

FOR SALE

CLERMONT GROVES NEW DEVELOPMENT

US 27 & Caspian Lane, Clermont, FL 34711

**FOR SALE 1.97 +/- ACRES GROSS
1.576 +/- ACRES NET; ENTITLED
WITH OFFSITE RETENTION**

- Sale Price: \$1.5 million
- Features: Electricity/Power, Water, Telephone, Cable, Gas/Propane. All retention is off site.
- Ideal location for retail, restaurant, or office space with direct access to Hwy 27.
- Located on Retail Row with close proximity of Super Walmart, Kohl's, and other major retailers.
- Traffic Count: US Hwy 27 – 36,000 AADT

DEMOGRAPHICS*	5 min	10 min	15 min
Population	14,505	57,532	96,882
Households	5,429	21,024	34,170
Avg HH Income	\$90,800	\$84,513	\$81,662
No. of Businesses	458	1,830	2,638
Daytime Population	12,165	47,192	74,134

* 2018 Drivetimes

FOR SALE \$1.5 MILLION



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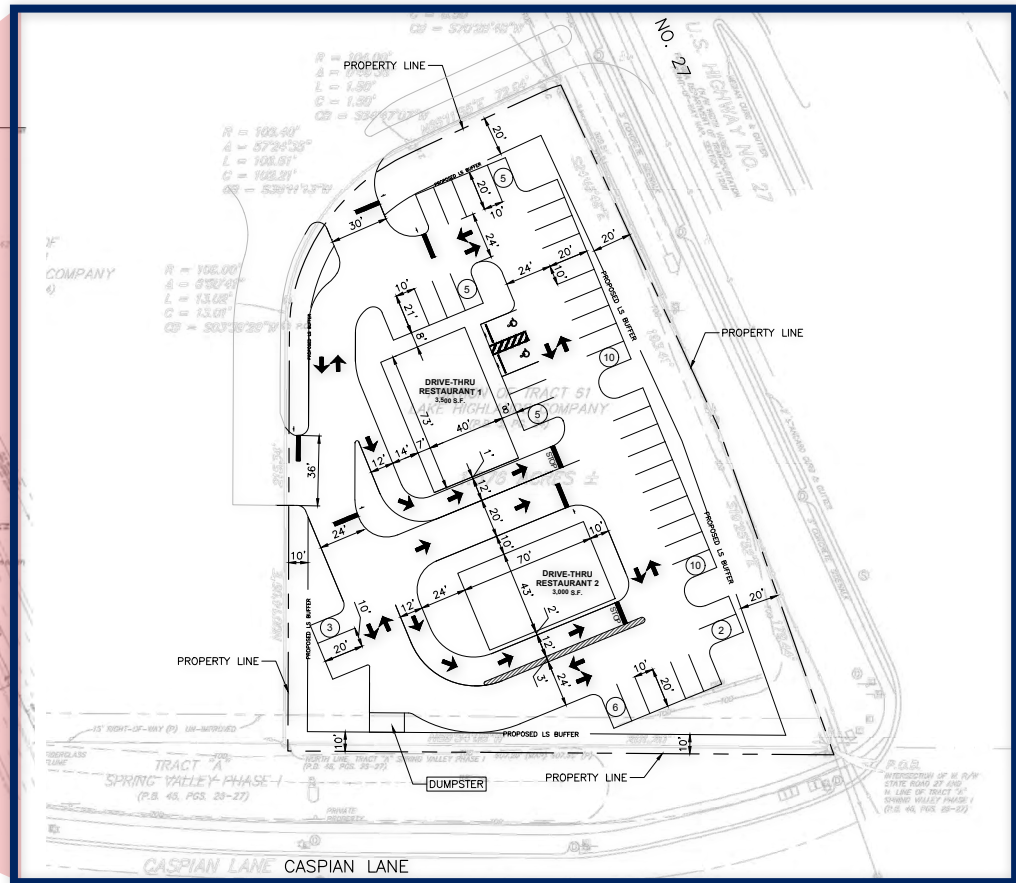
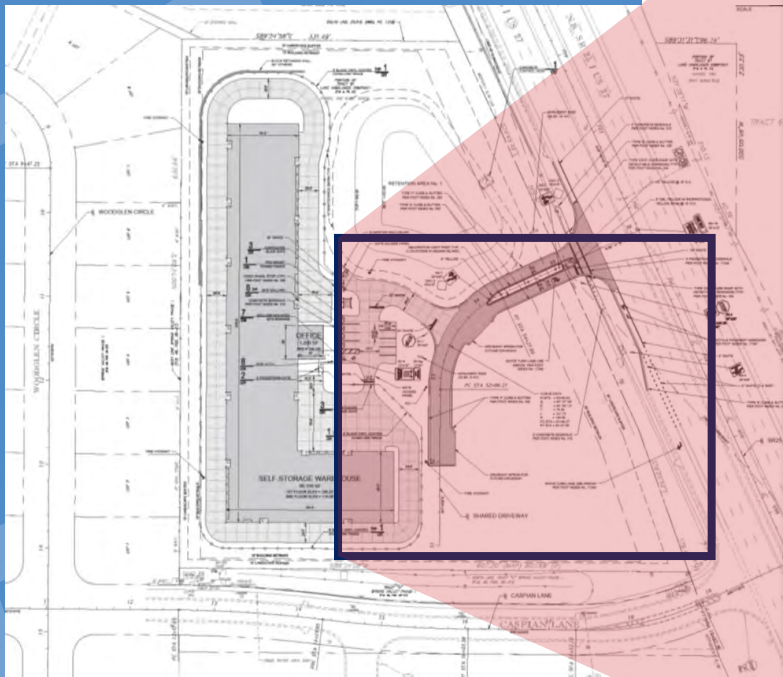
314 East Anderson St.
Orlando, FL 32801
www.libertyum.com

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

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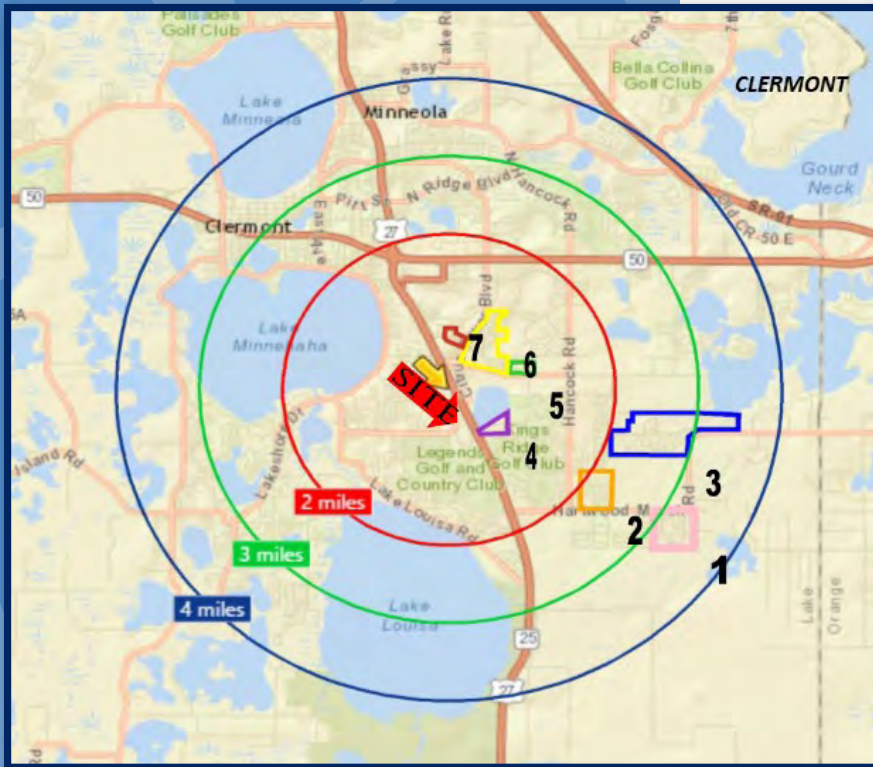
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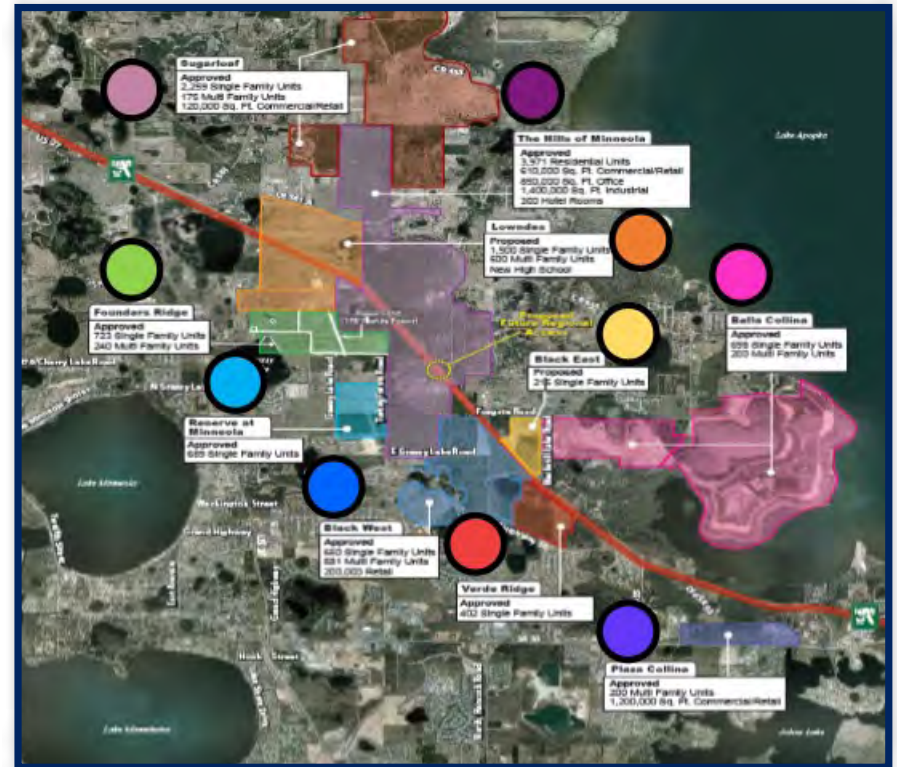


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- Hartwood Reserve-495 lots
- Heritage Hills-1,223 lots
- Hunter's Run-320 lots
- Bella Lago-73 lots



- 2,259 Single Family Units 175 Multi-Family
- 698 Single Family Units
- 689 Single
- 200 Multi Family Units
- 3,971 Residential
- 215 Single Family
- 650 Single Family Units
- 681 Multi Family
- 610,000 SF Commercial/ Retail



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