

FOR LEASE

±0.83 ACRE OUTPARCEL IN FRONT OF KOHL'S

12305 US Highway 27, Clermont, FL



EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

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Property Overview

HIGHLIGHTS

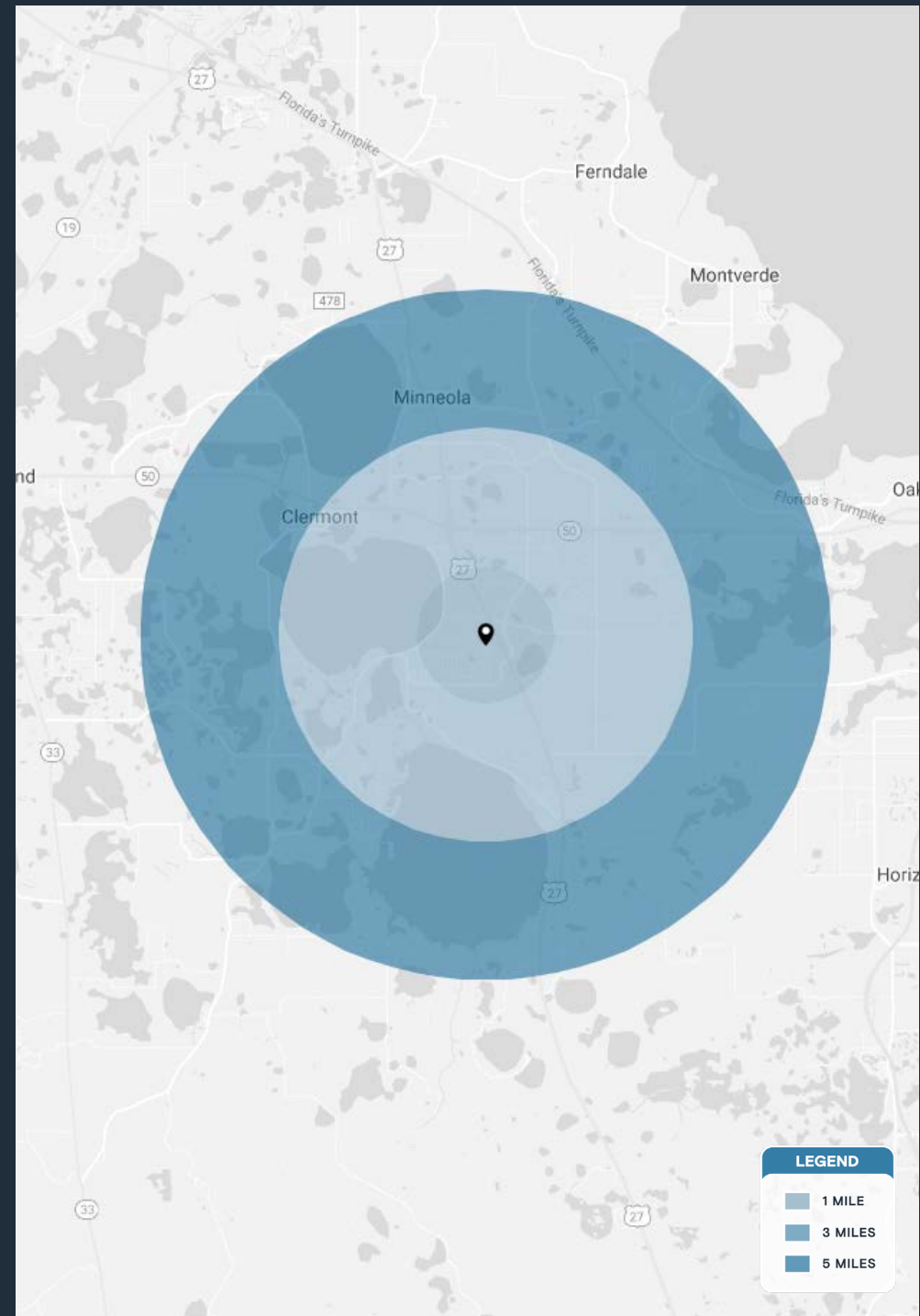
- ±0.83 acres for lease
- Owner would consider a ground lease or BTS
- Access to signalized intersection
- Cross access with Kohl's and retail building to the North
- Shadow anchored by Kohl's and catty corner to Walmart
- 43,000 AADT on US Highway 27
- Growing population base

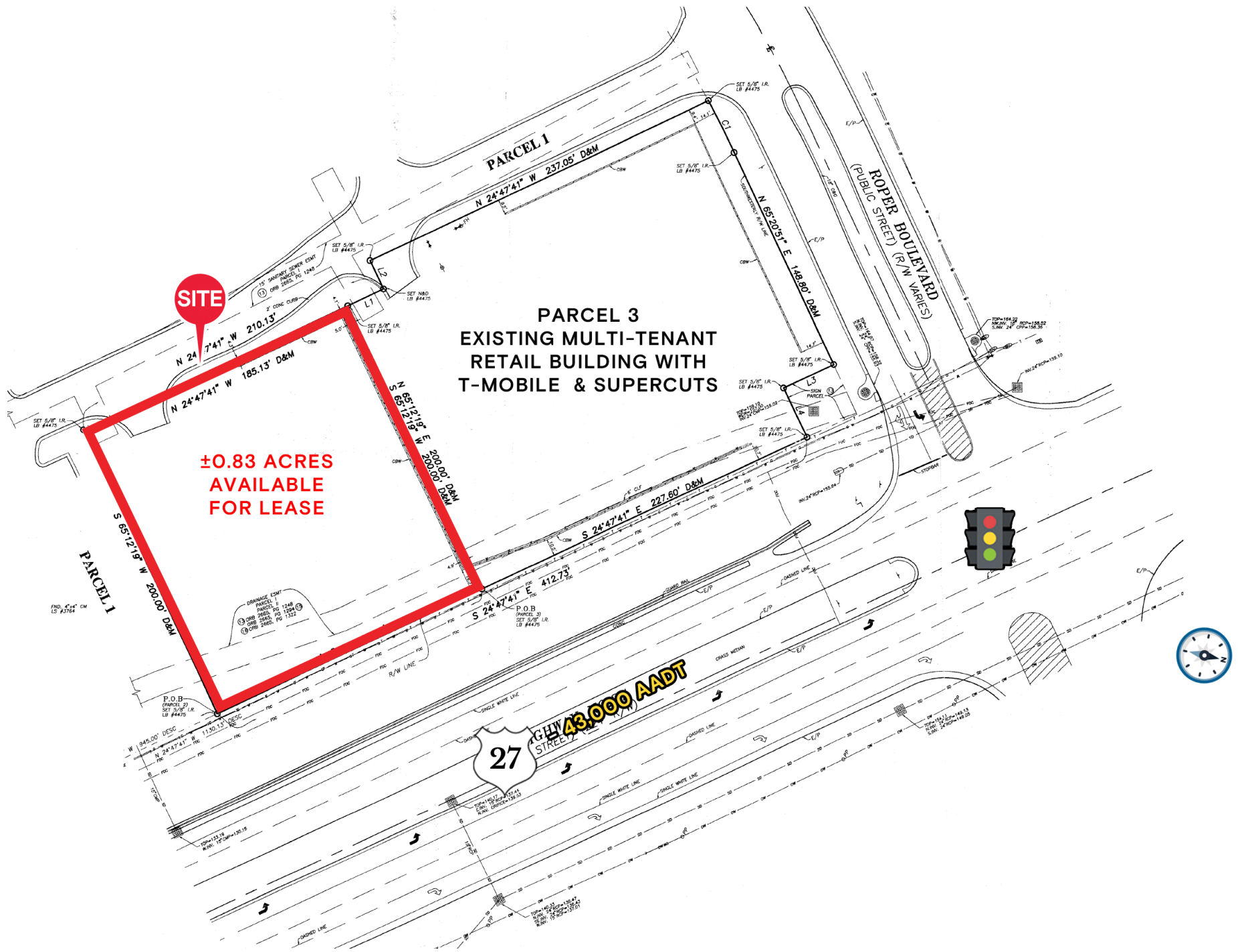
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	9,711	54,189	93,839
HOUSEHOLDS	3,596	20,791	34,762
EMPLOYEES	8,054	45,508	77,683
AVERAGE HH INCOME	\$108,965	\$100,750	\$104,419

DEMOGRAPHICS

	5 MINS	10 MINS	15 MINS
POPULATION	21,740	68,539	104,243
HOUSEHOLDS	8,682	26,004	38,497
EMPLOYEES	18,503	57,316	86,112
AVERAGE HH INCOME	\$97,464	\$101,384	\$105,1761





SITE

**PARCEL 3
EXISTING MULTI-TENANT
RETAIL BUILDING WITH
T-MOBILE & SUPERCUTS**

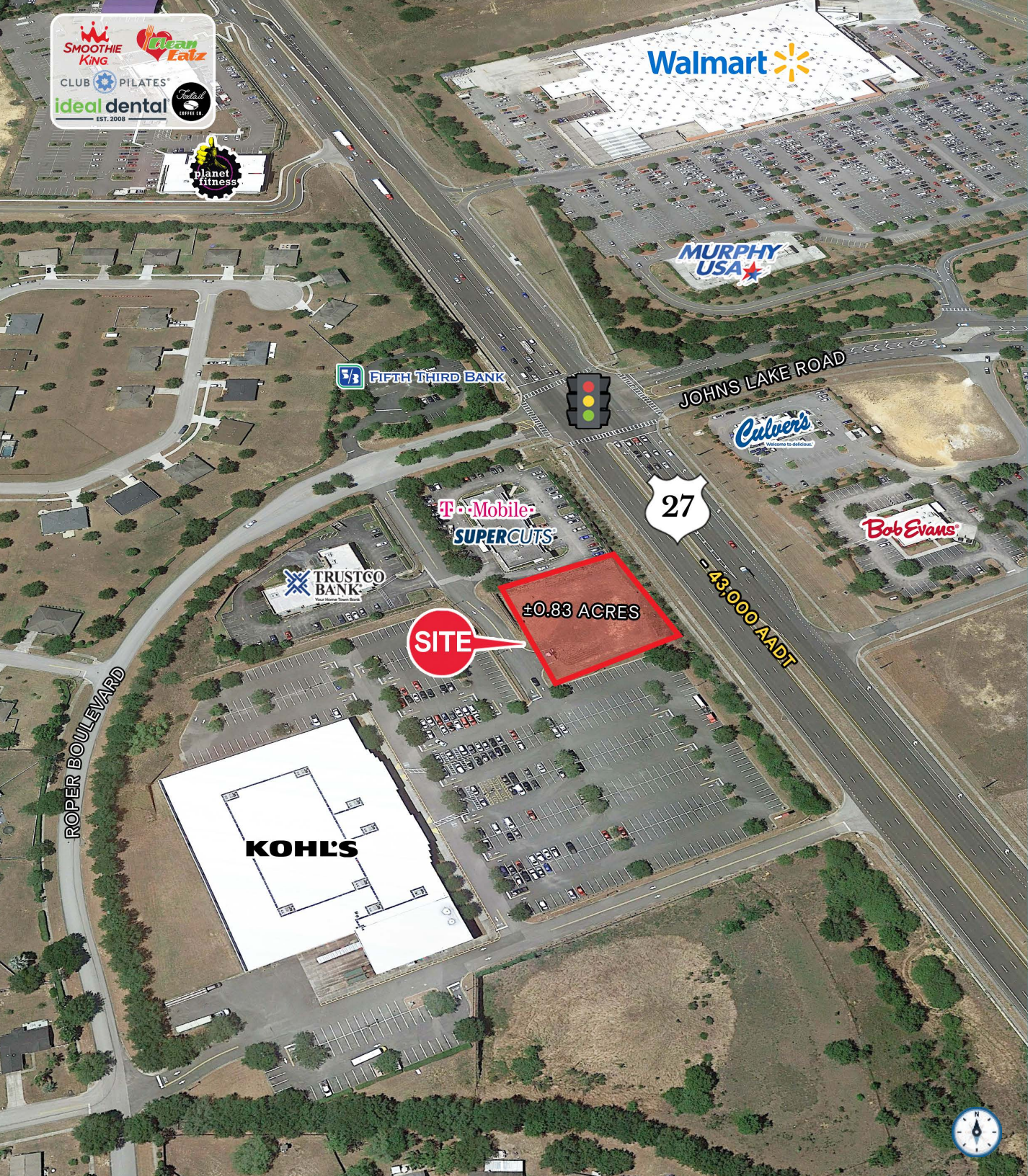
**±0.83 ACRES
AVAILABLE
FOR LEASE**



27
CHY 43,000 AADT
STREET

**ROPER BOULEVARD
(PUBLIC STREET) (R/W VARIES)**





Contact Brokers

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