

FOR SALE

CLERMONT DEVELOPMENT

Hooks Street, Clermont, FL 34711

MULTIPLE POSSIBLE USES

- Located off of State Road 50 / Citrus Tower Blvd.
- 9 +/- Acres zoned FLU Commercial - Lake County
- Major developments in the area
- List price - \$3,000,000
- Traffic Counts: SR 50 - 57,000 AADT
Hooks Street - 9,500 AADT
Citrus Tower Blvd - 5,700 AADT

DEMOGRAPHICS	1 mile	3 mile	5 mile
Res. Population	4,855	49,832	81,980
Avg. HH Income	\$81,883	\$84,446	\$84,999
No. of Businesses	355	1,694	2,331
Daytime Population	7,813	42,200	63,410



Keith Severns
office (407) 426-2300 Ext. 107
cell (407) 448-8605
keithseverns@libertyum.com

314 East Anderson St.
Orlando, FL 32801
www.libertyum.com



SURROUNDING RETAIL

CLERMONT DEVELOPMENT

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 **LIBERTY
UNIVERSAL**
MANAGEMENT, INC.
Development • Leasing • Consulting

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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.