



# HANCOCK COMMONS

FOR LEASE HANCOCK RD. & HIGHWAY 50 // CLERMONT, FL

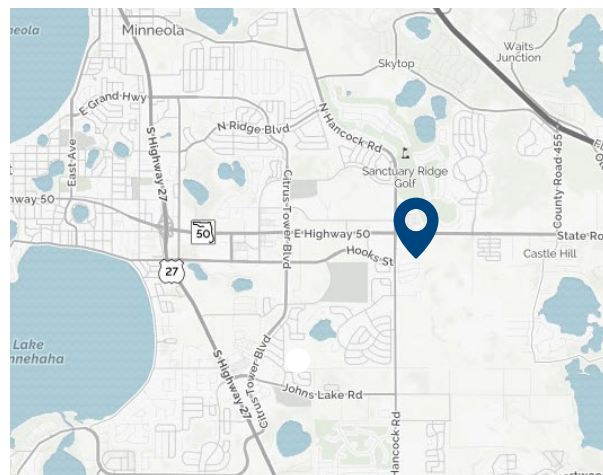
## PROPERTY HIGHLIGHTS

- 22± acre proposed new retail development available for lease.
- Anchor, junior anchor and multi-tenant retail opportunity.
- Located on the heavily trafficked SR 50, which sees more than 61,500 vehicles per day.
- 615 feet of frontage along Hancock Road.
- Located in Clermont, one of the fastest growing cities in Central Florida.

## NEARBY RETAILERS



## LOCATION MAP



## CONTACT US

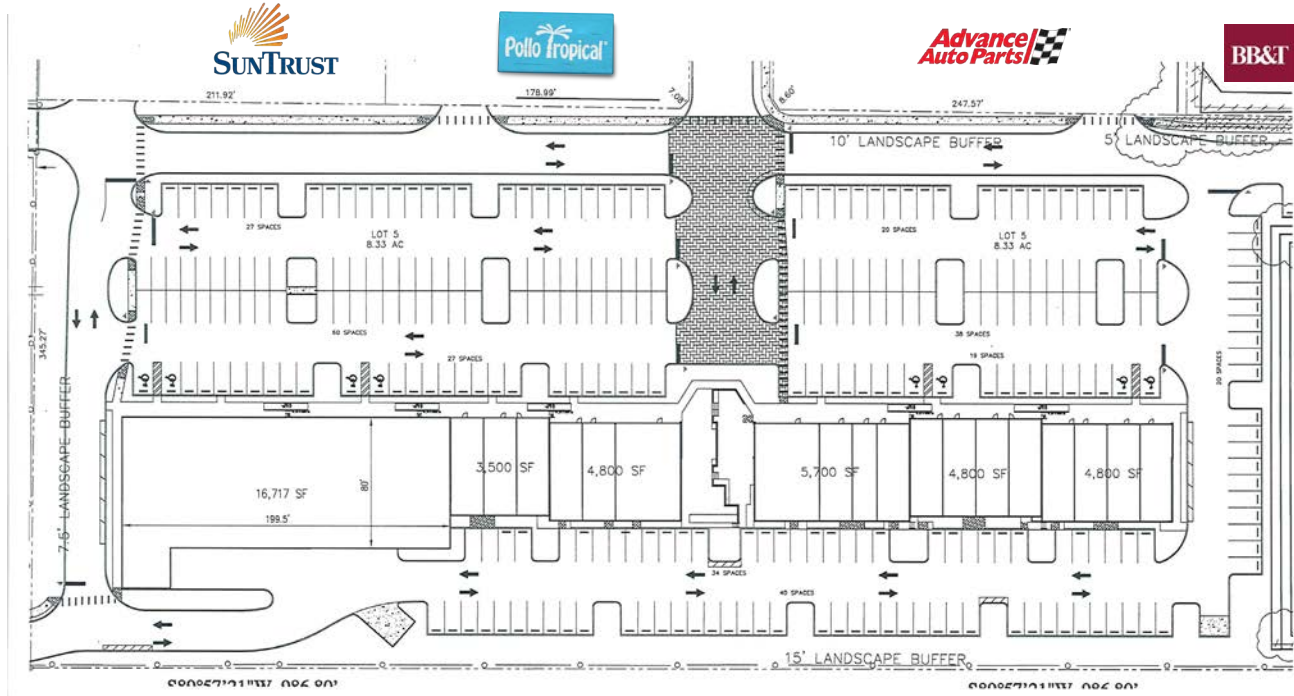
Jorge Rodriguez, CCIM  
Executive Managing Director,  
Retail Services  
+1 407 362 6141  
jorge.rodriquez@colliers.com

Colliers International  
255 S. Orange Avenue,  
Suite 1300  
Orlando, FL 32801  
www.colliers.com

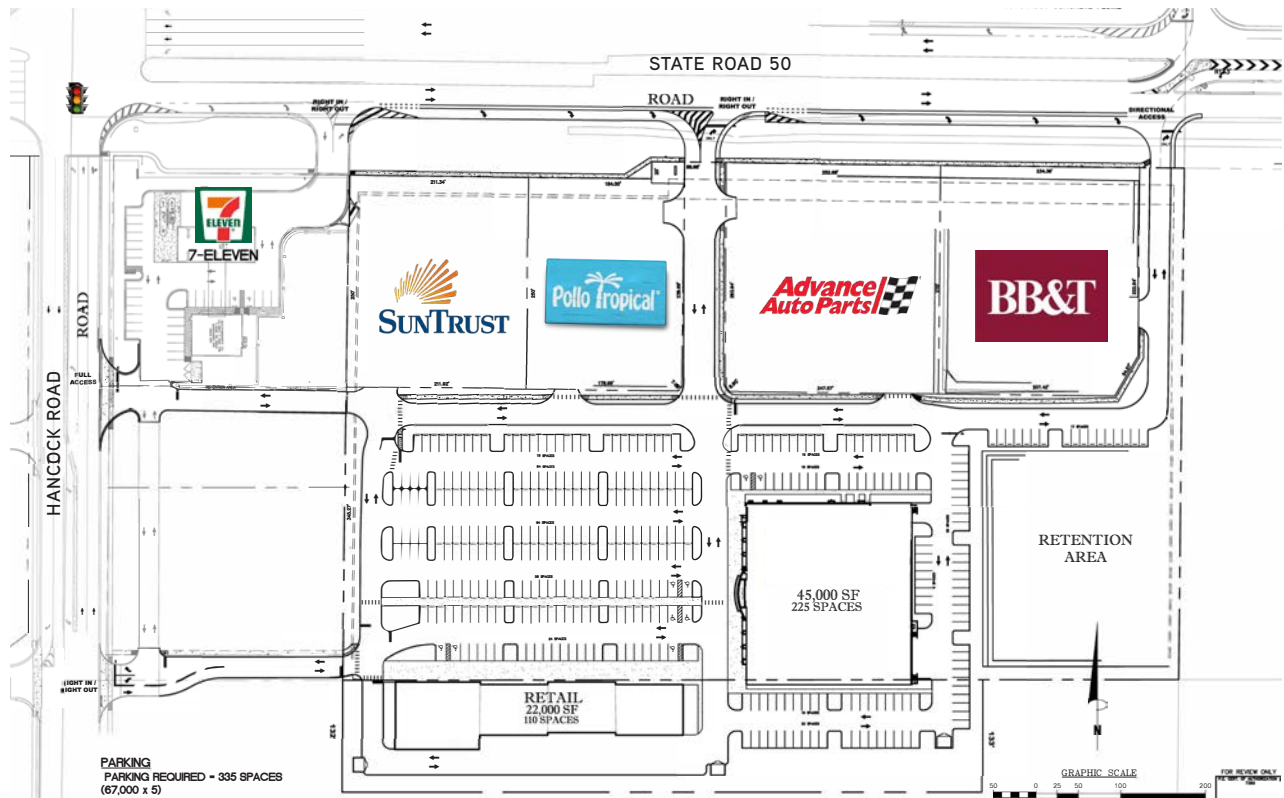


## SITE PLAN

### CONCEPT 1



### CONCEPT 2





## MARKET AERIAL



## DEMOGRAPHICS



### Population

1-Mile: 4,110  
3-Mile: 40,092  
5-Mile: 73,973



### Daytime Population

1-Mile: 5,218  
3-Mile: 35,082  
5-Mile: 59,465



### Average HH Income

1-Mile: \$85,227  
3-Mile: \$83,986  
5-Mile: \$82,453



### Households

1-Mile: 1,601  
3-Mile: 14,747  
5-Mile: 26,637