



VERIZON WIRELESS

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PROPERTY HIGHLIGHTS

- Opportunity to lease up to 5,169 SF adjacent to Verizon Wireless with direct access to SR 50.
- Located approximately 0.7 miles east of the highly trafficked SR 50 & US Highway 27 interchange.
- Surrounded by national retailers including Hobby Lobby, HomeGoods, Ross, TJ Maxx, Wawa and many more.
- South Lake Hospital and the National Training Center are located approximately 1 mile east of the site.
- The hospital has more than 100 beds & 1,000 employees, while the NTC has nearly 10,000 community members, high school, collegiate and professional athletes that utilize its facilities each year.
- Clermont is one of the fastest growing cities in Central Florida.

AREA DEMOGRAPHICS



Population
 1-Mile: 5,610
 3-Mile: 48,618
 5-Mile: 80,479



Average HH Income
 1-Mile: \$76,906
 3-Mile: \$82,362
 5-Mile: \$84,125



Daytime Population
 1-Mile: 8,203
 3-Mile: 42,500
 5-Mile: 61,781



Households
 1-Mile: 2,911
 3-Mile: 30,536
 5-Mile: 80,942

SITE PHOTOS



