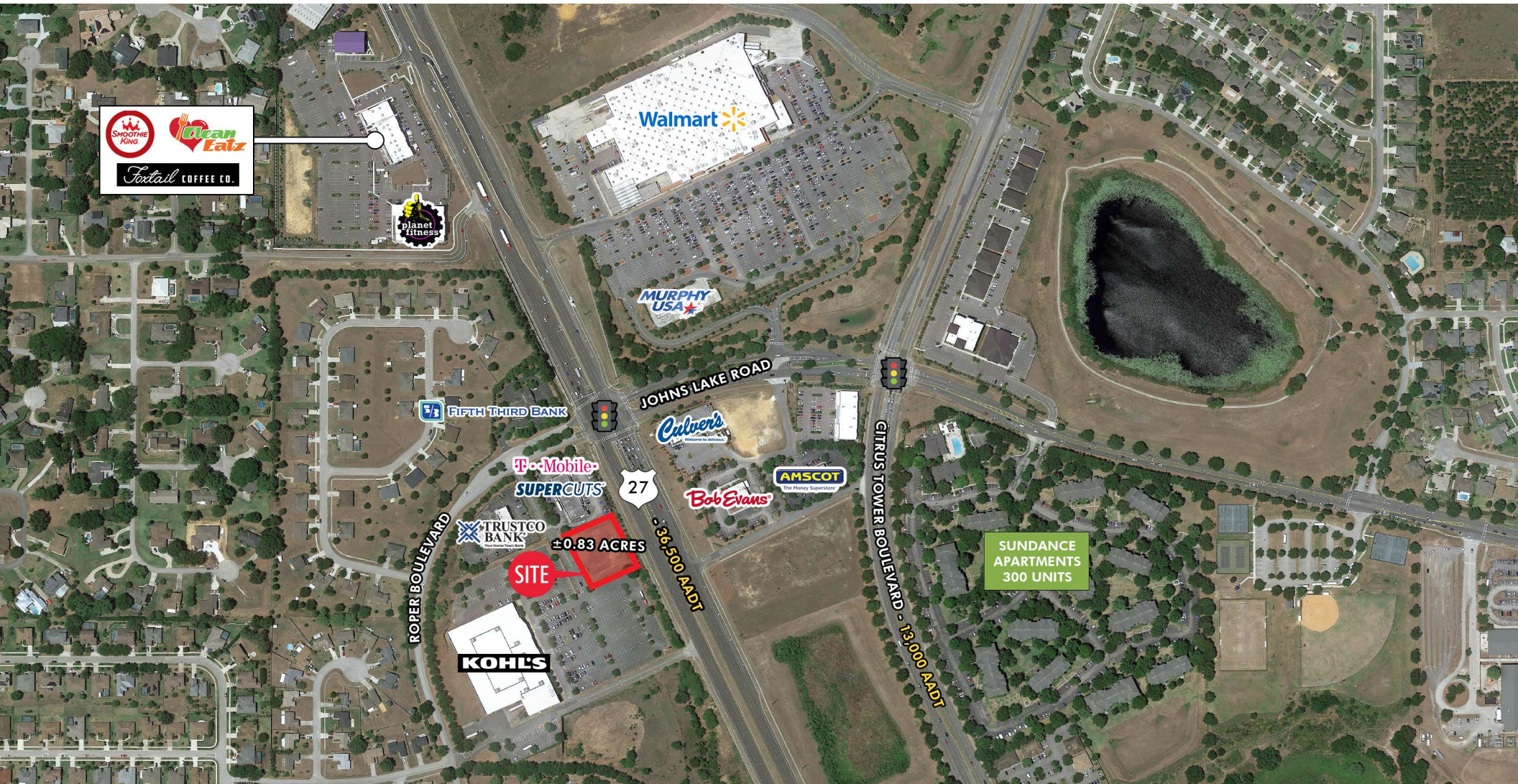


FOR LEASE

±0.83 ACRE OUTPARCEL IN FRONT OF KOHL'S

12305 US HIGHWAY 27, CLERMONT, FL



EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

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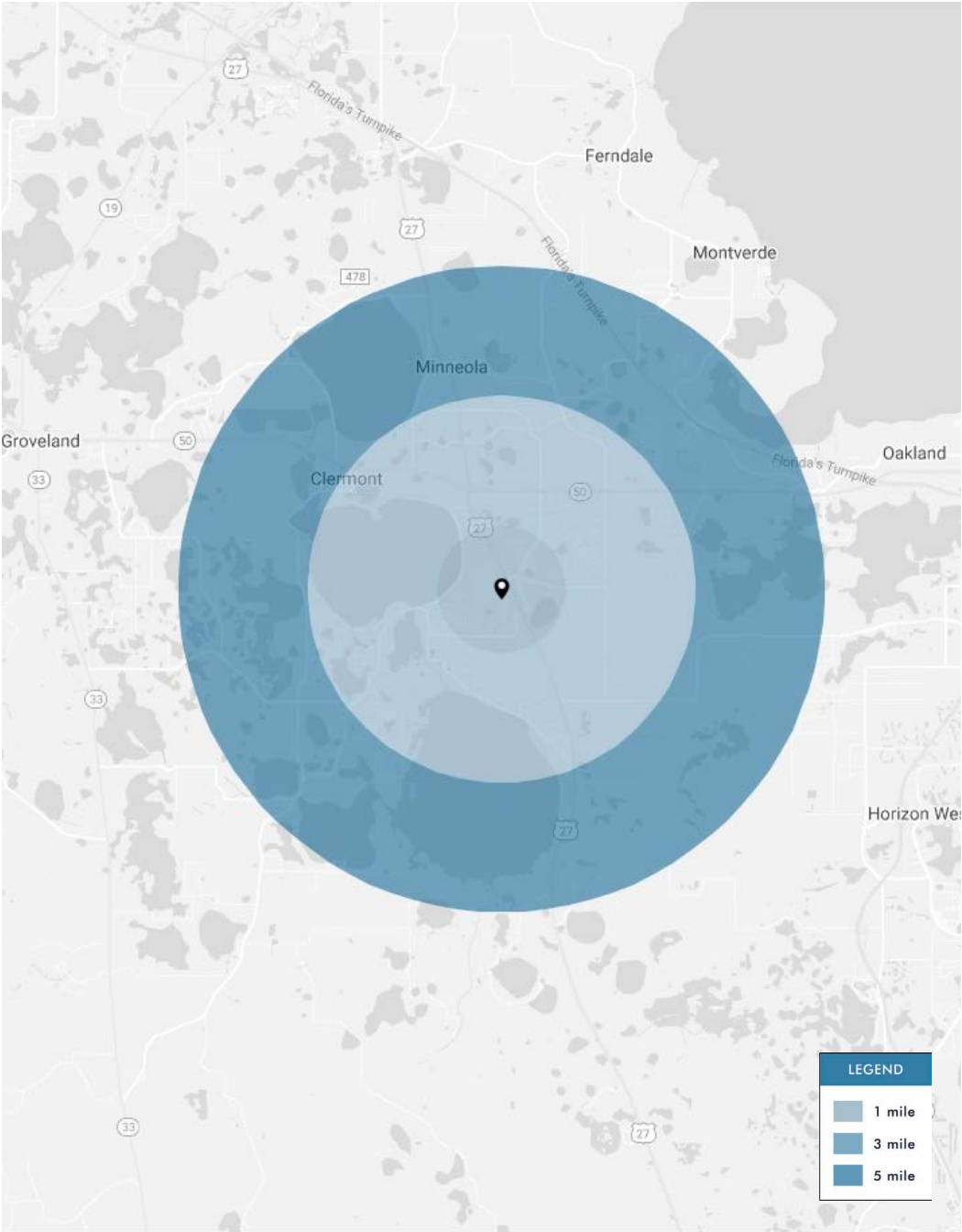
PROPERTY OVERVIEW

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
- 36,500 ADT on US Highway 27
- Growing population base

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION	9,400	54,120	85,208
HOUSEHOLDS	3,299	19,707	30,982
DAYTIME EMPLOYEES	7,691	44,196	69,413
AVERAGE HH INCOME	\$89,092	\$83,335	\$83,712
	5 Minutes	10 Minutes	15 Minutes
POPULATION	29,518	79,049	108,251
HOUSEHOLDS	10,862	28,760	39,079
DAYTIME EMPLOYEES	24,162	64,355	88,084
AVERAGE HH INCOME	\$82,299	\$83,301	\$85,968



12305 US HIGHWAY 27 | EXECUTIVE SUMMARY

PLAY OF SURVEY

PROPERTY 22.2 $\alpha \in S$

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

**±0.83
ACRES**



12305 US HIGHWAY 27 | SURVEY

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12305 US HIGHWAY 27 | MARKET AERIAL



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