



Black West Clermont Retail Development

Old Highway 50 W. & N. Hancock Rd. | Clermont, FL

Owned/Managed by



Contact Us

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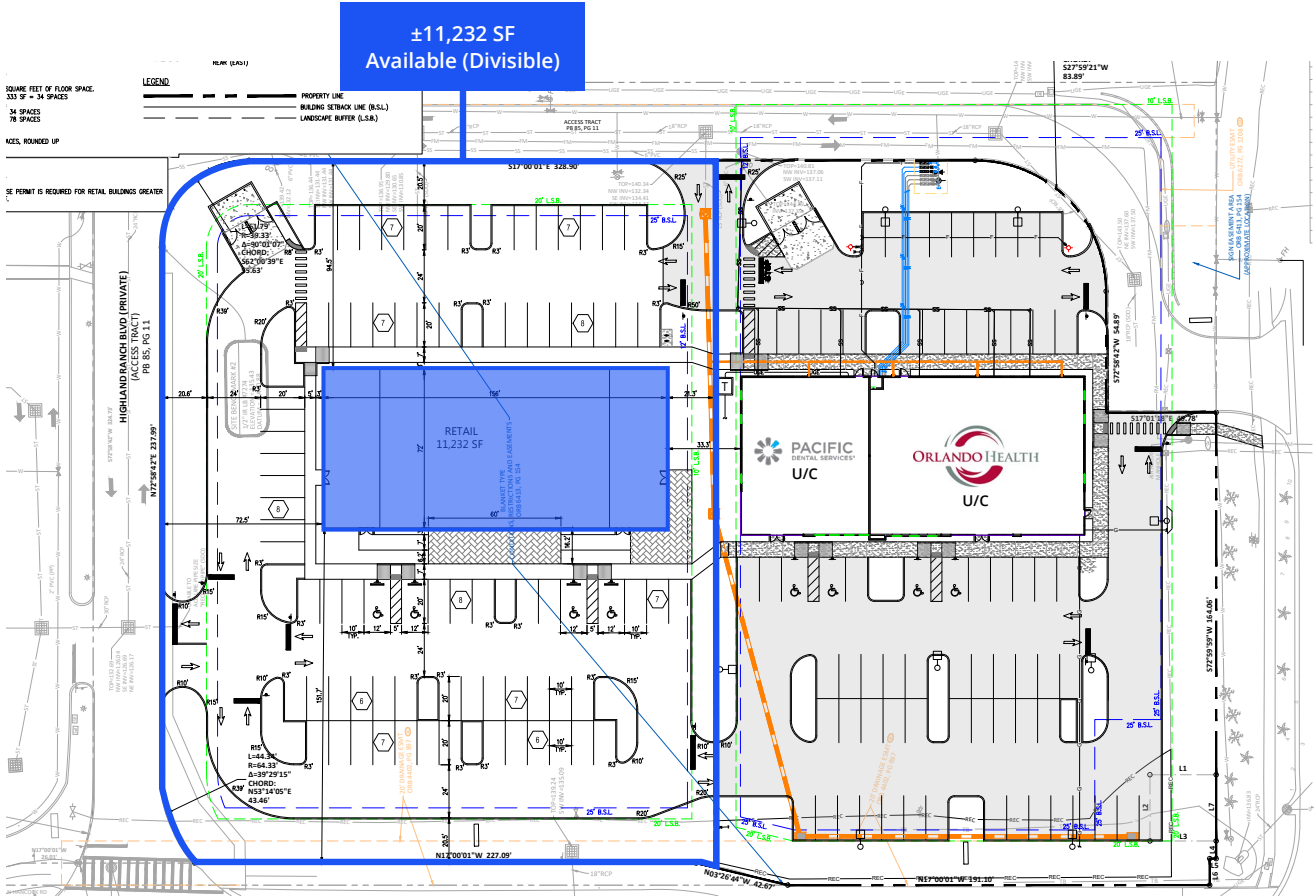
Chris Alders

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Property Highlights

- ±11,232 SF available for lease (divisible) with outdoor seating available.
- Building is currently at design phase, construction estimated for Q4 2026.
- Off-site retention.
- Zoning: C2; the only property zoned C2 along Hancock Road from Florida's Turnpike to SR-50.
- At the signalized intersection of N. Hancock Road and Highland Ranch Boulevard.
- Less than two miles from the major retail corridor SR-50/US Hwy. 27 and Florida's Turnpike.
- Close proximity Orlando Health's South Lake Hospital (1,000 employees).
- Site is surrounded by 10+ residential communities.

Site Plan



Area Demographics



Population

3-Mile: 53,001
 5-Mile: 96,998
 7-Mile: 138,493



Daytime Population

3-Mile: 52,484
 5-Mile: 86,901
 7-Mile: 114,957



Average HH Income

3-Mile: \$109,701
 5-Mile: \$116,980
 7-Mile: \$122,796



Households

3-Mile: 19,553
 5-Mile: 36,587
 7-Mile: 51,377



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