



# HANCOCK COMMONS

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

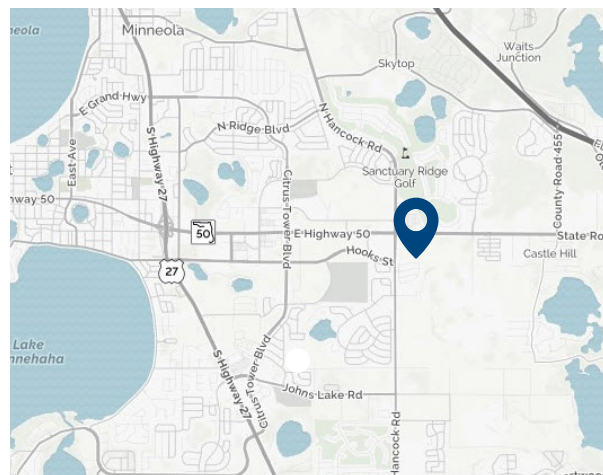
## PROPERTY HIGHLIGHTS

- 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



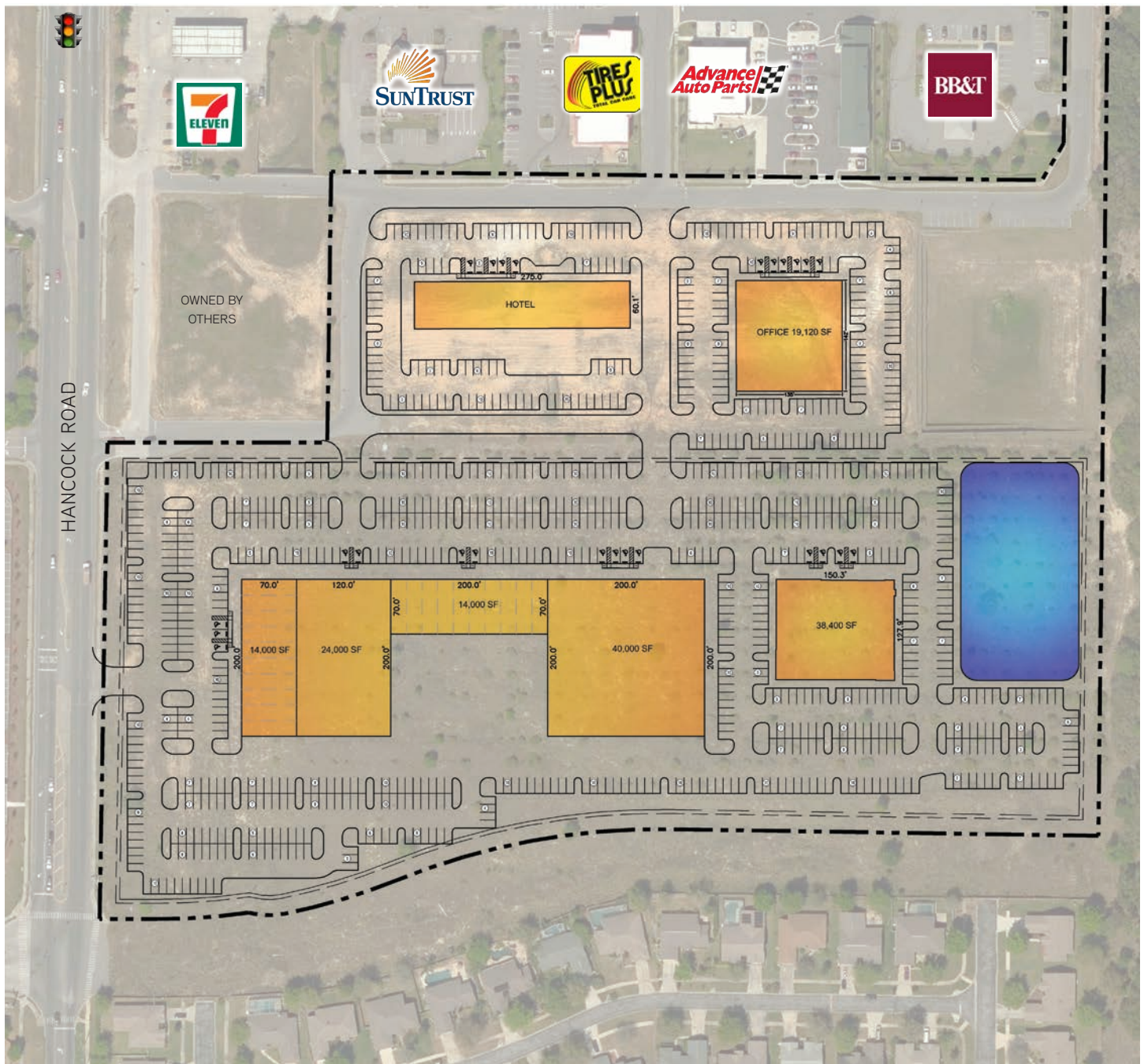
## CONTACT US

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## SITE PLAN



## 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



## MARKET AERIAL

