

GROUND LEASE OR BUILD TO SUIT - CLERMONT, FL

# CLERMONT 6.3 ACRE RETAIL PARCEL

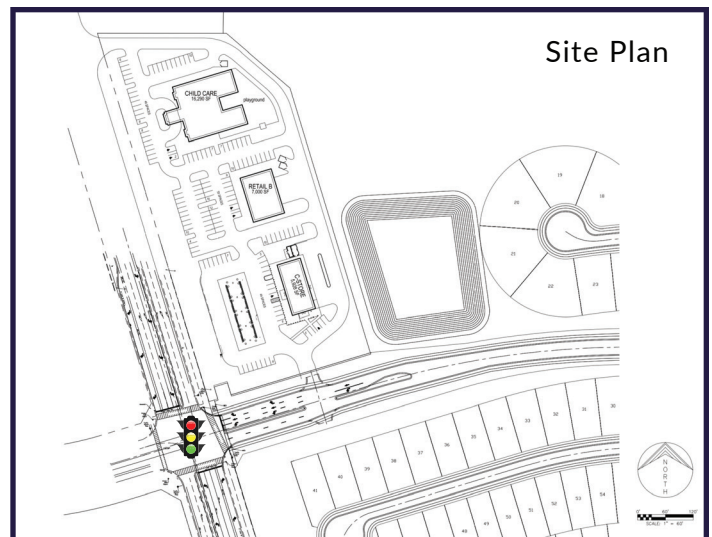
NORTHEAST OF OLD HIGHWAY 50 & NORTH HANCOCK ROAD



6.3 Acre Retail Parcel/Off-site Stormwater

## PROPERTY HIGHLIGHTS

- 6.3 Acres / Off-site Stormwater
- City of Clermont
- Located next to the signalized intersection of Hancock Road and Old Highway 50
- 2.1 miles from the Minneola/Turnpike Exchange
- Less than 2 miles from US 27 & Old Hwy 50
- Less than 2 miles from Florida's Turnpike
- Surrounded by 10+ residential communities
- South Lake Hospital health, wellness and education campus in close proximity



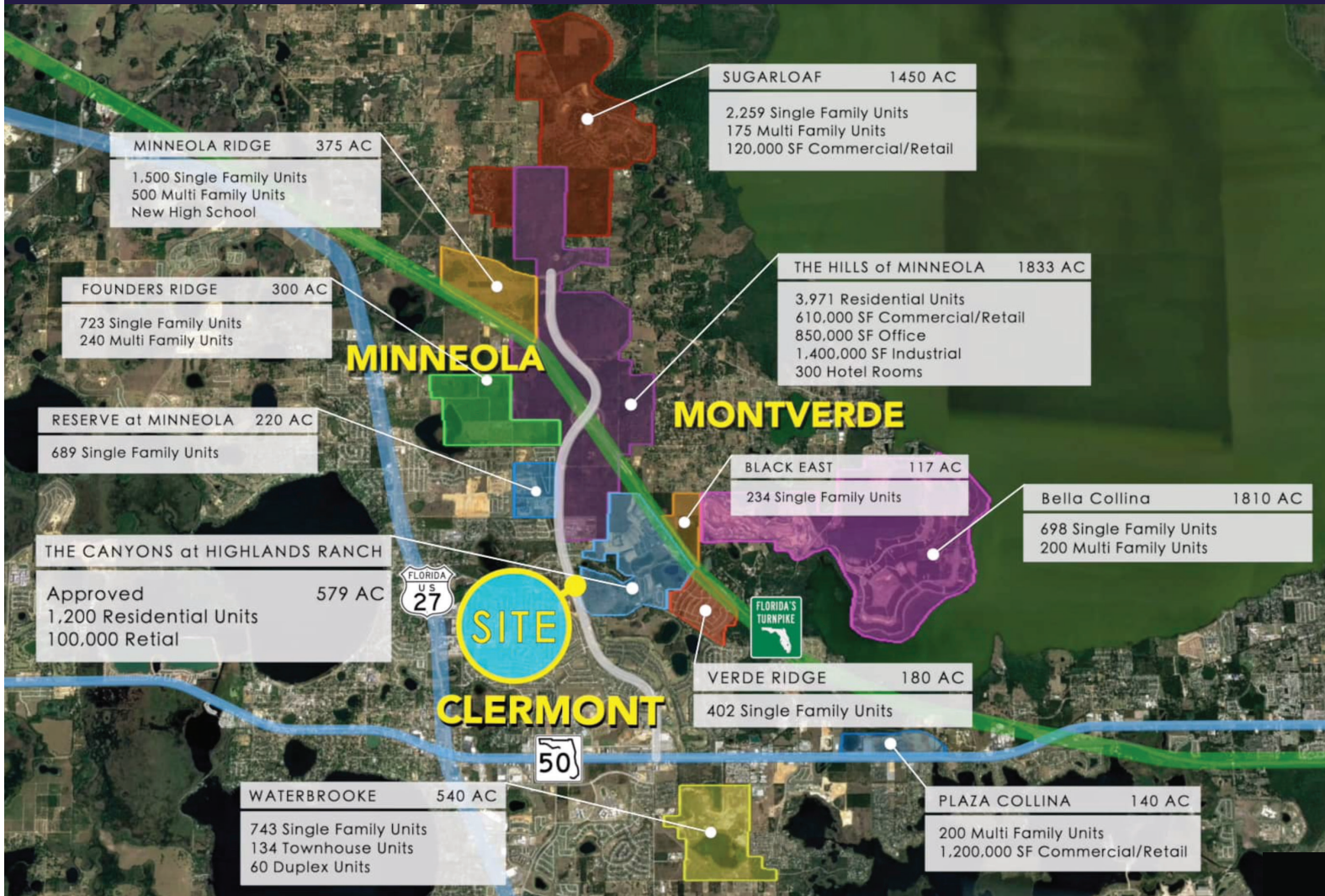
### FOR MORE INFORMATION CONTACT:

**Pineloch Management Corp.**  
407.859.3550 | info@pineloch.com  
102 W. Pineloch Ave, Suite 10  
Orlando FL 32806

**407.859.3550**



# NORTHEAST OF OLD HWY 50 & N. HANCOCK ROAD - CLERMONT, FL

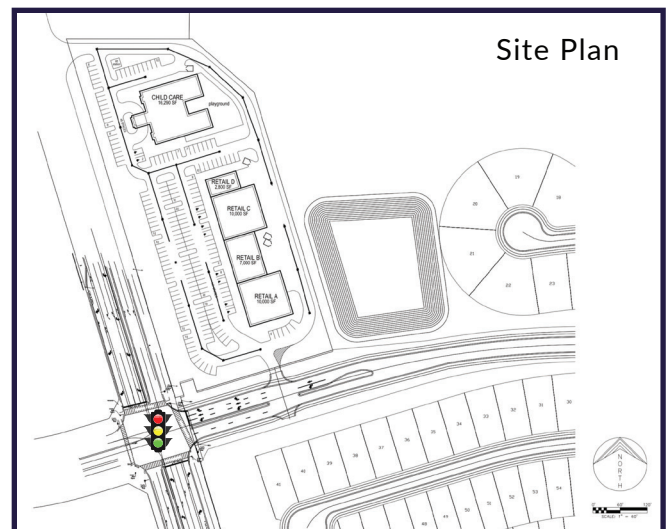


## GROUND LEASE OR BUILD TO SUIT

6.3 Acre Retail Parcel - Clermont, FL

Northeast Of Old Highway 50 & North Hancock Road

DEMOGRAPHICS	3 MILES	5 MILES
Population	34,962	65,298
Households	12,551	23,486
Average HH Income	\$70,940	\$73,874
Daytime Population	14,977	19,840



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