



**Bishop Beale Duncan**  
COMMERCIAL REAL ESTATE

2670 East Highway 50  
Clermont, FL 34711

**TARGET ANCHORED RETAIL SPACE**

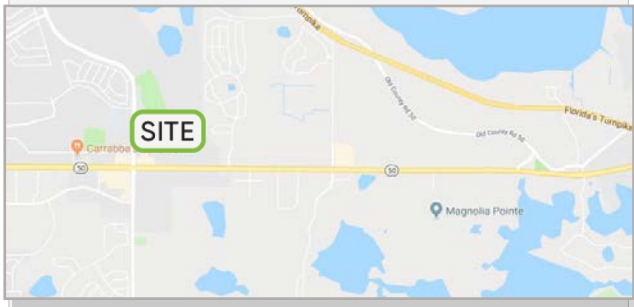


**FOR LEASE**

- + Lease Rate: \$23.00 / SF NNN
- + Available SF: 1,400 SF & 2,800 SF  
(4,200 SF Contiguous)
- + Building SF: 104,000 SF
- + Parking: 6.6 / 1,000
- + Land Size: 2 Acres

**Highlights**

- 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
- Facade & Monument Signage Available
- 47,000 AADT on Highway 50
- 16,800 AADT on Hancock Road



**Join Co-Tenants**



RAYMOND JAMES



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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

