



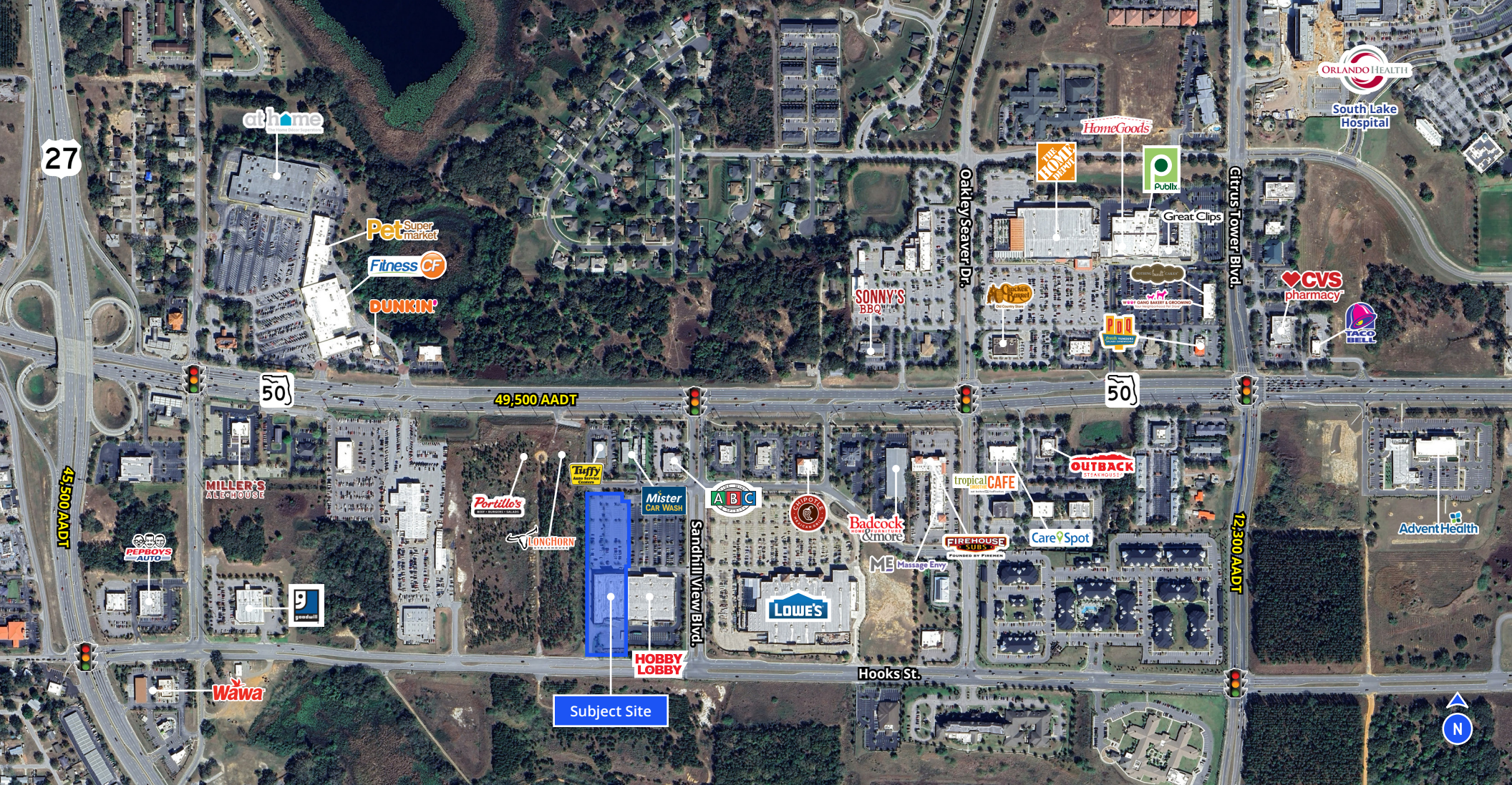
Retail For Lease

40,218 SF Anchor Opportunity

1325 Sandy Grove Ave. | Clermont, FL

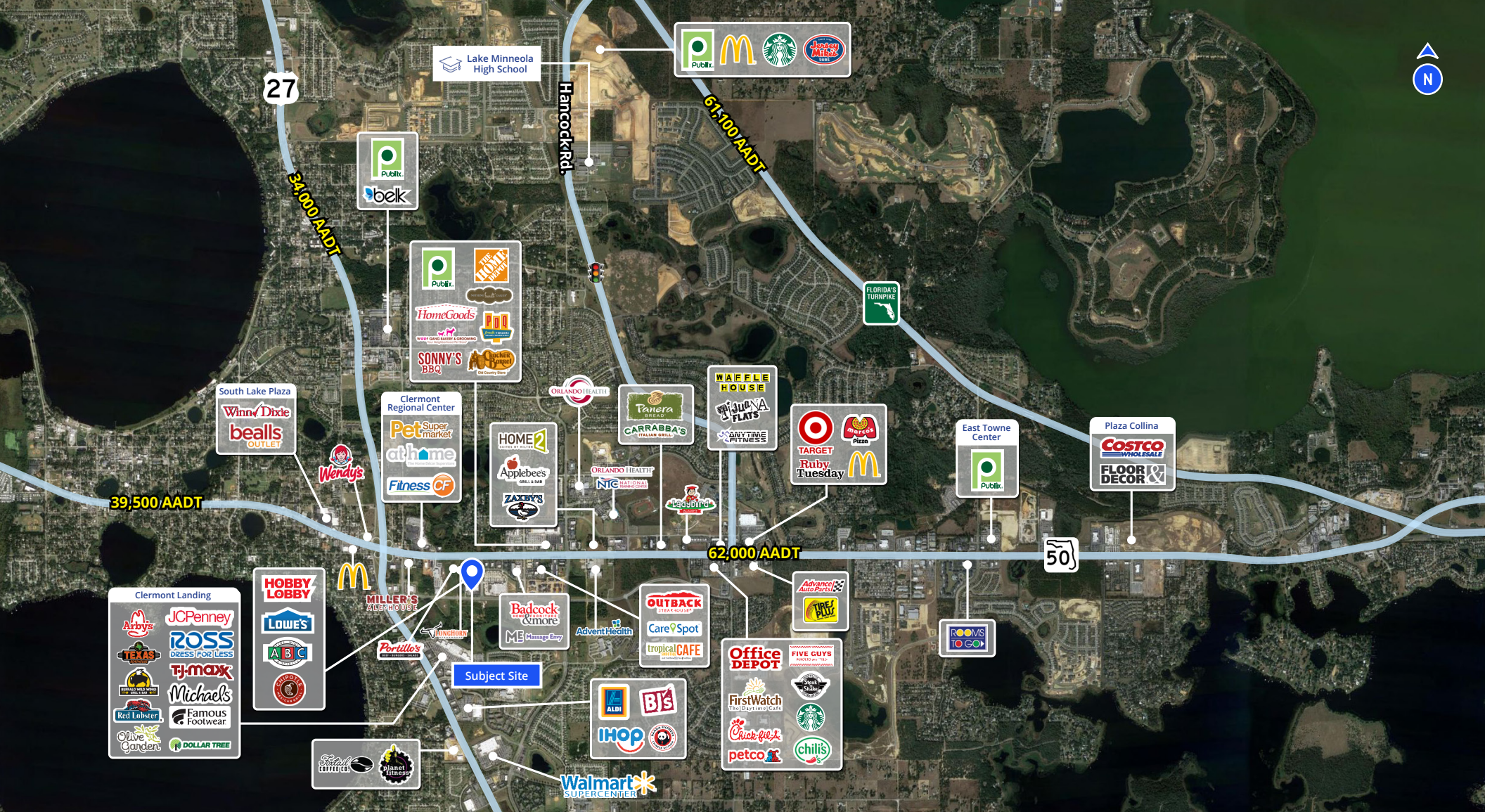
Scott Corbin
Executive Vice President
+1 407 496 1186
scott.corbin@colliers.com





Property Highlights

- 40,218 SF anchor opportunity on 4.34 AC available for lease.
- Abundant parking shared with Hobby Lobby.
- Next to Lowe's, Portillo's & LongHorn Steakhouse.
- Surrounded by national tenants in the City of Clermont.
- Available dock with high loaders.
- 5-mile population exceeds 102,000 with an average household income of \$106,000.
- Zoned C-2, General Commercial.
- Real Estate Taxes 2024 - \$56,513.58.
- Ceiling heights 21' clear.



Area Demographics



Population

1-Mile: 7,373
 3-Mile: 59,214
 5-Mile: 102,894



Daytime Population

1-Mile: 12,434
 3-Mile: 56,837
 5-Mile: 86,656



Households

1-Mile: 3,022
 3-Mile: 22,529
 5-Mile: 38,397

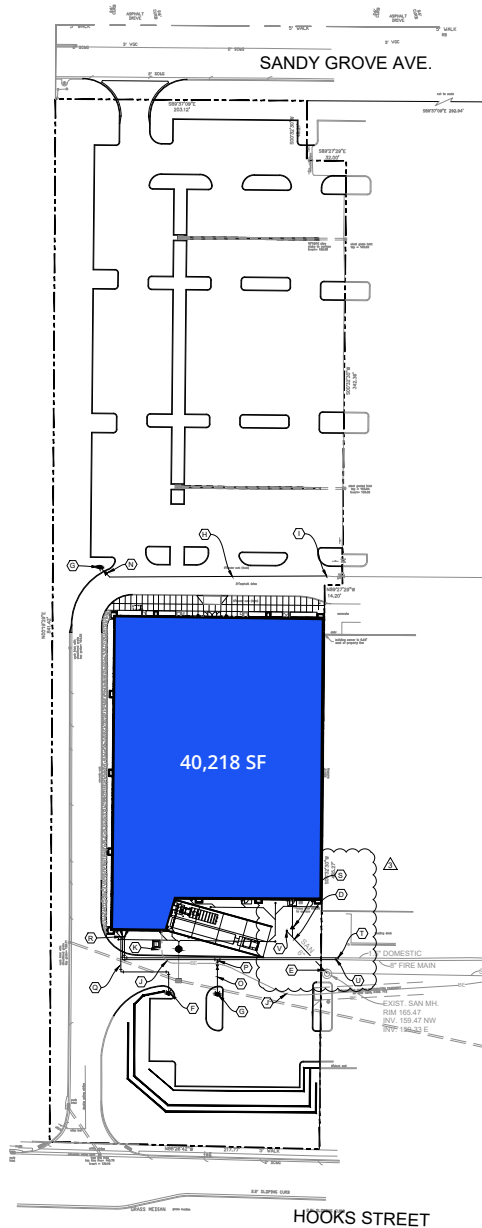


Average HH Income

1-Mile: \$92,291
 3-Mile: \$101,870
 5-Mile: \$106,771

Site Overview

View More
Space Plans



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