

FULLY LEASED

WOODRIDGE PLAZA

1100 US Hwy 27, Clermont, FL 34714

- Traffic Counts:
US Hwy 27 – 43,500 CPD
US Hwy 192 – 52,000 CPD

DEMOGRAPHICS	1 mile	3 mile	5 mile
Residential Population	5,328	27,389	36,055
Avg HH Income	\$54,845	\$62,297	\$63,831
No. of Businesses	79	435	754
Daytime Population	2,800	18,550	28,675



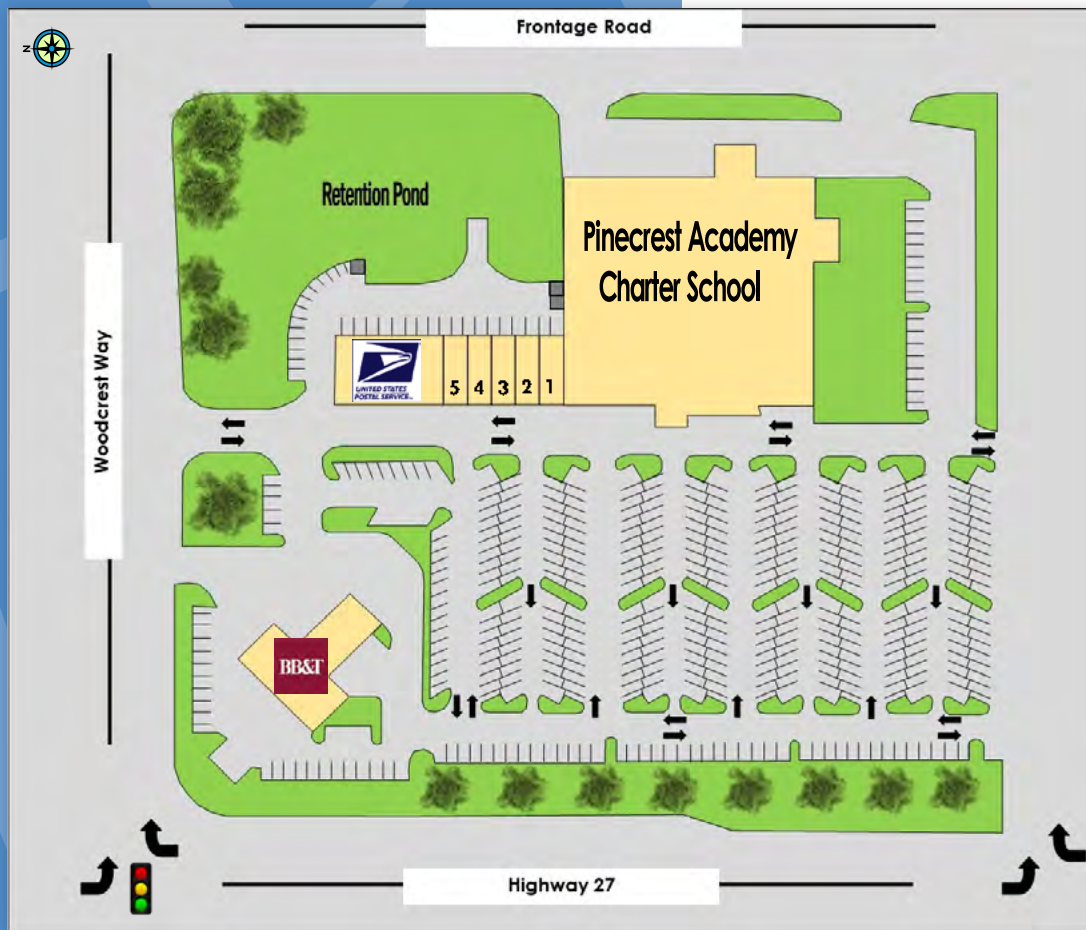
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SITE PLAN

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TENANT ROSTER

Suite 1 - Crabby Patti's	1,200 SF
Suite 2 - The World of Music	1,200 SF
Suite 3&4 - Smile Crafters	2,400 SF
Suite 5 - High Voltage E-Bikes	1,200 SF
Suite 6 - USPS	6,000 SF
Anchor - Pinecrest Academy	49,000 SF



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