

PROPERTY FOR SALE

9550 W US HWY 192 - CLERMONT, FL

877.518.5263 | SRDcommercial.com | 114 N. Tennessee Ave. Lakeland, FL 33801

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EXECUTIVE SUMMARY

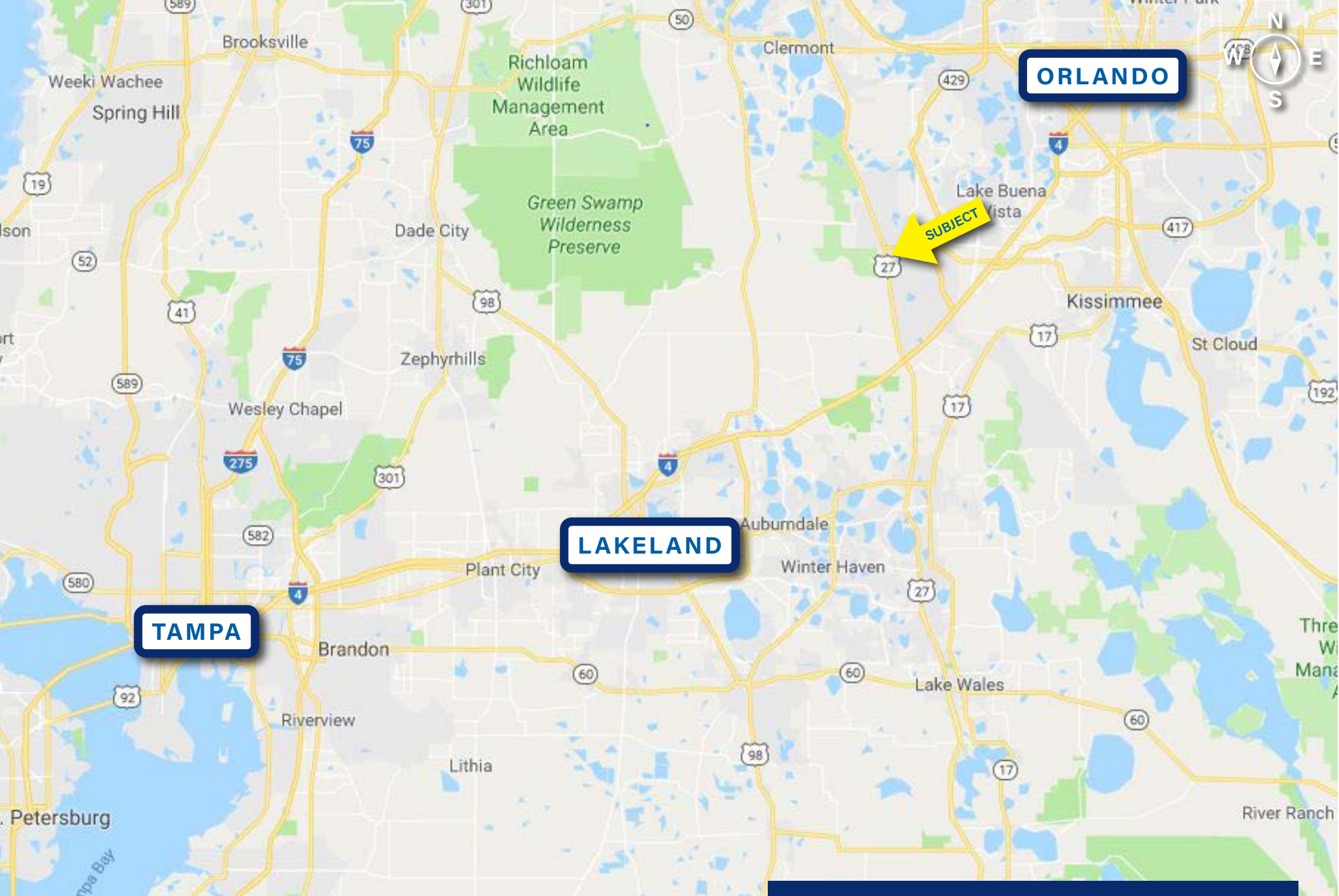
9550 US HIGHWAY 192 CLERMONT, FL 34714

This site is approximately 2.47 acres and is located directly behind the newly-constructed Aldi grocery store. Located in one of the fastest growing areas in Florida, with access to the new South Lake Hospital Out-Patient Center.

The area has a high concentration of Vacationers, Workforce Residents, Retirees, and 2nd Homeowners. The property is within 6 miles to WDW entrance, 3 miles to the HWY 429 beltway and the new Margaritaville complex.

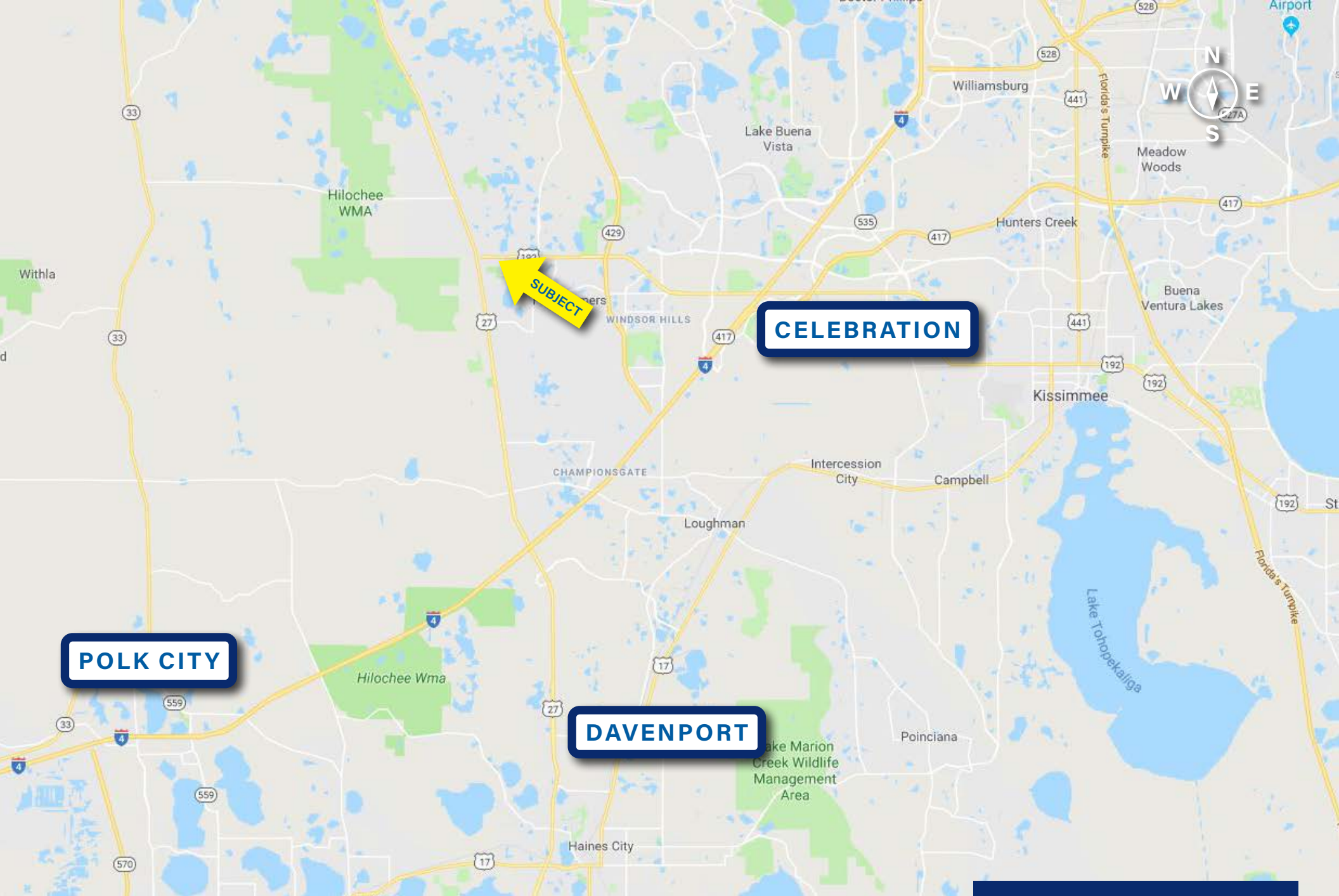
The property is high and dry, visible from US Highway 192, shared access, cross parking easements, monument signage with Aldi's and is ready for commercial development.

| | |
|--|---|
| Site Address: | 9550 US Highway 192, Clermont, FL 34714 |
| County: | Polk |
| PIN (Property Identification Number): | 262501000000013090 |
| Land Size: | 2.47 +/- acres |
| Property Use: | Vacant Commercial |
| Utilities: | On-site (Polk County) |
| Zoning: | RACX |
| Taxes: | TBD: Parcel sub-divide |
| Traffic Count: | 56,000 cars/day on US Highway 192 |
| Price: | \$975,500 |



Located in the Lakeland - Winter Haven MSA

REGIONAL LOCATION MAP



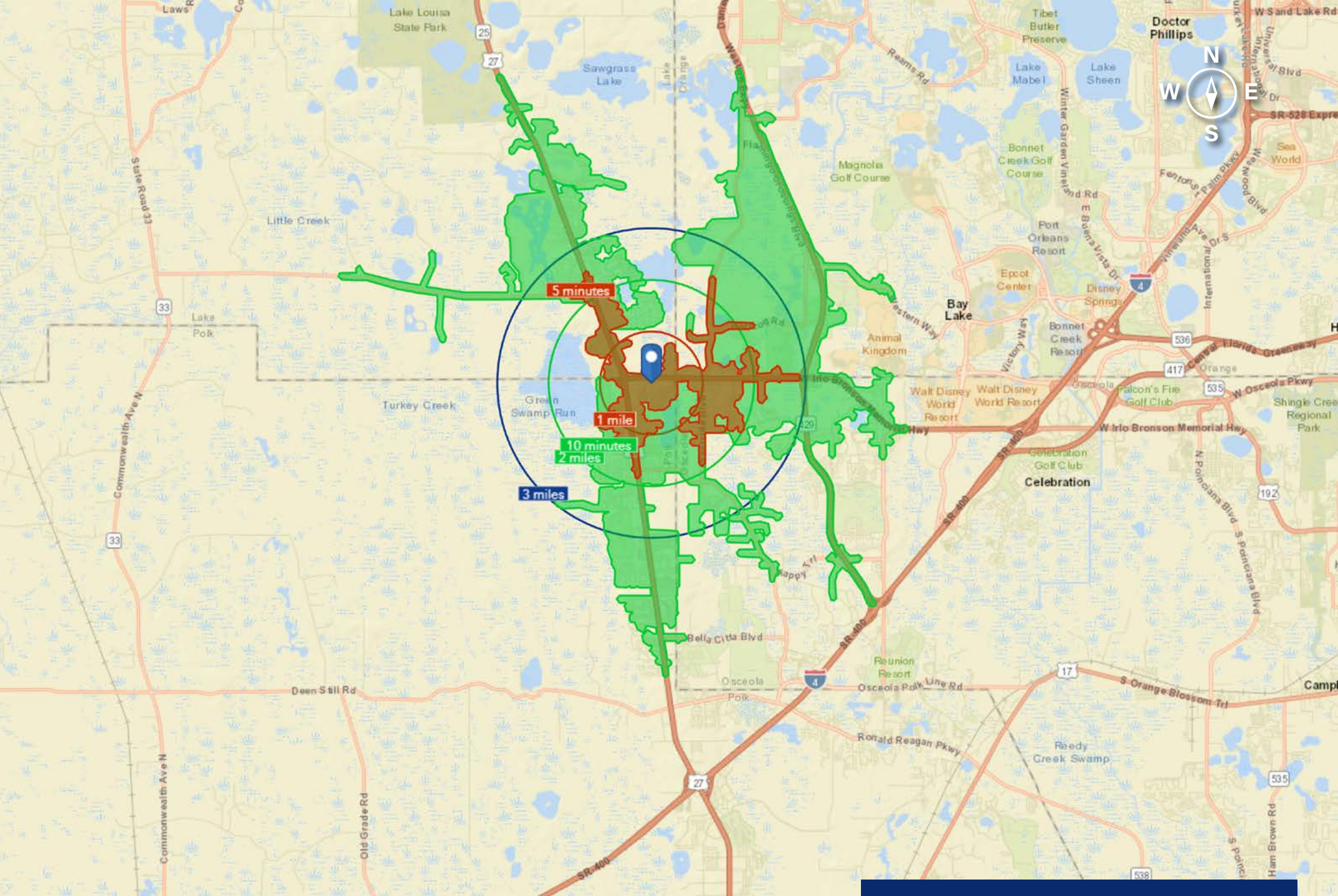
CELEBRATION

POLK CITY

DAVENPORT

LOCATION MAP

Located at the "Four Corners" of Polk, Lake, Orange, and Osceola Counties.



1, 2, 3 mile radius

5, 10 minute drive time

DEMOGRAPHICS MAP

BENCHMARK DEMOGRAPHICS

| | 1 Mile | 2 Miles | 3 Miles | 5 Mins | 10 Mins | Polk | Orlando MSA | FL | US |
|--|----------|----------|----------|----------|----------|----------|-------------|------------|-------------|
| Population | 3,516 | 17,032 | 24,408 | 8,443 | 33,124 | 667,696 | 2,500,950 | 20,875,686 | 330,088,686 |
| Households | 1,659 | 7,014 | 9,646 | 3,803 | 12,223 | 249,123 | 925,068 | 8,152,541 | 124,110,001 |
| Families | 1,068 | 4,517 | 6,405 | 2,374 | 8,725 | 173,193 | 616,987 | 5,273,287 | 81,631,156 |
| Average Household Size | 2.12 | 2.43 | 2.53 | 2.22 | 2.71 | 2.63 | 2.65 | 2.51 | 2.59 |
| Owner Occupied Housing Units | 1,040 | 3,624 | 5,351 | 1,803 | 7,291 | 169,591 | 553,095 | 5,193,134 | 78,262,285 |
| Renter Occupied Housing Units | 619 | 3,390 | 4,295 | 2,000 | 4,932 | 79,532 | 371,973 | 2,959,407 | 45,847,716 |
| Median Age | 55.7 | 41.2 | 39.3 | 40.6 | 37.1 | 41.4 | 37.3 | 42.3 | 38.3 |
| Housing Unit/Household Ratio | 1.73 | 1.69 | 1.85 | 1.48 | 2.03 | 1.27 | 1.20 | 1.24 | |
| Adjusted Population | 6,076 | 28,861 | 45,140 | 12,485 | 67,124 | 832,233 | 2,931,932 | 25,332,923 | |
| <i>Income</i> | | | | | | | | | |
| Median Household Income | \$47,171 | \$47,382 | \$49,848 | \$45,943 | \$52,057 | \$47,429 | \$53,891 | \$52,098 | \$58,100 |
| Average Household Income | \$59,753 | \$59,760 | \$62,906 | \$59,689 | \$64,928 | \$64,107 | \$75,841 | \$75,281 | \$83,694 |
| Per Capita Income | \$27,312 | \$24,198 | \$24,466 | \$25,176 | \$23,566 | \$24,475 | \$28,572 | \$29,913 | \$31,950 |
| <i>Trends: 2015 - 2020 Annual Growth Rate</i> | | | | | | | | | |
| Population | 1.73% | 2.90% | 3.25% | 3.33% | 3.31% | 1.55% | 2.03% | 1.41% | 0.83% |
| Households | 1.49% | 2.76% | 3.09% | 3.08% | 3.16% | 1.48% | 1.94% | 1.36% | 0.79% |
| Families | 1.38% | 2.60% | 2.97% | 3.00% | 3.08% | 1.42% | 1.89% | 1.30% | 0.71% |
| Owner HHs | 2.01% | 3.04% | 3.39% | 3.47% | 3.59% | 2.07% | 2.52% | 1.91% | 1.16% |
| Median Household Income | 2.27% | 2.20% | 2.04% | 2.69% | 2.30% | 2.65% | 2.61% | 2.52% | 2.50% |

There is good population density within a 2-mile radius with 17,032 people. The Population Growth Rate of 2.90% indicates a rapidly growing area within the same radius.

BENCHMARK DEMOGRAPHICS

1 Mile 2 Miles 3 Miles 5 Mins 10 Mins Polk Orlando FL US
MSA

Households by Income

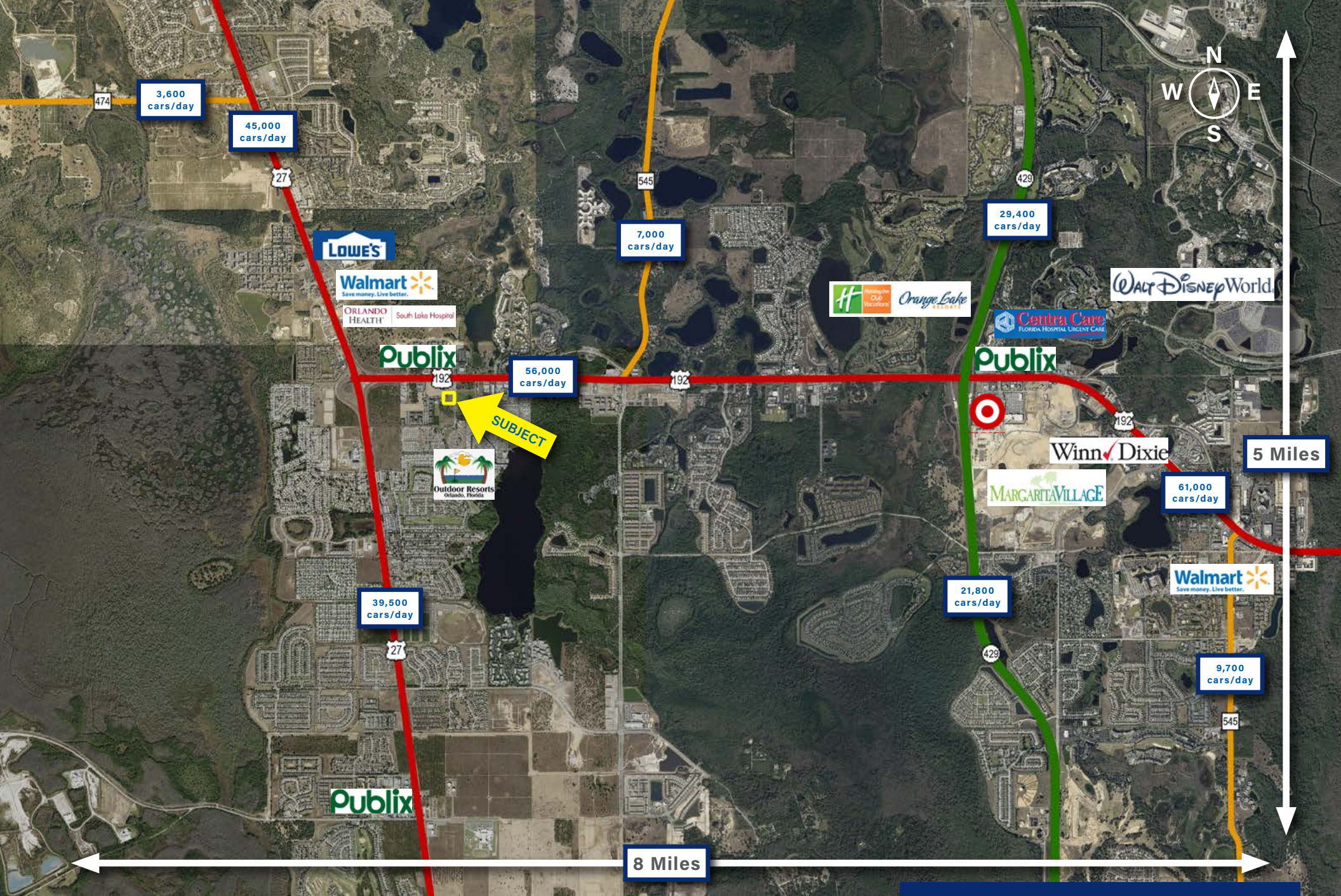
| | | | | | | | | | |
|-----------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| <\$15,000 | 5.50% | 6.90% | 7.60% | 7.40% | 7.90% | 12.10% | 10.30% | 11.70% | 11.20% |
| \$15,000 - \$24,999 | 16.80% | 13.40% | 12.10% | 15.50% | 11.90% | 11.70% | 10.00% | 10.60% | 9.40% |
| \$25,000 - \$34,999 | 9.20% | 12.30% | 11.90% | 12.30% | 10.60% | 11.80% | 10.70% | 10.70% | 9.30% |
| \$35,000 - \$49,999 | 21.50% | 19.90% | 18.50% | 18.70% | 16.90% | 16.60% | 14.60% | 14.70% | 12.80% |
| \$50,000 - \$74,999 | 23.60% | 23.10% | 22.10% | 20.80% | 21.40% | 19.90% | 19.50% | 18.70% | 17.60% |
| \$75,000 - \$99,999 | 10.80% | 11.10% | 12.20% | 10.60% | 14.10% | 12.30% | 12.30% | 11.90% | 12.50% |
| \$100,000 - \$149,999 | 10.20% | 10.60% | 11.90% | 11.90% | 13.20% | 9.90% | 12.90% | 12.10% | 14.40% |
| \$150,000 - \$199,999 | 1.00% | 1.20% | 1.80% | 1.40% | 2.40% | 2.90% | 4.70% | 4.50% | 6.00% |
| \$200,000+ | 1.50% | 1.40% | 1.80% | 1.40% | 1.60% | 2.90% | 4.90% | 5.10% | 6.70% |

Population by Age

| | | | | | | | | | |
|---------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| 0 - 4 | 4.00% | 5.60% | 6.00% | 5.60% | 6.60% | 6.00% | 5.80% | 5.30% | 6.00% |
| 5 - 9 | 4.20% | 5.60% | 5.90% | 5.50% | 6.50% | 6.00% | 5.90% | 5.40% | 6.20% |
| 10 - 14 | 3.70% | 5.40% | 5.70% | 5.10% | 6.40% | 6.00% | 6.00% | 5.60% | 6.30% |
| 15 - 19 | 2.90% | 4.90% | 5.20% | 4.60% | 5.80% | 5.90% | 6.30% | 5.70% | 6.40% |
| 20 - 24 | 3.20% | 5.20% | 5.70% | 5.50% | 6.00% | 5.90% | 7.50% | 6.30% | 6.90% |
| 25 - 34 | 11.20% | 14.50% | 15.10% | 15.60% | 15.50% | 12.70% | 15.40% | 13.20% | 13.90% |
| 35 - 44 | 11.00% | 13.50% | 13.80% | 13.40% | 14.00% | 11.40% | 12.80% | 11.70% | 12.50% |
| 45 - 54 | 9.10% | 11.80% | 12.20% | 11.20% | 12.70% | 11.80% | 12.90% | 12.70% | 12.80% |
| 55 - 64 | 11.30% | 11.40% | 11.20% | 10.80% | 10.80% | 13.10% | 12.30% | 13.60% | 13.00% |
| 65 - 74 | 18.10% | 11.90% | 10.60% | 11.70% | 9.20% | 12.10% | 9.00% | 11.50% | 9.40% |
| 75 - 84 | 16.50% | 8.10% | 6.70% | 8.50% | 5.10% | 6.60% | 4.30% | 6.30% | 4.60% |
| 85+ | 4.80% | 2.10% | 1.70% | 2.50% | 1.30% | 2.40% | 1.70% | 2.70% | 2.00% |

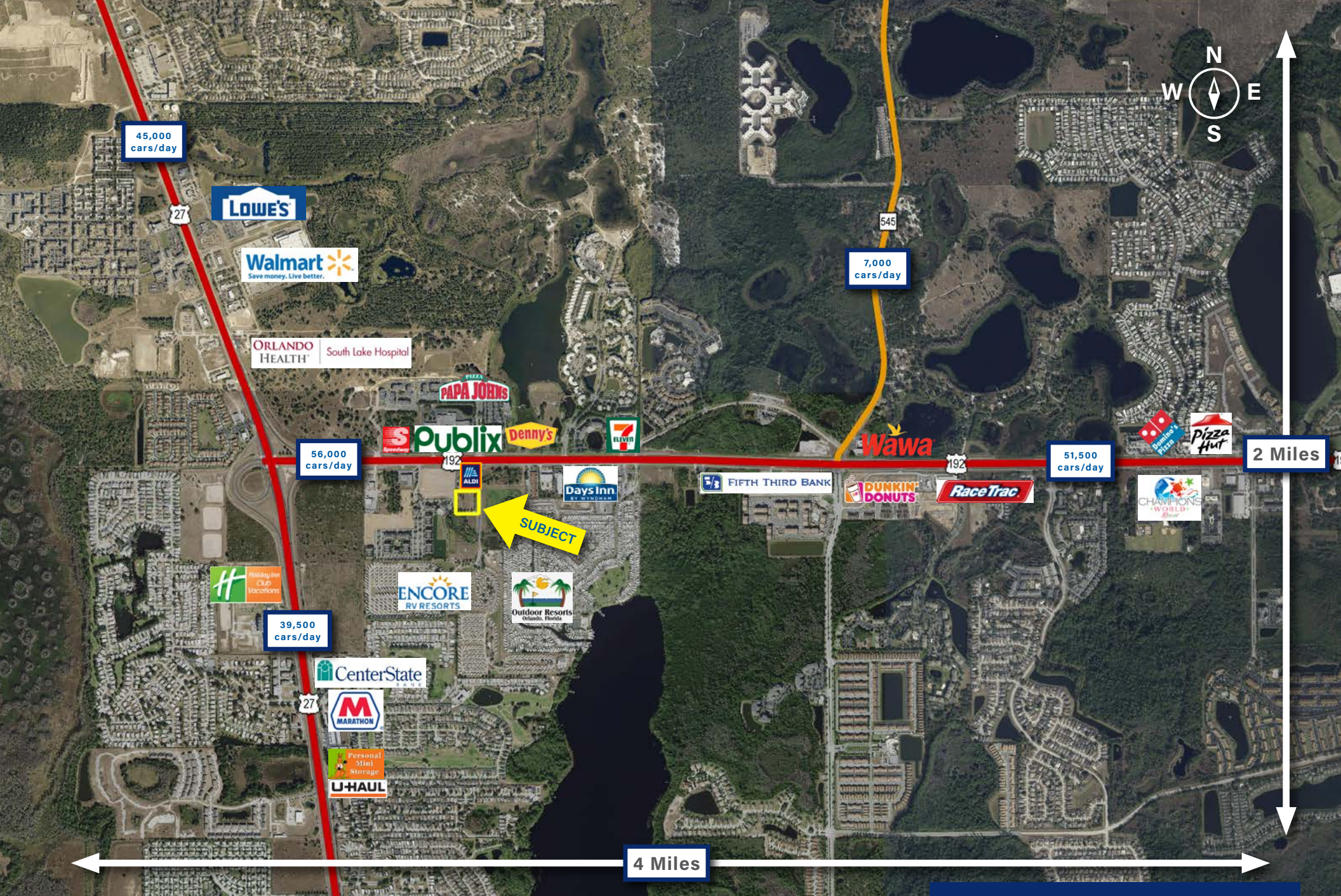
Race and Ethnicity

| | | | | | | | | | |
|----------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| White Alone | 83.40% | 74.90% | 73.90% | 75.60% | 71.10% | 72.30% | 66.70% | 73.00% | 69.90% |
| Black Alone | 5.10% | 8.20% | 8.40% | 7.60% | 9.40% | 15.30% | 17.10% | 16.40% | 12.90% |
| American Indian Alone | 0.70% | 0.70% | 0.60% | 0.50% | 0.60% | 0.50% | 0.40% | 0.40% | 1.00% |
| Asian Alone | 1.20% | 2.10% | 2.80% | 2.30% | 3.10% | 1.90% | 4.40% | 2.80% | 5.70% |
| Pacific Islander Alone | 0.10% | 0.20% | 0.20% | 0.10% | 0.20% | 0.10% | 0.10% | 0.10% | 0.20% |
| Some Other Race Alone | 7.10% | 10.30% | 10.40% | 10.40% | 11.50% | 7.00% | 7.50% | 4.30% | 6.90% |
| Two or More Races | 2.40% | 3.60% | 3.80% | 3.50% | 4.10% | 3.00% | 3.80% | 3.00% | 3.40% |
| Hispanic Origin (Any Race) | 27.30% | 35.90% | 36.30% | 35.10% | 38.30% | 22.60% | 31.00% | 25.90% | 18.30% |



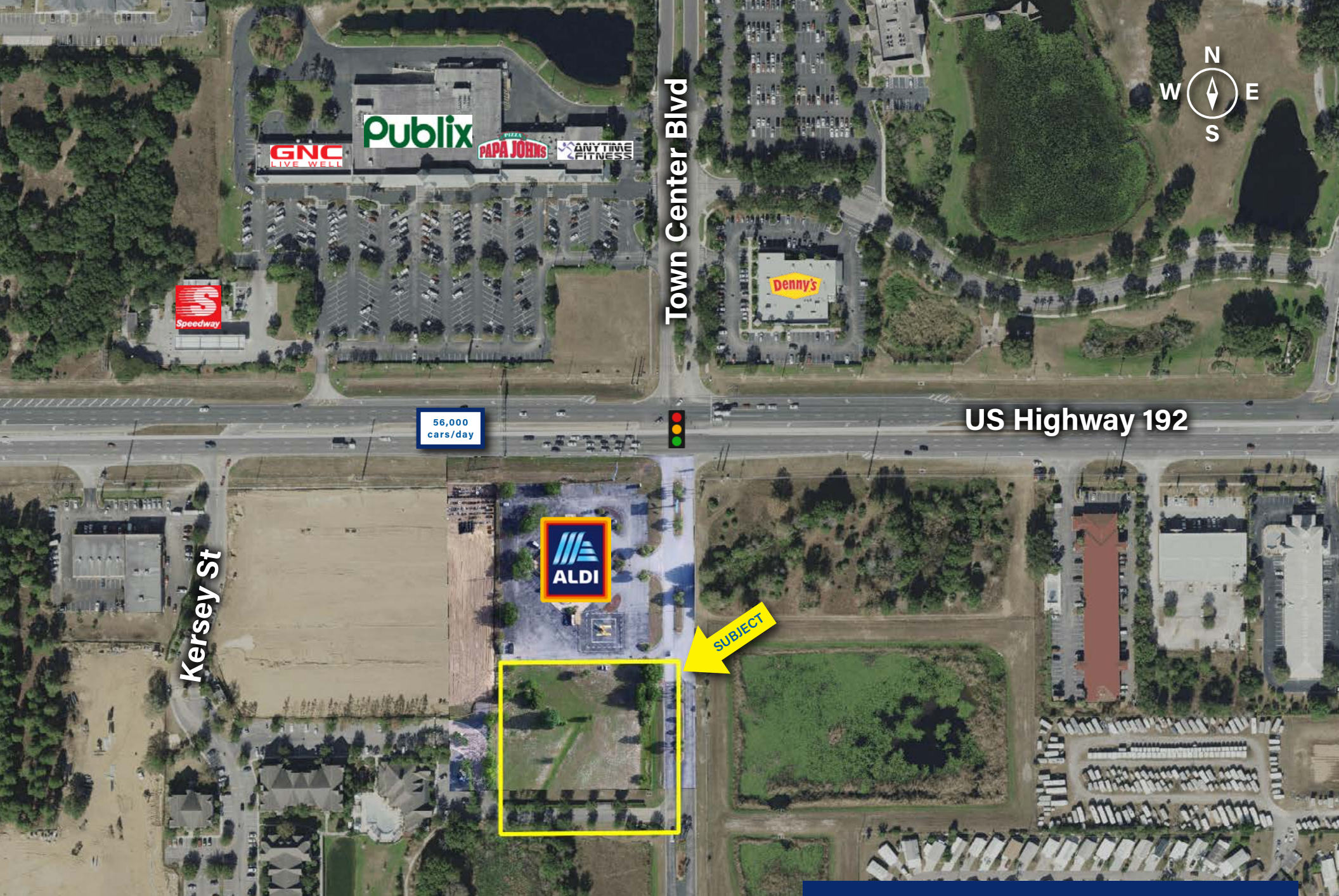
MARKET AREA MAP

The subject is located near the intersection of US 192 and US 27. The entrance to Walt Disney World is just 6 miles east of the subject property.



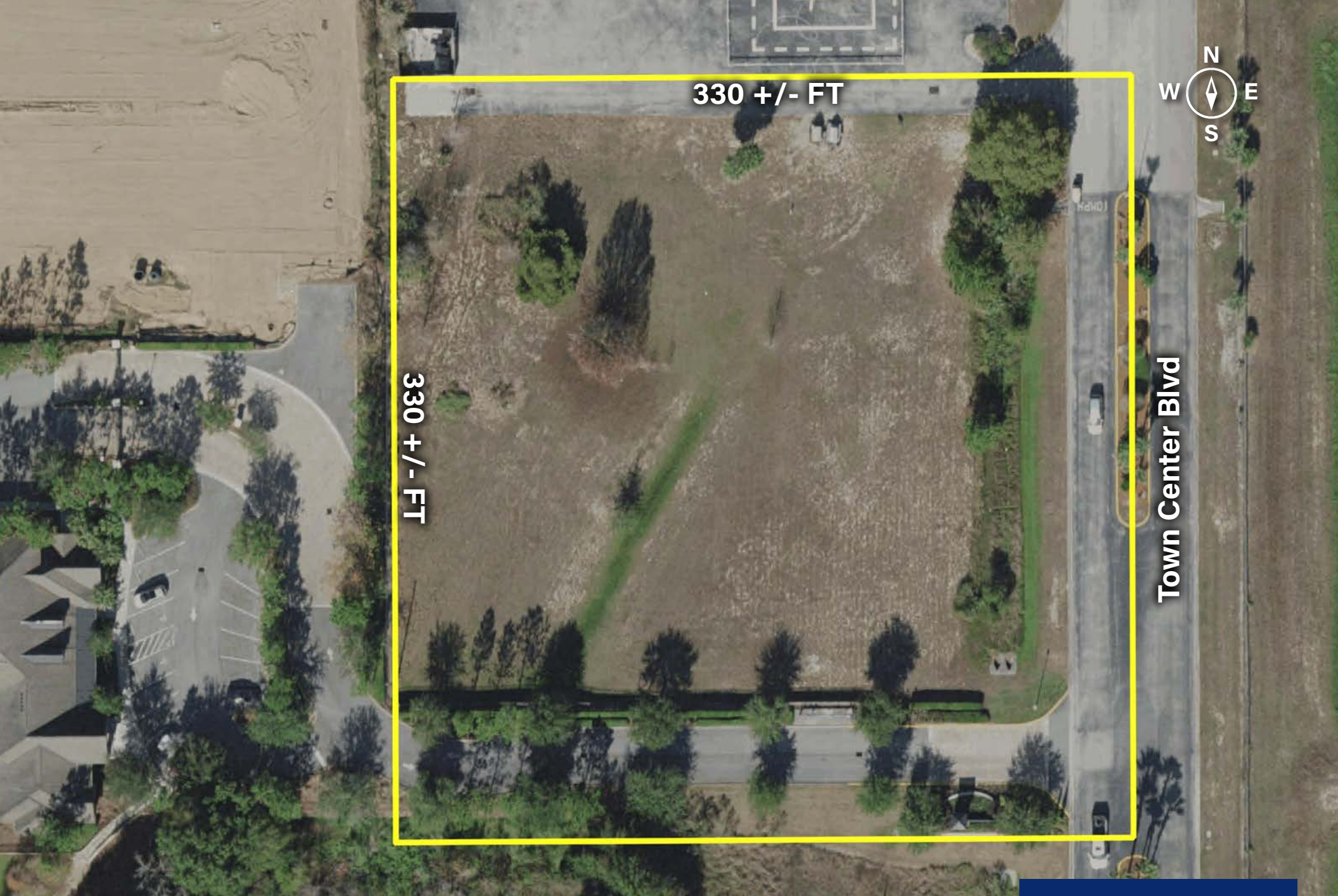
TRADE AREA MAP

Located within a rapidly growing trade area with a large amount of new construction, including the new South Lake Hospital campus to the north.



Aldi has recently purchased the property to the north, which shares an intersection with Publix.

NEIGHBORHOOD AERIAL



330 +/- FT

330 +/- FT



Town Center Blvd

SITE AERIAL

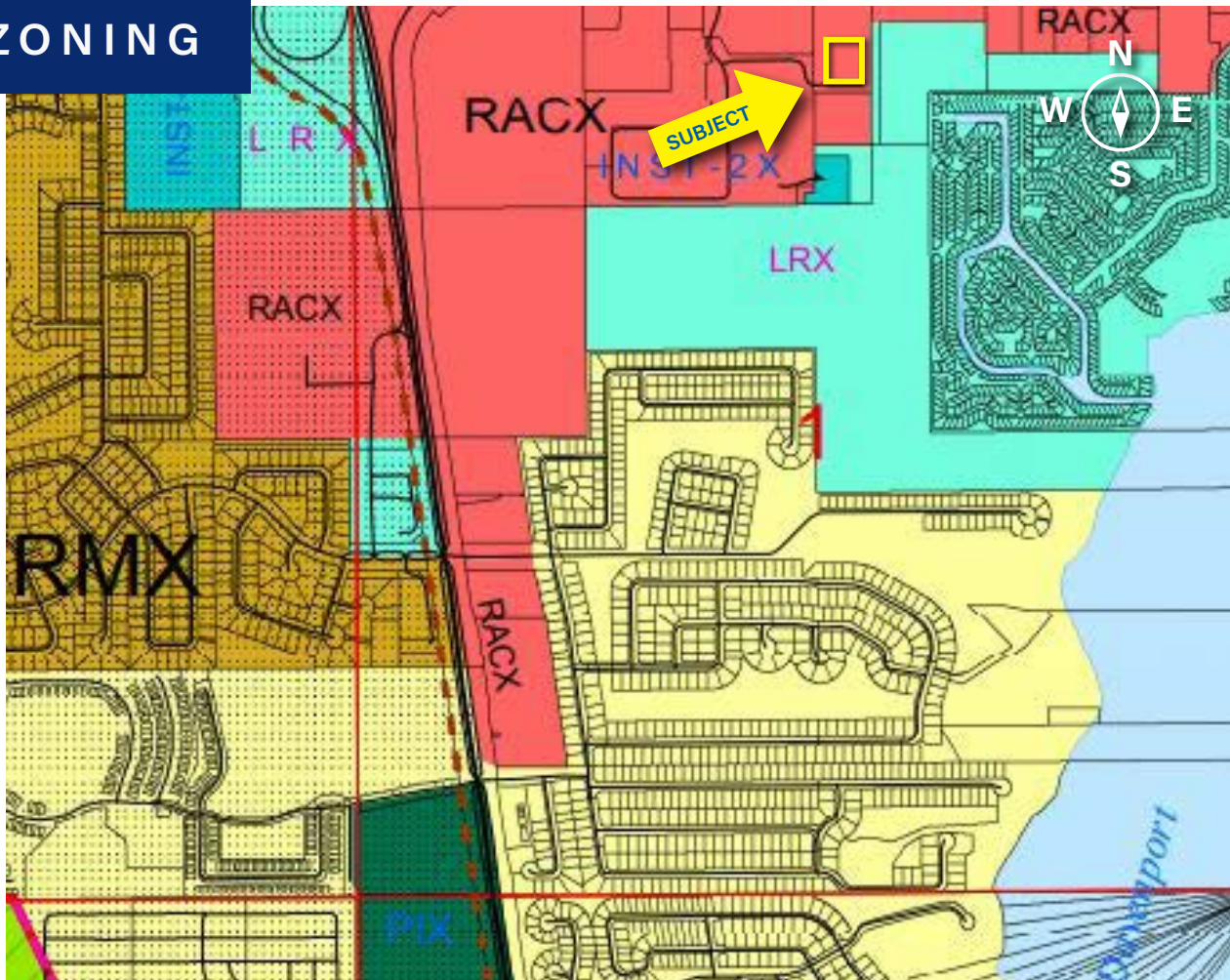
The northern portion of the parcel abuts the new Aldi parcel.



The corner of US HWY 192 and US HWY 27, across the street from the subject property.

SITE CONCEPT

ZONING



Regional Activity Center (RACX)

Permitted and Conditional uses include office, retail, and residential. For more information please see the North US 27 SAP information at the link below:

<https://www.polk-county.net/docs/default-source/land-development/chapter-4.pdf?sfvrsn=10>

-  RACX
-  LRX
-  RL-1X
-  RMX



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