

CLERMONT, FL



Vacant Land For Sale

5.54± Acres

SCOTT CORBIN
Executive Managing Director
Retail Services
+1 407 362 6164
scott.corbin@colliers.com



COLLIERS INTERNATIONAL
255 South Orange Avenue
Suite 1300
Orlando, FL 32801

1755 South Grand Highway
Clermont, FL 34711

This 5.54± acre vacant retail parcel is located in the heart of Clermont and is available for sale. The site is surrounded by national retailers and offers easy accessibility to US 27, SR 50 and Florida's Turnpike, as well as Hooks St. and Citrus Tower Blvd. The property offers more than 400 feet of frontage along US 27 and Grand Highway.

Price Reduction to \$1.5M!
Bring All Offers!
Motivated Seller!

1755 SOUTH GRAND HIGHWAY CLERMONT, FL

LOCATION

This parcel is located 20 miles west of Orlando in Clermont, Florida near the busy US 27 and SR 50 intersection.

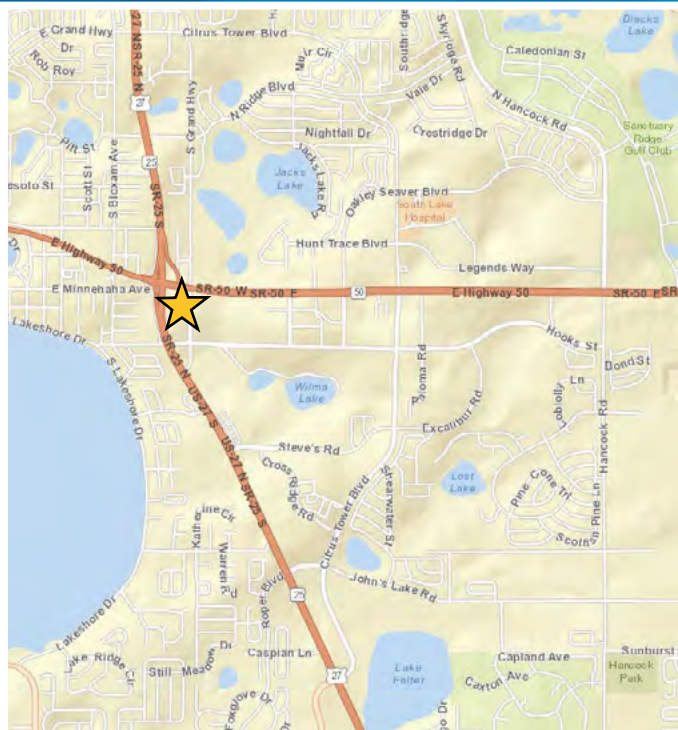
PROPERTY FEATURES

- Parcel Number: 29-22-26-060000000200 / Alt Key: 3868719
- Located in the city of Clermont, vacant commercial land
- Zoning: C-2, General Commercial District
- 5.54± Acres for sale - PRICE REDUCED TO \$1.5M!
- Ideal for medical office, hotel, automotive, mini-storage, daycare/ school, etc.
- More than 400 feet of frontage along US 27 and Grand Highway
- Nearby national retailers include Lowe's, Hobby Lobby, Dick's Sporting Goods, K-Mart, Home Depot, Walmart, JCPenney, Epic Theatre, Kohl's and many more
- Excellent visibility from US 27
- Easily accessible from SR 50 and US 27
- The 180 acre South Lake Hospital health, wellness and education campus with over 1,000 employees is approximately 1 mile away
 - South Lake Hospital is also home to LiveWell Fitness Center and National Training Center which welcome hundreds of thousands of visitors each year
- Clermont's population has doubled in the last 10 years with continued growth expected as rising demand for single and multi-family housing in the greater Orlando area increases
- Clermont is approximately 20 miles west of Orlando and offers easy access to major thoroughfares

[Click here for more information on permitted uses for this parcel.](#)

DEMOGRAPHICS

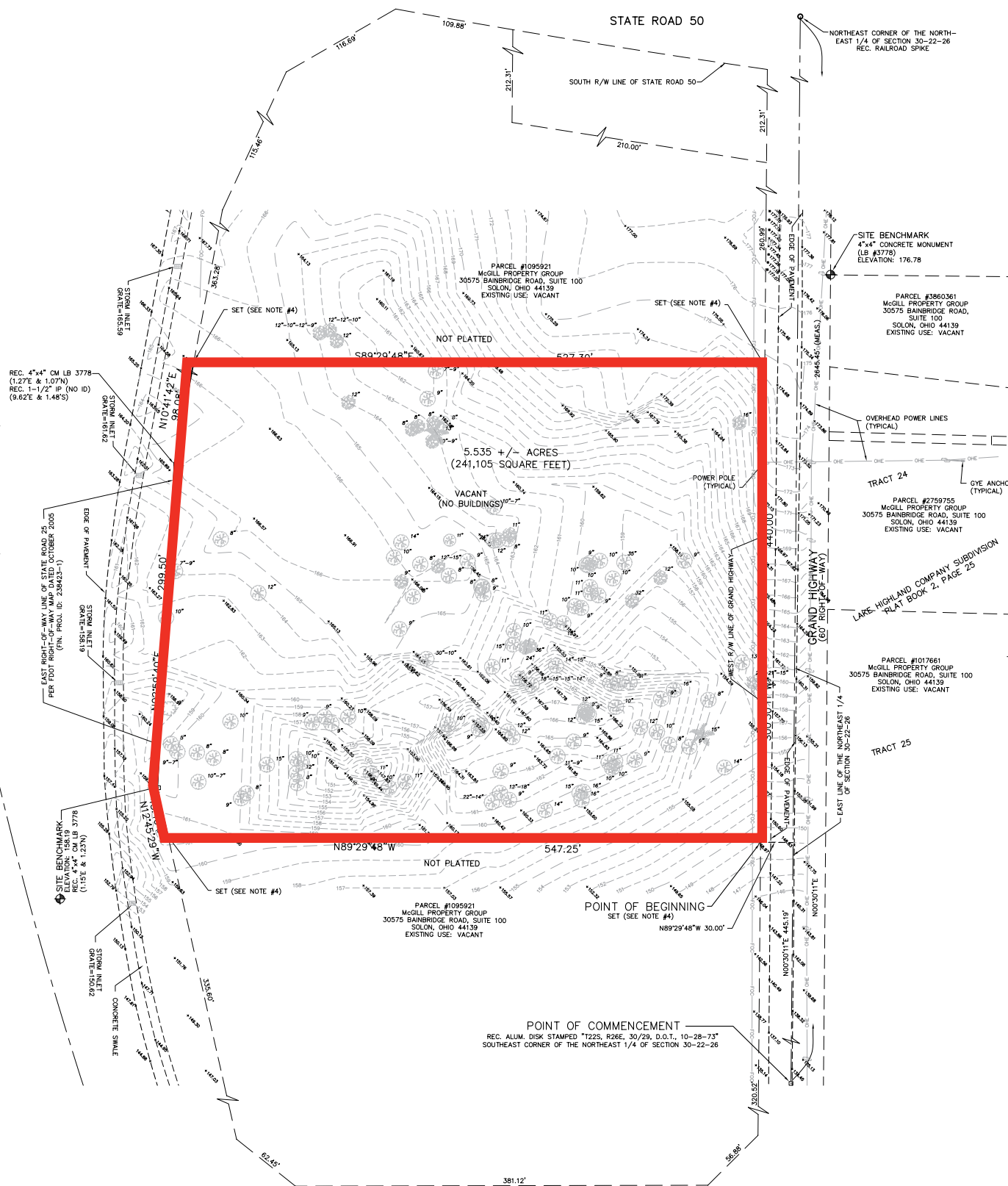
	3-Mile	5-Mile	7-Mile
Total Population	37,152	73,927	88,638
Average HH Income	\$71,985	\$60,777	\$60,179
Total Businesses	1,972	2,565	3,018
Daytime Population	15,730	19,805	22,833



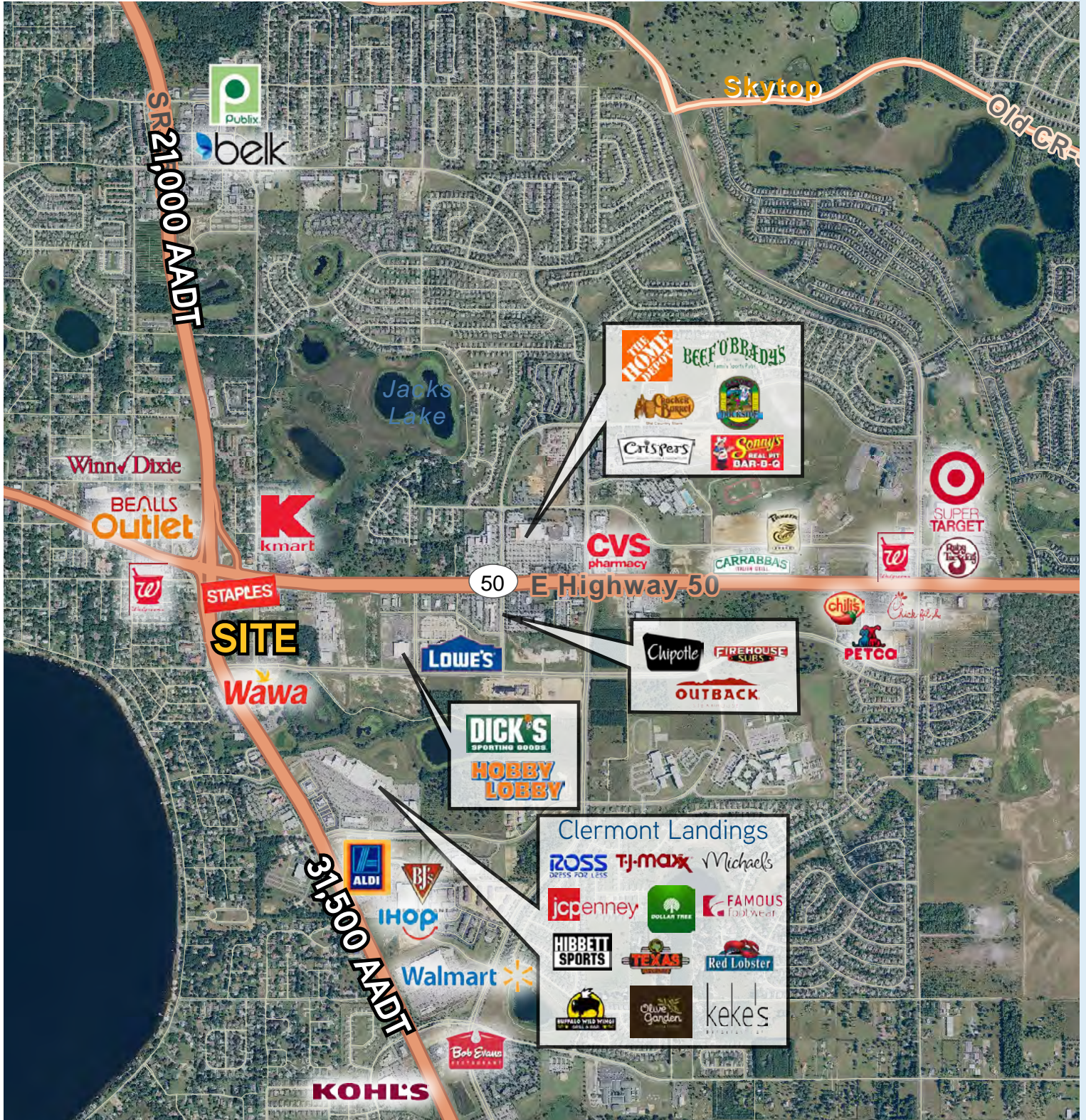
NEARBY RETAIL SNAPSHOT



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Orlando, FL 32801
www.colliers.com/centralflorida



AREA RETAIL



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255 Orlando Avenue, Suite 1300
Orlando, FL 23801
407 362 6164
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