

FOR LEASE

±0.83 ACRE OUTPARCEL IN FRONT OF KOHL'S

12305 US Highway 27, Clermont, FL 34714



EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

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Property Overview

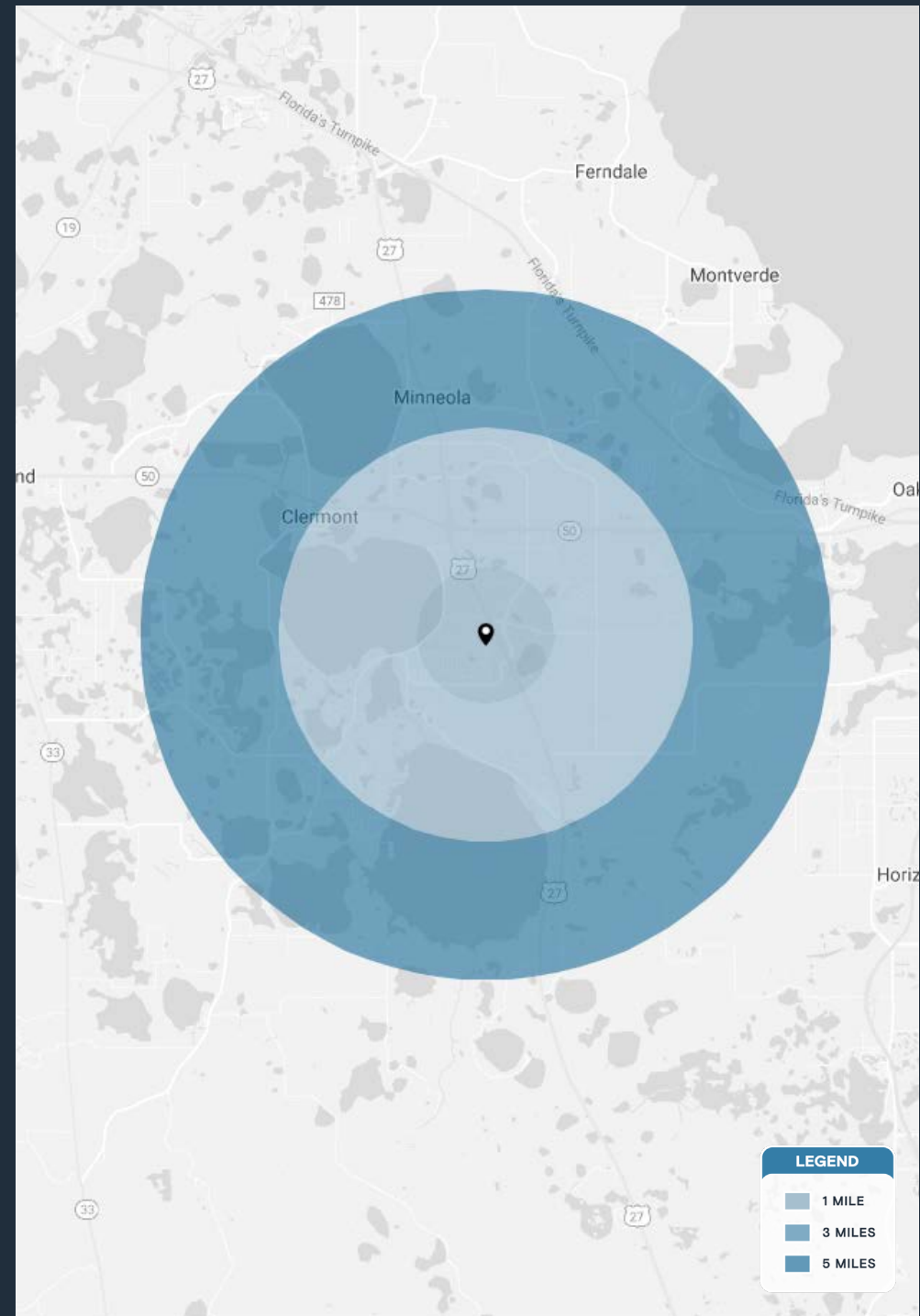
HIGHLIGHTS

- ±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
- 44,000 AADT on US Highway 27
- Growing population base

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	9,022	56,354	98,537
HOUSEHOLDS	3,336	21,649	36,393
EMPLOYEES	7,476	47,471	81,804
AVERAGE HH INCOME	\$107,904	\$105,872	\$111,065

	5 MINS	10 MINS	15 MINS
POPULATION	27,427	72,882	110,338
HOUSEHOLDS	10,935	27,569	40,600
EMPLOYEES	23,306	61,058	91,396
AVERAGE HH INCOME	\$100,589	\$106,864	\$112,565





**±0.83 ACRES
AVAILABLE
FOR LEASE**

44,000 AADT





Walmart

MURPHY
USA

FIFTH THIRD BANK



JOHNS LAKE ROAD

Culver's

Bob Evans

27

44,000 AADT

T-Mobile

TRUSTCO
BANK

±0.83 ACRES

SITE

KOHL'S

ROPER BOULEVARD



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katzretail.com

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