surrounding 1, 3 and 5-mile radii are experiencing a high percentage of year-over-year growth surpassing the national averages: 3.48% (1 mile), 2.12% (3 miles), 2.26% (5 miles) with the surge in migration and developments
- 50+ 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



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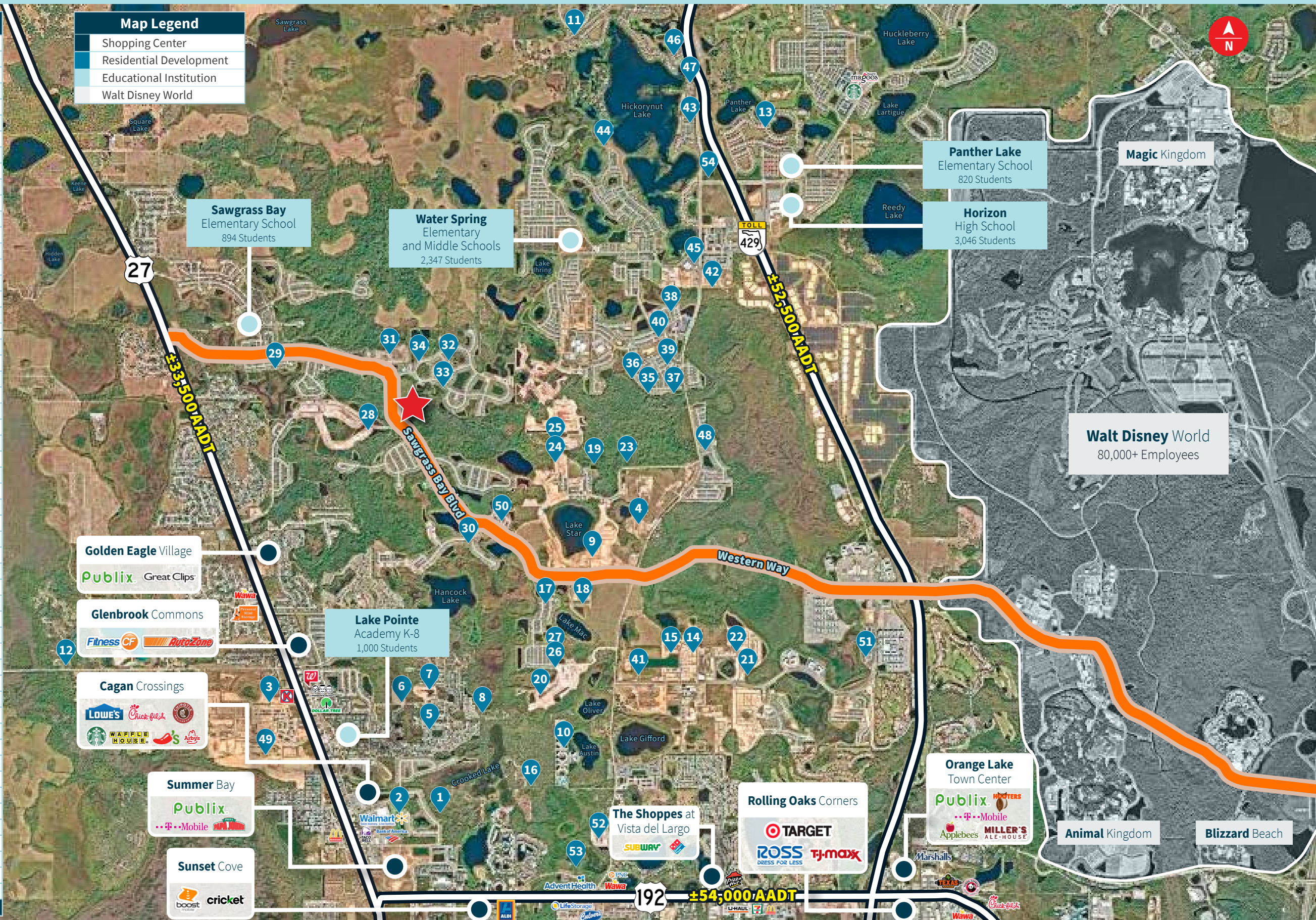


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## Market Aerial

|  | 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       |
| 50                                                                              | Alton Serenoa (MF)                      | 300         |
| 51                                                                              | The Westerly (MF)                       | 352         |
| 52                                                                              | Registry on Grass Lake (MF)             | 320         |
| 53                                                                              | Integra Avalon (MF)                     | 135         |
| 54                                                                              | Elysian NEC of Avalon Rd/Seidel Rd (MF) | 323         |
|                                                                                 | TOTAL                                   | 15,348      |

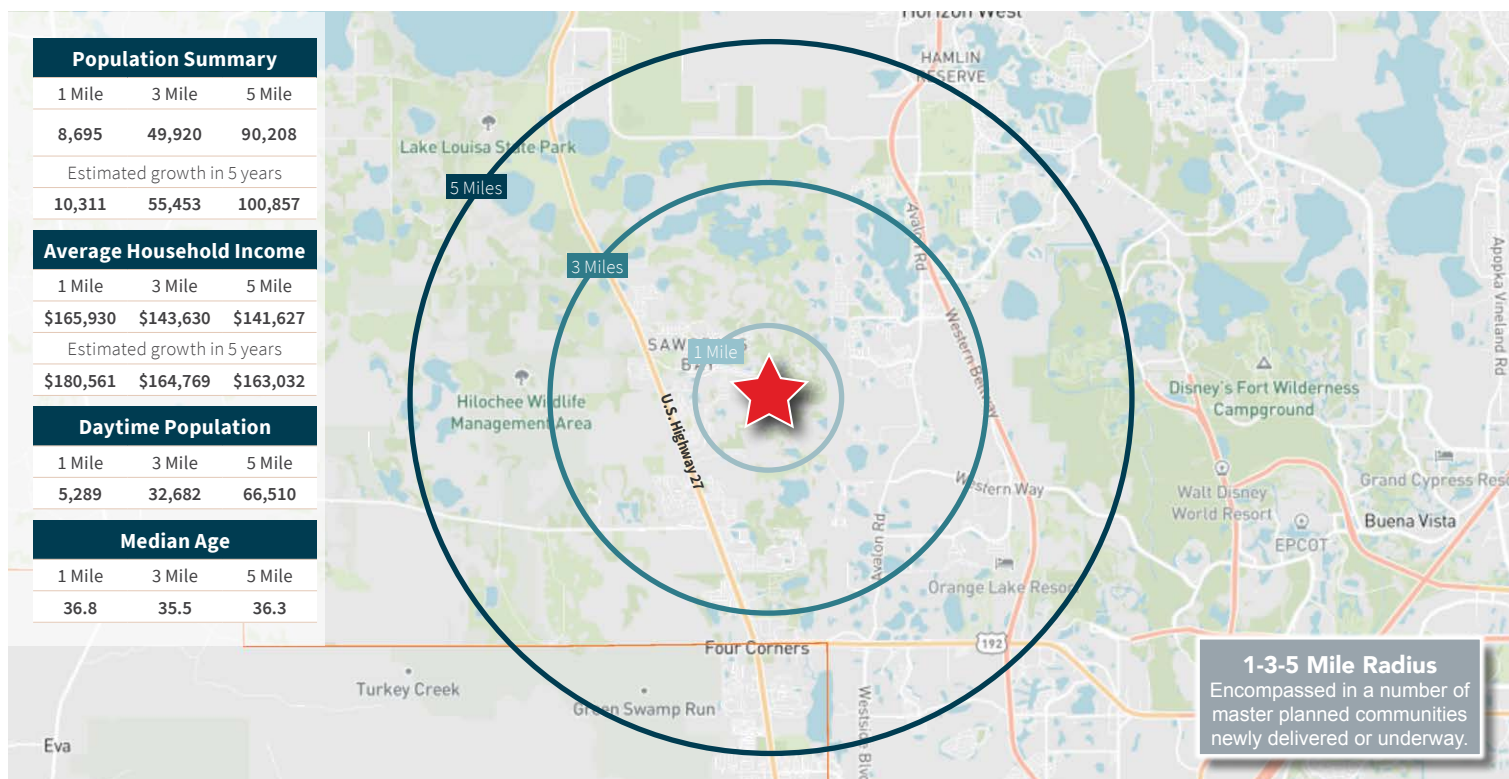


# Site Plan



# Demographics: 1-3-5 Mile Radius

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**1-3-5 Mile Radius**  
Encompassed in a number of master planned communities newly delivered or underway.

## Population Summary

| 1 Mile                      | 3 Mile | 5 Mile  |
|-----------------------------|--------|---------|
| 8,695                       | 49,920 | 90,208  |
| Estimated growth in 5 years |        |         |
| 10,311                      | 55,453 | 100,857 |

## Average Household Income

| 1 Mile                      | 3 Mile    | 5 Mile    |
|-----------------------------|-----------|-----------|
| \$165,930                   | \$143,630 | \$141,627 |
| Estimated growth in 5 years |           |           |
| \$180,561                   | \$164,769 | \$163,032 |

## Daytime Population

| 1 Mile | 3 Mile | 5 Mile |
|--------|--------|--------|
| 5,289  | 32,682 | 66,510 |

## Median Age

| 1 Mile | 3 Mile | 5 Mile |
|--------|--------|--------|
| 36.8   | 35.5   | 36.3   |



**BOOMBURBS:** High-earning suburban families in the South and West

**Median Age:** 34.6

**Median HH Size:** 3.12

**Median HH Income:** \$137,894

**LifeMode Group:** Family Prosperity

**Socioeconomic Traits:** The Boomburbs represent residents who are family-oriented with a tendency to spend around their children, including kids' clubs and activities. They often pay for personal services and like to spend time outdoors, reading and traveling.



**YOUNG AND RESTLESS:** Urban young professionals and students in diverse metro neighborhoods

**Median Age:** 31.6

**Median HH Size:** 1.97

**Median HH Income:** \$58,668

**LifeMode Group:** Upscale Avenues

**Socioeconomic Traits:** Young and Restless represents highly mobile singles and couples without children living in culturally diverse urban neighborhoods. They prioritize convenience with frequent fast food and digital services, spending leisure time on video games and streaming. These college-educated renters focus on career building over homeownership.



**MODERN MINDS:** Urban, educated, affluent households with commutes

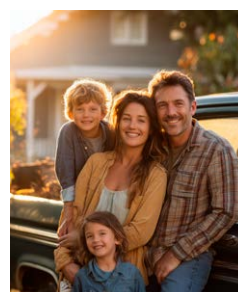
**Median Age:** 34.8

**Median HH Size:** 2.35

**Median HH Income:** \$95,892

**LifeMode Group:** Tech Trailblazers

**Socioeconomic Traits:** Modern Minds is comprised of individuals located just outside of their downtown. They tend to order online from clubs and department stores and spend money on clothing and travel, opting for active vacations shared on social media.



**CLASSIC COMFORT:** Established families living the American Dream in metro suburbs

**Median Age:** 40.3

**Median HH Size:** 2.55

**Median HH Income:** \$93,469

**LifeMode Group:** Suburban Shine

**Socioeconomic Traits:** Classic Comfort represents suburban stability—dual-earner married couples who've achieved homeownership in affordable neighborhoods. Sports-passionate and budget-conscious, they balance fast food convenience with family dinners while building solid net worth through home investments and traditional values.



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