



Bishop Beale Duncan
COMMERCIAL REAL ESTATE

2670 East Highway 50
Clermont, FL 34711

TARGET ANCHORED RETAIL SPACE

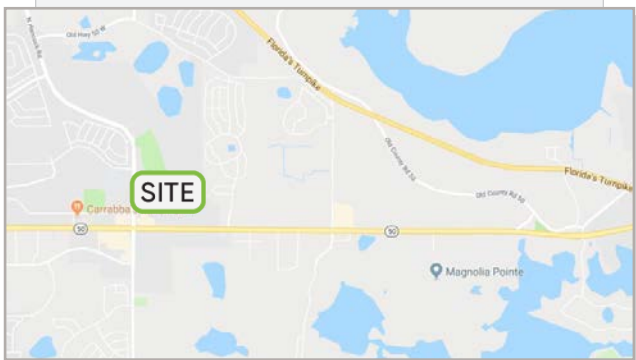


For Lease

- + Lease Rate: \$30.00 / SF NNN
- + Available SF: 2,800 SF
- + Building SF: 14,000 SF
- + Land Size: 2 Acres

Highlights

- Co-Tenants with Target, GameStop, H&R Block & More
- Located on Highway 50 with Almost 50,000 Cars Driving by the Site Daily
- Within 1 Mile of Orlando Health South Lake Hospital with 170 Beds
- 40,000 Residents Within a 3-Mile Radius with an Average Household Income of \$88,000
- Parking: 6.16/1,000
- Facade & Monument Signage Available
- 47,000 AADT on Highway 50
- 16,800 AADT on Hancock Road



JP BEAULIEU, CCIM, CLS
Director of Retail Services
(407) 734.7201
JP@BBDRE.com

JILL ROSE
VP of Retail Services
(407) 734.7204
Jill@BBDRE.com



BISHOP BEALE DUNCAN
250 N. Orange Ave., Ste. 1500
Orlando, FL 32801 + (407) 426.7702
www.BBDRE.com

This offer is subject to errors, omissions, prior sale or withdrawal without notice.

Site Plan



Retail Competition Map

Radius	Population	Avg. HH Income	Businesses	Employees
1-Mile	4,388	\$88,688	402	3,855
3-Mile	38,995	\$78,664	1,543	13,874
5-Mile	74,728	\$82,518	2,706	21,579

