

FOR LEASE

Prime Retail Frontage on US-27

NEC Hwy 27 & Hooks St | Clermont, FL



Overview

LEASE RATE

Contact Broker

AVAILABLE SF

4,000 SF



Description

- Prime Retail Frontage on US-27
- Retail opportunity in the heart of the Clermont trade area
- Located on the NEC of the signalized intersection of US Hwy 27 and Hooks St
- Join Pacific Dental and surrounding retailers including Neighbor PepBoys, Staples and Wawa

Nearby Retailers

STAPLES®



Wawa®

Demographics

	1 MILE	3 MILES	5 MILES
Total Population	4,772	44,524	87,214
2024 Growth	5,170	49,687	99,071
Median HH Income	\$44,140	\$59,679	\$65,179
Daytime Population	7,402	40,017	68,726

Year: 2019 | Source: ESRI

Contact

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Traffic Counts

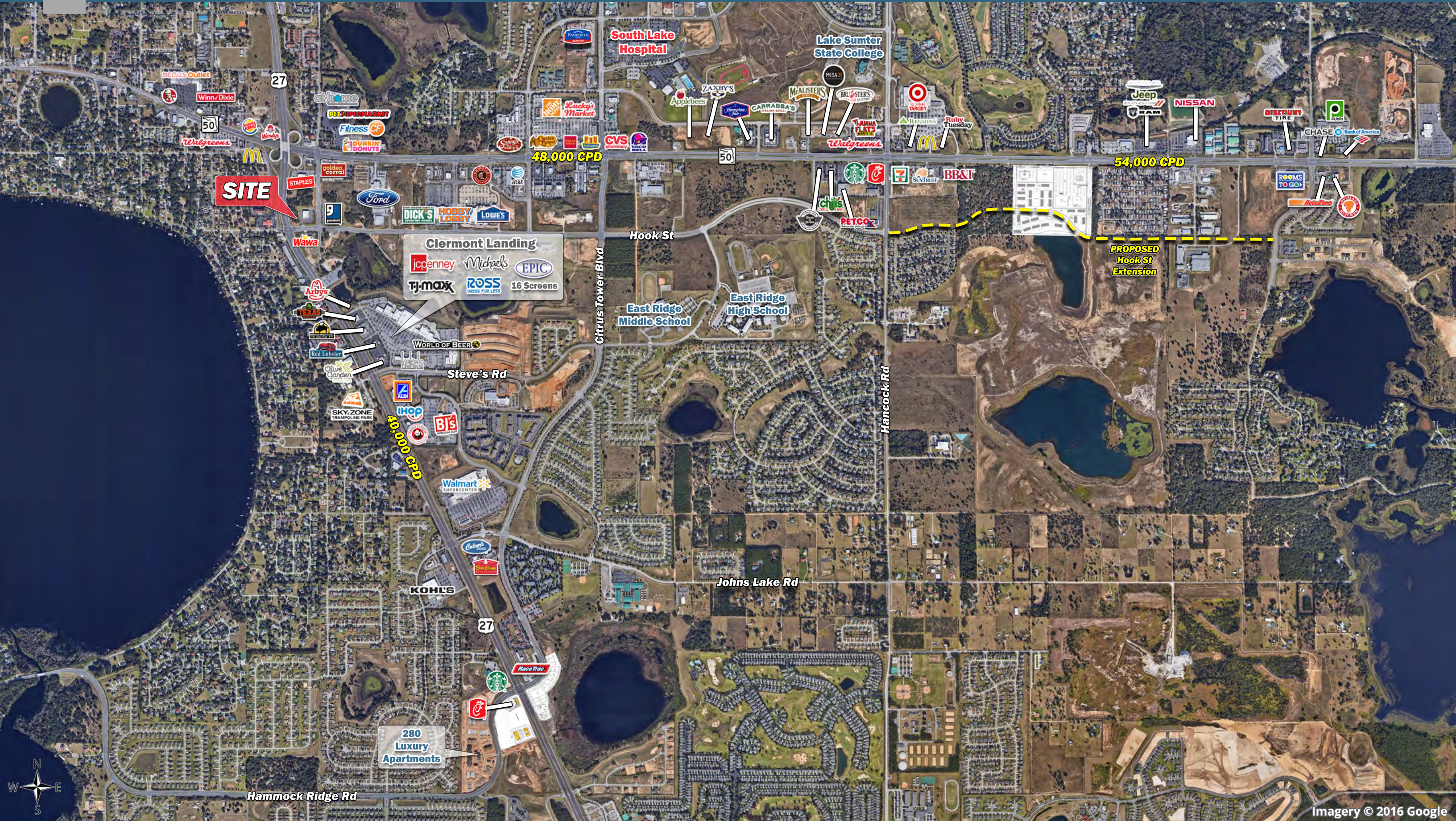
US Hwy 27	39,000 VPD
US Hwy 50	48,500 VPD

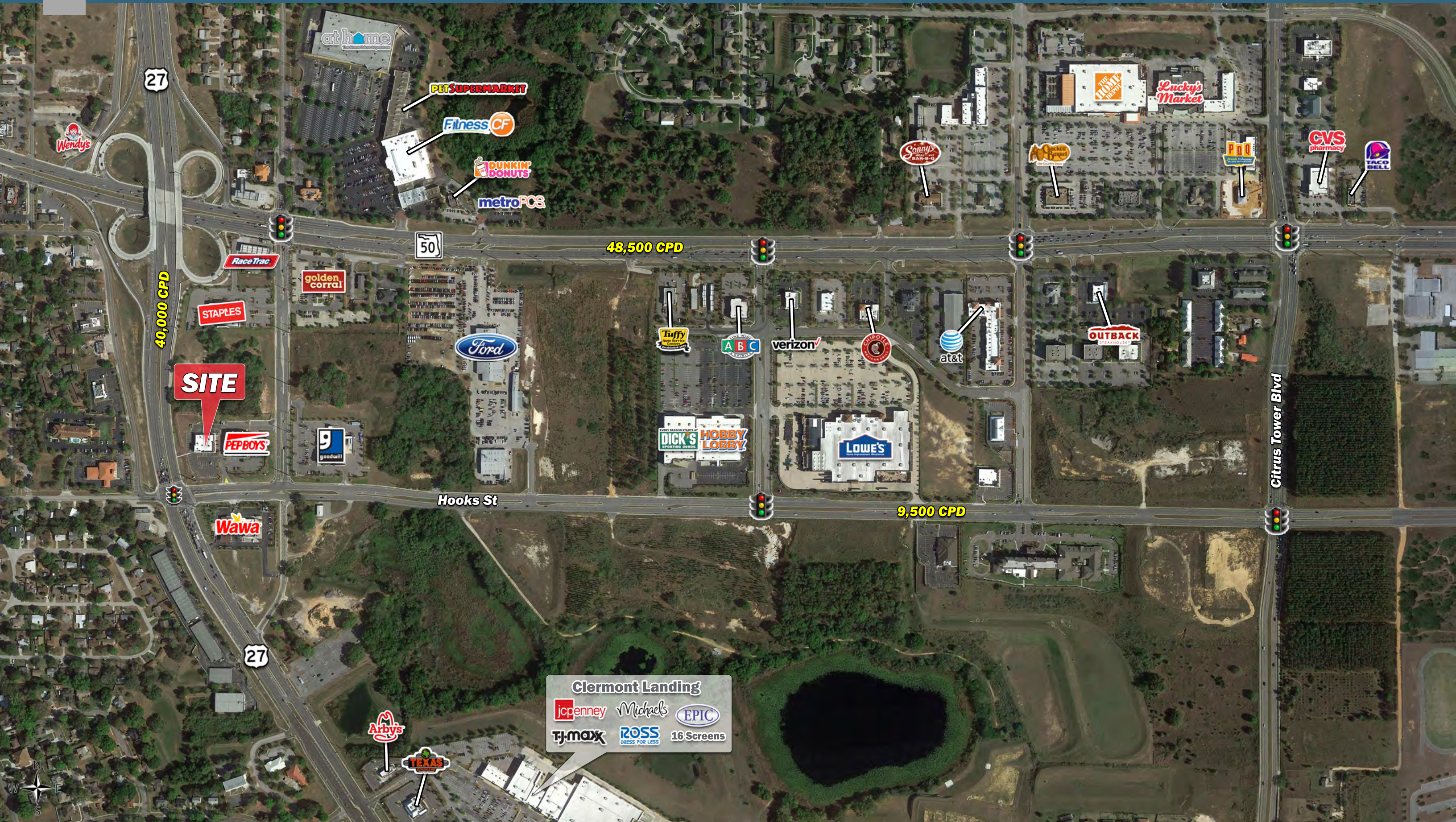
Year: 2019 | Source: FDOT

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SITE

40,000 CPD

48,500 CPD

9,500 CPD

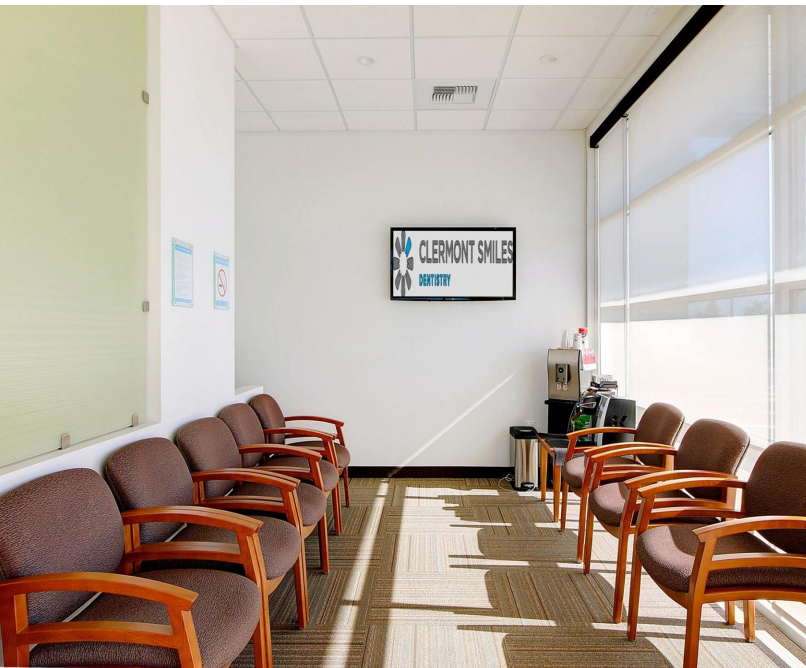
Clermont Landing

- JCPenney
- Michaels
- EPIC
- TJ-MAXX
- ROSS DRESS FOR LESS
- 16 Screens



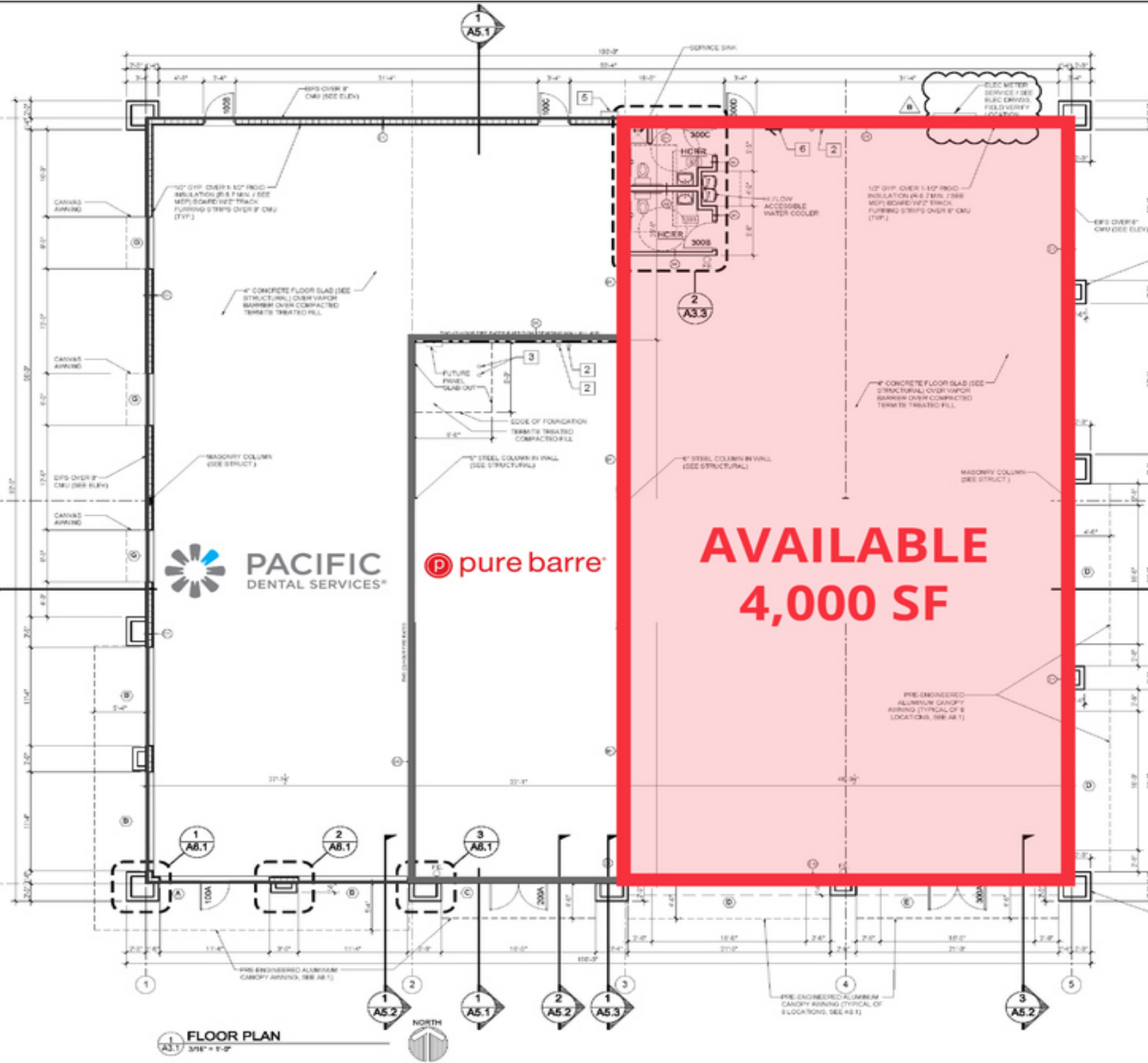
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Executive Summary

NEC Hwy 27 & Hooks St | Clermont, FL



	1 mile	3 miles	5 miles
Population			
2019 Population	4,772	44,524	87,214
2000 Population	3,014	18,186	31,098
2010 Population	4,130	37,788	66,132
2024 Population	5,170	49,687	99,071
2000-2010 Annual Rate	3.20%	7.59%	7.84%
2010-2019 Population: Annual Growth Rate	1.57%	1.79%	3.04%
2019-2024 Population: Annual Growth Rate	1.62%	2.22%	2.58%
2019 Median Age	40.2	40.5	40.7
Households			
2000 Households	1,185	7,017	11,770
2010 Households	1,649	14,333	24,139
2019 Total Households	1,903	16,721	31,178
2024 Total Households	2,061	18,565	35,192
2000-2010 Annual Rate	3.36%	7.40%	7.45%
2010-2019 Households: Annual Growth Rate	1.56%	1.68%	2.80%
2019-2024 Households: Annual Growth Rate	1.61%	2.11%	2.45%
2019 Average Household Size	2.45	2.65	2.79
Housing Units			
2019 Total Housing Units	2,171	18,603	34,555
2019 Owner Occupied Housing Units	984	11,729	24,338
2019 Renter Occupied Housing Units	918	4,992	6,840
2019 Vacant Housing Units	268	1,882	3,377
Race and Ethnicity			
2019 White Alone	69.4%	71.3%	73.3%
2019 Black Alone	16.8%	13.8%	12.5%
2019 American Indian/Alaska Native Alone	0.6%	0.4%	0.4%
2019 Asian Alone	2.4%	3.8%	3.7%
2019 Pacific Islander Alone	0.1%	0.1%	0.1%
2019 Hispanic Origin (Any Race)	23.6%	24.2%	22.8%
Income			
2019 Median Household Income	\$44,140	\$59,679	\$65,179
2019 Average Household Income	\$57,423	\$75,278	\$80,377
Per Capita Income	\$22,651	\$27,488	\$28,675
2019 Population 25+ by Educational Attainment			
Total	3,413	31,335	60,954
High School Graduate	23.3%	21.4%	23.0%
GED/Alternative Credential	3.0%	4.0%	3.9%
Some College, No Degree	21.5%	25.4%	24.4%
Associate Degree	15.2%	11.0%	11.5%
Bachelor's Degree	19.5%	20.6%	20.1%
Graduate/Professional Degree	8.7%	10.5%	9.9%
Data for all businesses in area			
Total Businesses:	555	1,864	2,614
Total Employees:	4,543	15,628	20,734
Total Residential Population:	4,772	44,524	87,214
Employee/Residential Population Ratio:	0.95:1	0.35:1	0.24:1
2019 Total Daytime Population	7,402	40,017	68,726
Workers	4,915	16,778	21,797
Residents	2,487	23,239	46,929

Source: Esri, Esri and Infogroup, U.S. Census