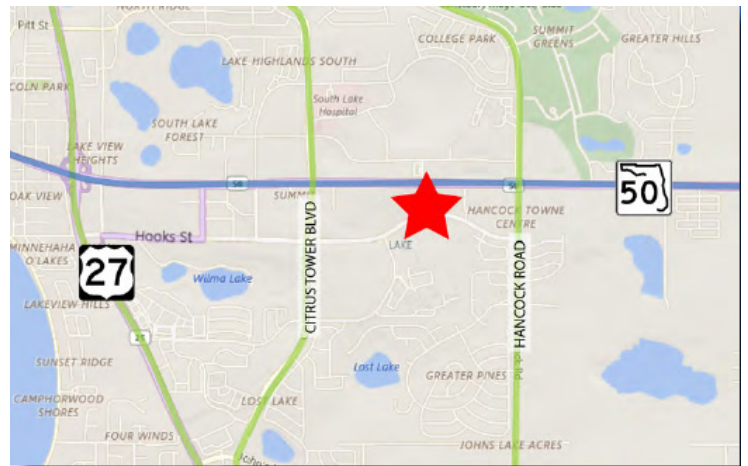


## KEY FEATURES

- Three (3) 1 - acre square outparcels available within The Vue at Clermont, the new mixed-use development with 289 multifamily units and 7 total outparcels
- Frontage on high-traffic Highway 50 (W. Colonial Drive) with 66,000 AADT
- Strong demographics and average household income of \$102,216 within 5 minutes
- Property access includes 2 new right-in / right-out's with a left-in off of Highway 50
- Situated less than 0.5 miles from Orlando Health National Training Center sports and fitness facility
- Located within 0.5 miles of retailers including Chick-Fil-A, Target, Five Guys, First Watch and more
- Strategically situated ± 6 mins from Florida Turnpike access

**Contact Kevin Hipes HCB Real Estate**





4 minute  
(2.5 miles)



6 minutes  
(4.5 miles)



10 minutes  
(9.3 miles)



**EMPLOYMENT  
POPULATION**  
± 23,468  
(10 min drive time)



**MEDIAN AGE**  
39.4  
(5 min drive time)



**3.67% ANNUAL  
POPULATION  
INCREASE  
SINCE 2010  
(ESRI)**



**PROJECTED  
ANNUAL GROWTH**  
2.44%



**DAYTIME  
POPULATION**  
±99,138



**AVERAGE HOME VALUE**  
\$293,401



**HOUSEHOLDS**  
40,298



**2,093 HOUSING UNITS  
UNDER CONSTRUCTION  
IN 2018/2019  
CLERMONTFL.GOV**

## Clermont Market Highlights

| Demographics           | 10 Minutes | 10 Minutes | 15 Minutes |
|------------------------|------------|------------|------------|
| Population 2023        | 16,310     | 83,123     | 141,601    |
| Total Families 2023    | 4,629      | 23,311     | 38,812     |
| Total Households 2023  | 6,420      | 31,439     | 52,447     |
| Average HH Income 2023 | \$102,216  | \$106,850  | \$109,666  |