



HANCOCK COMMONS

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

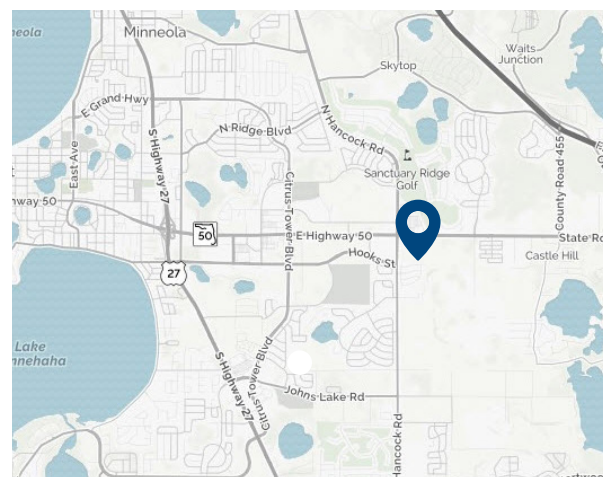
PROPERTY HIGHLIGHTS

- 1.1 acre of new retail available next to a proposed multi-family and hotel development.
- Located on the heavily trafficked SR 50, which sees more than 61,500 vehicles per day.
- Frontage along Hancock Road.
- Located in Clermont, one of the fastest growing cities in Central Florida.

NEARBY RETAILERS



LOCATION MAP

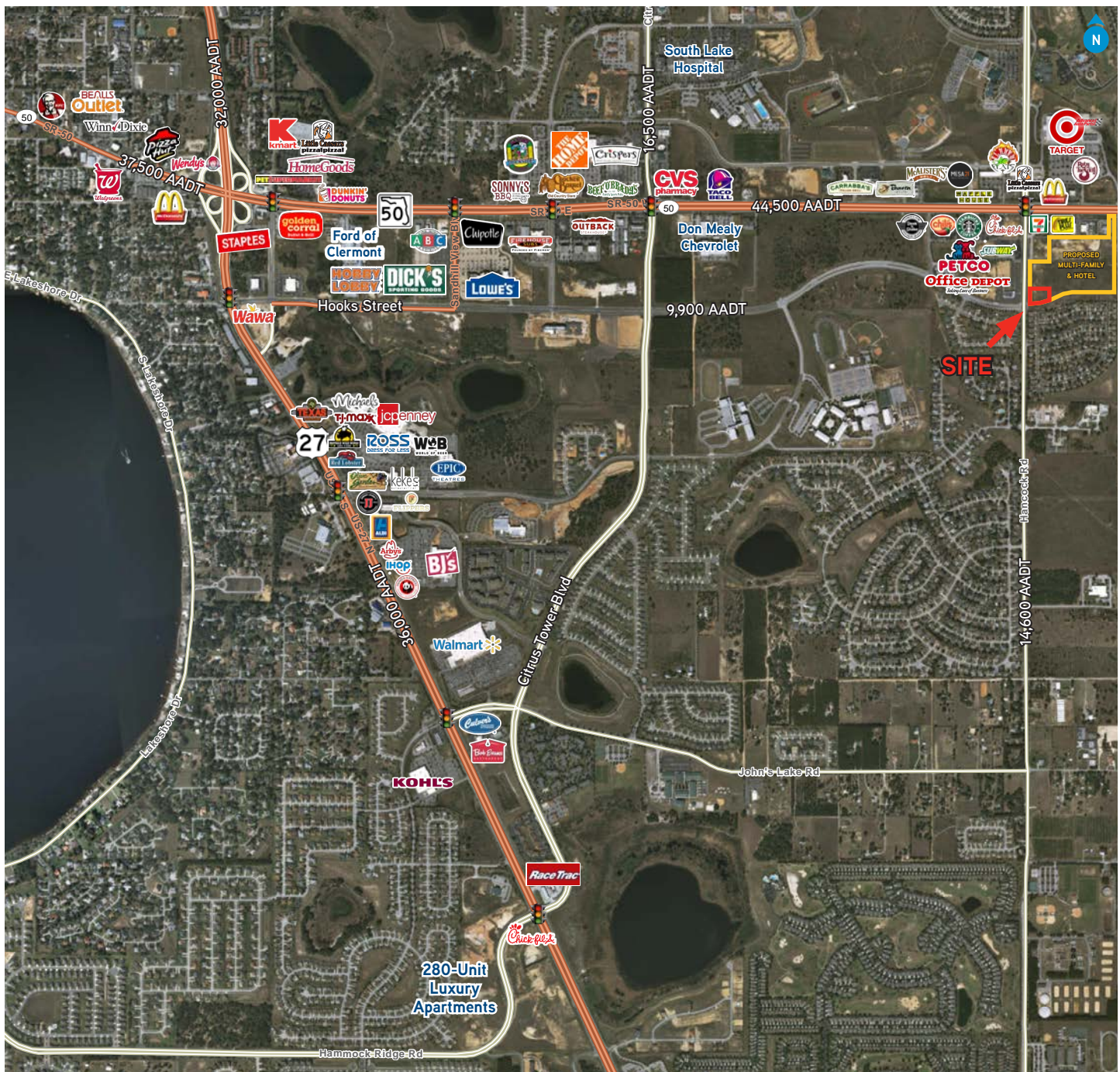


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MARKET AERIAL



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