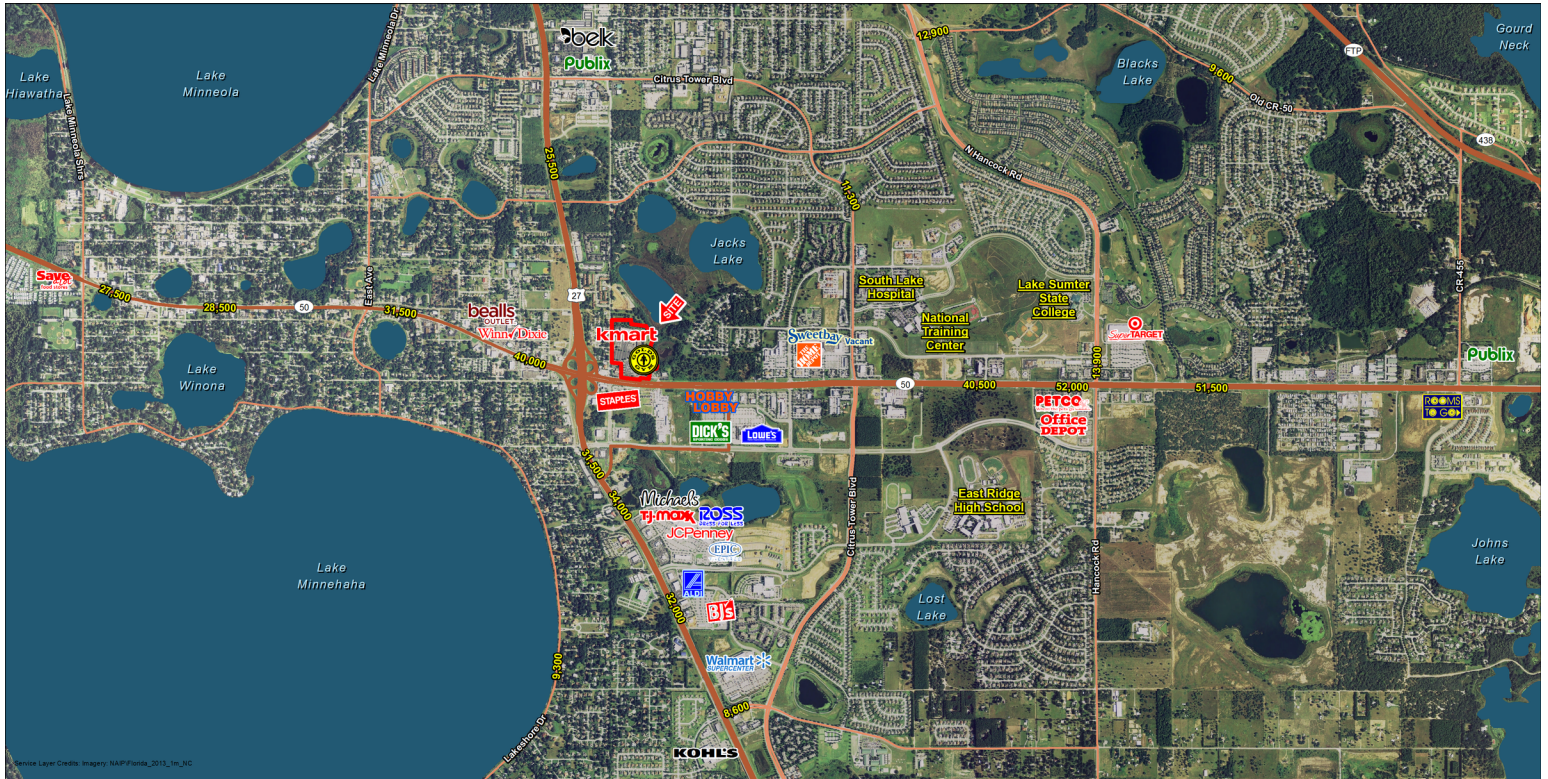


RETAIL FOR LEASE

CLERMONT REGIONAL SHOPPING CENTER

1050 E State Road 50, Clermont FL 34711 | Lake



HIGHLIGHTS:

- Located at NEC US 27 & SR 50
- Kmart Box available (238'Dx381'W)
- Regional intersection with highest traffic counts in market
- 3rd fastest growing community in Orlando MSA
- Avg hh income \$ 73,839; median hh income \$ 60,081 – 15% higher than Orlando MSA
- Explosive growth to the north – 13,000 units and new turnpike interchange opening 2017
- Traffic counts (AADT):
 - US Hwy 27: 31,500
 - SR 50: 40,000

DEMOGRAPHICS:

| 3-Miles | 5-Miles | Trade Area |
|-----------------------|---------|------------|
| Population | | |
| 40,157 | 74,138 | 104,906 |
| Daytime Population | | |
| 15,864 | 19,787 | 24,885 |
| Households | | |
| 14,862 | 26,678 | 37,284 |
| Median HH Income (\$) | | |
| 59,213 | 60,081 | 59,581 |

For More Information, Contact Exclusive Agent(s):

Eric Apple • eric.apple@tscg.com • 407-949-5098

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| | | | | | |
|---------|-----------------------|--------|------|----------------------------|--------|
| 1002 | Kmart | 97,170 | 1048 | Oscar Nail Salon | 3,229 |
| 1008 | Budget Car Rental | 1,400 | 1050 | Gold's Gym | 47,814 |
| 1010 | Lifestyle Solutions | 1,400 | 1060 | Available | 1,680 |
| 1012 | Available | 1,400 | 1062 | Boost Mobile | 1,680 |
| 1016 | Available | 1,400 | 1070 | Pet Supermarket | 9,504 |
| 1020 | Golden Crust Bakery | 1,890 | 1080 | #1 Wok | 750 |
| 1030 | NAPA Auto Parts | 7,430 | 1082 | GNC | 1,000 |
| 1036 | Chinese Buffet | 5,000 | 1084 | Jackson Hewitt Tax Service | 1,000 |
| 1040 | Bangz Hair Design | 1,740 | 1086 | Pooch & Boots | 1,000 |
| 1042-46 | Corelli's Wine Cellar | 3,150 | | | |

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