

FOR LEASE

## Prime Retail Frontage on US-27

NEC Hwy 27 &amp; Hooks St | Clermont, FL



PURE BARRE NOW OPEN! LAST SPACE REMAINING

## 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

ALEX BISBEE

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## Traffic Counts

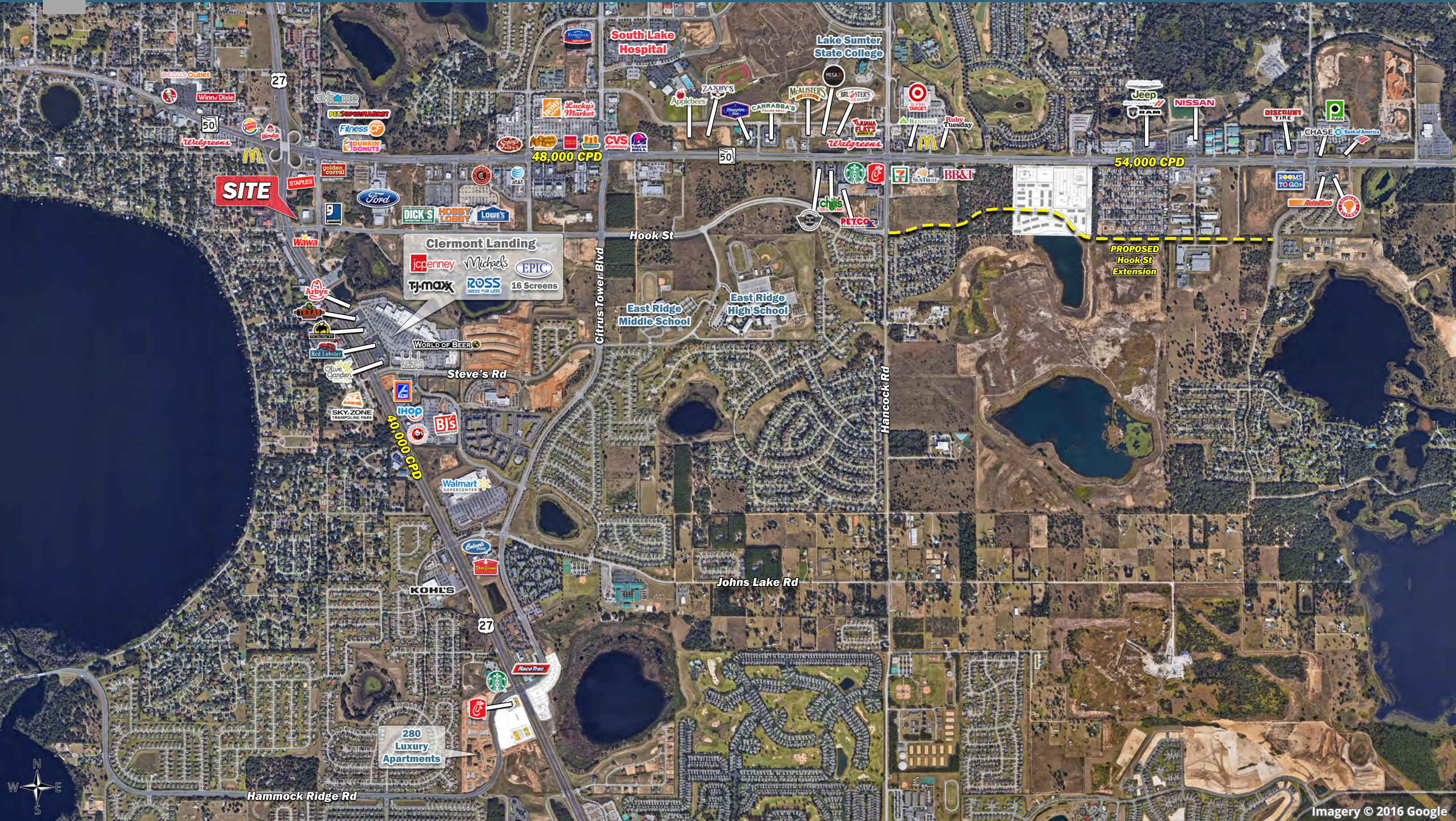
US Hwy 27	39,000 VPD
US Hwy 50	48,500 VPD

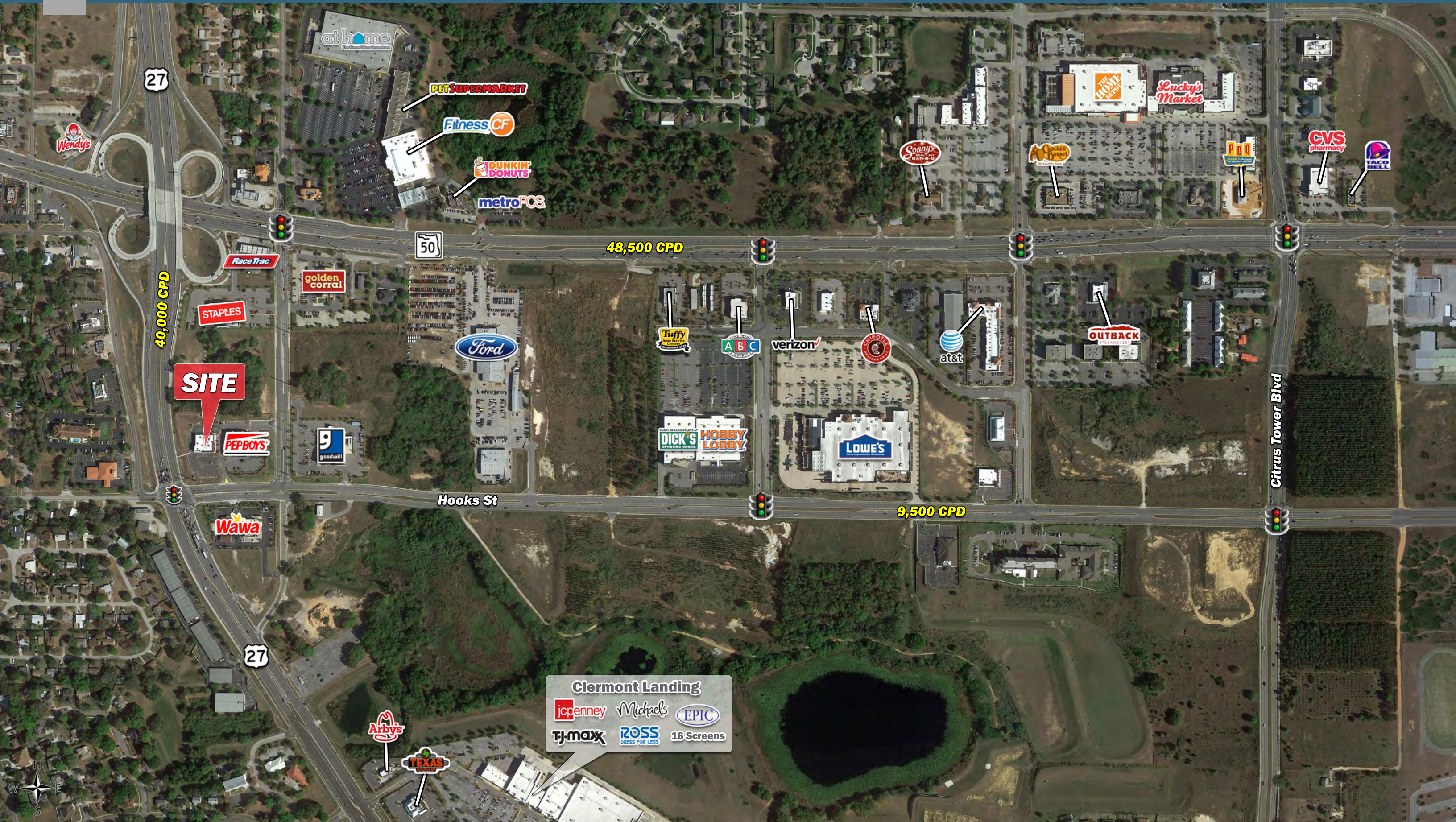
Year: 2019 | Source: FDOT

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**SITE**

40,000 CPD

48,500 CPD

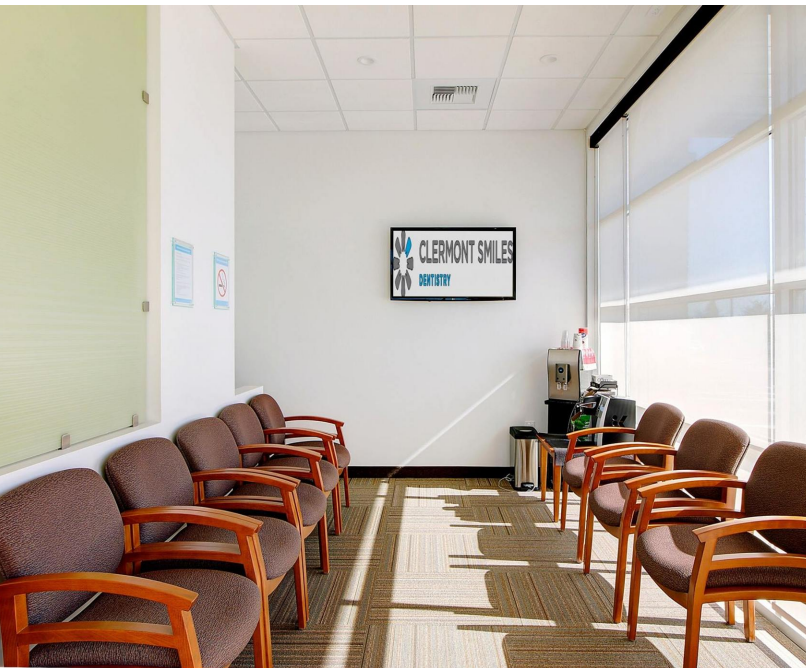
9,500 CPD

**Clermont Landing**



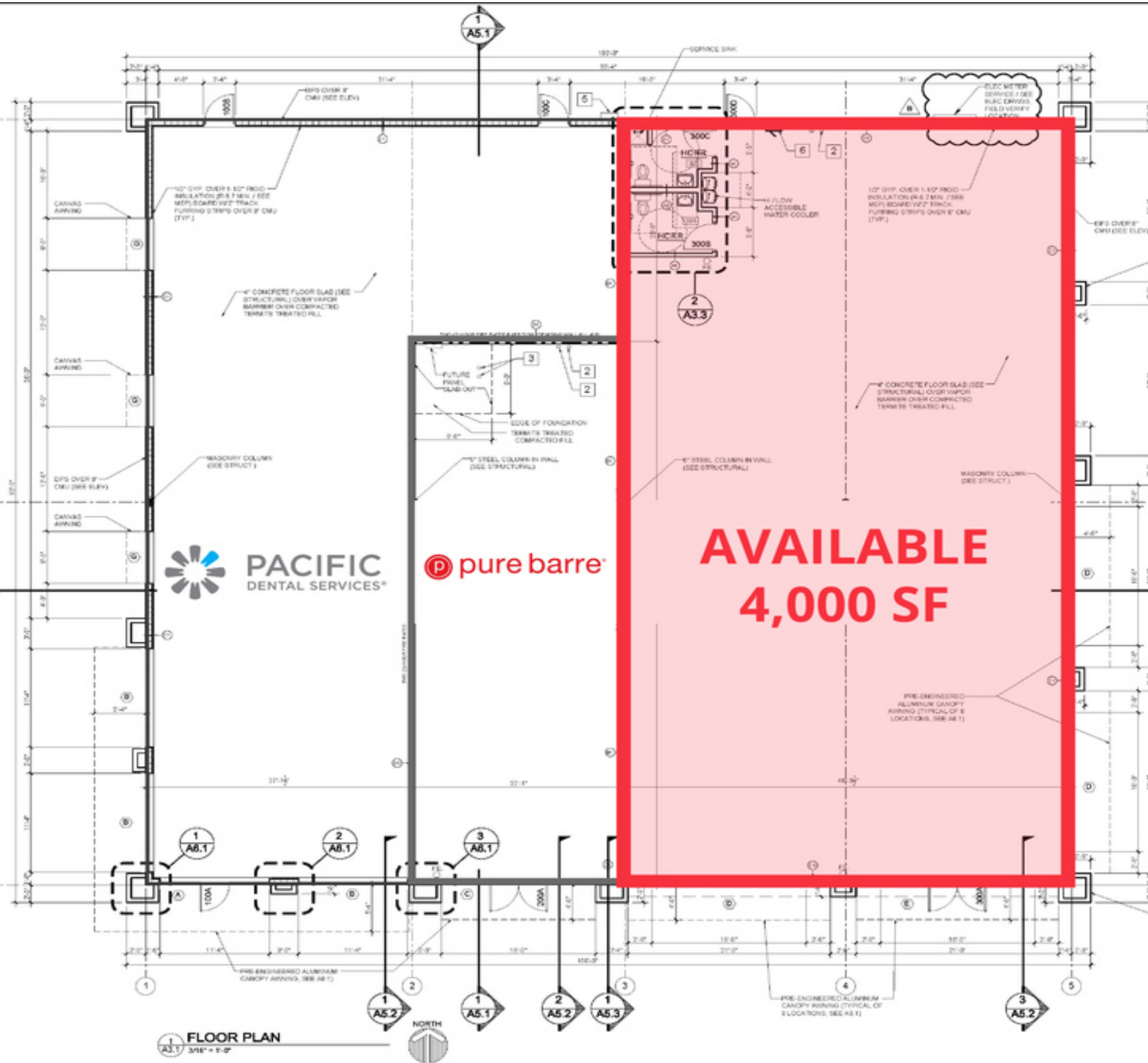
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# Executive Summary

NEC Hwy 27 & Hooks St | Clermont, FL



	1 mile	3 miles	5 miles
<b>Population</b>			
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
<b>Households</b>			
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
<b>Housing Units</b>			
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
<b>Race and Ethnicity</b>			
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%
<b>Income</b>			
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
<b>2019 Population 25+ by Educational Attainment</b>			
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%
<b>Data for all businesses in area</b>			
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