

# HANCOCK COMMONS

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

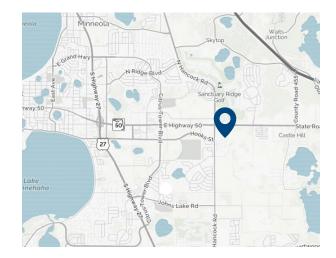
## **PROPERTY HIGHLIGHTS**

- 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

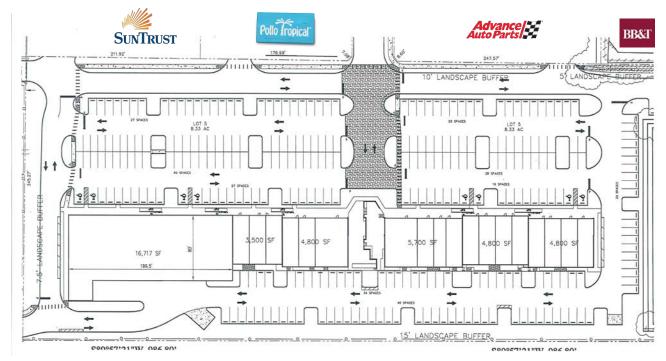


## CONTACT US

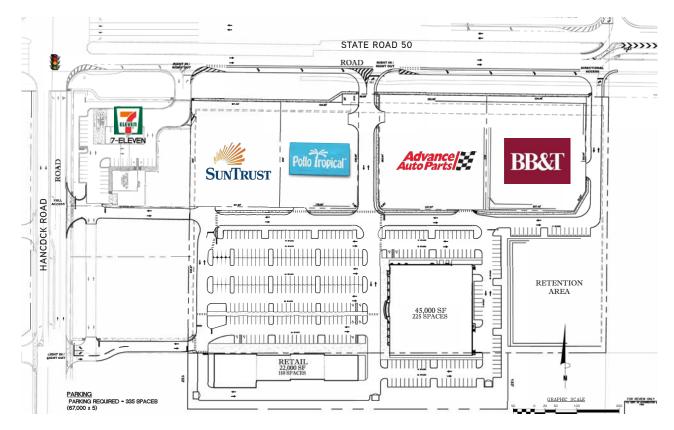
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# SITE PLAN

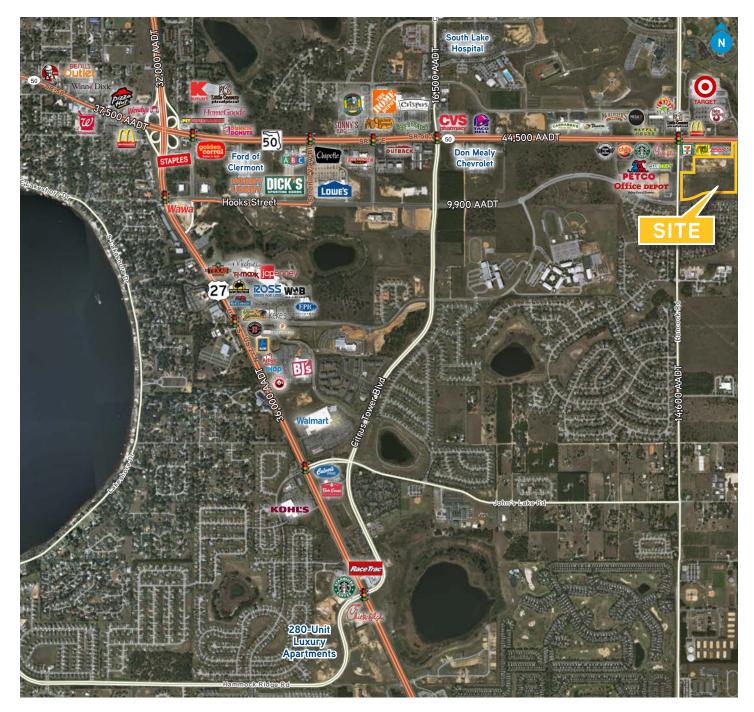
## **CONCEPT 1**



## **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

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