## **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
<b>Residential Population</b>	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





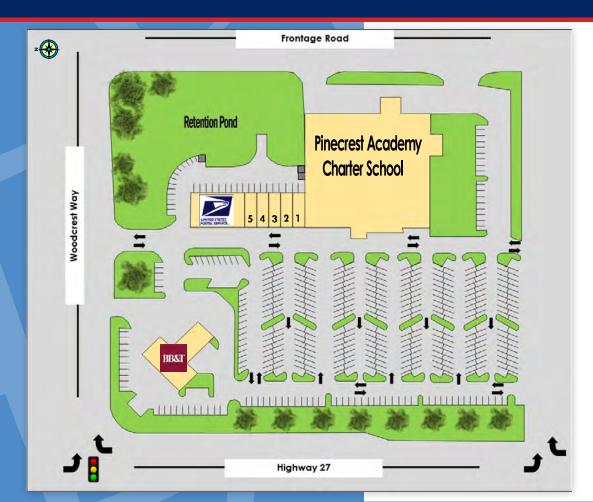
**Casey Dorner** office (407) 426-2300 Ext. 110 cell (407) 404-4017 caseydorner@libertyum.com 314 East Anderson St. Orlando, FL 32801 www.libertyum.com

Offer subject to withdrawal from the market, due to prior sale or cancellation without notice. All information contained here in is believed to be accurate but is not warranted.

## SITE PLAN

## WOODRIDGE PLAZA

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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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