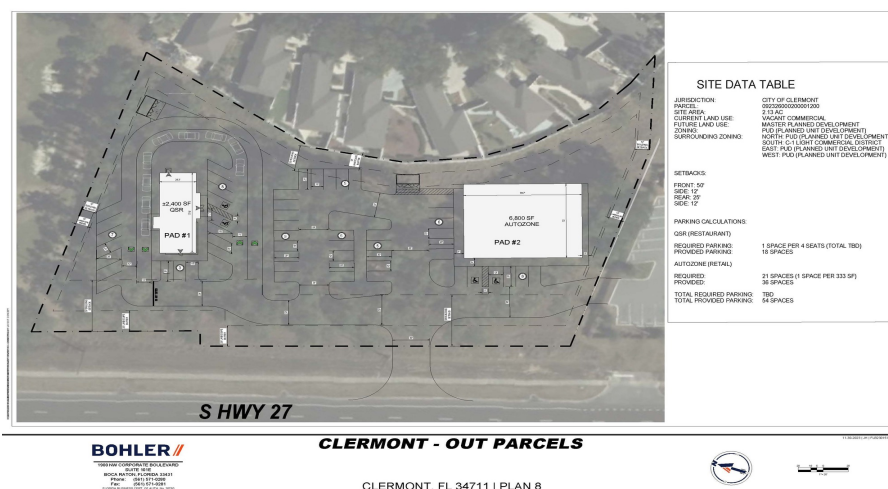




LEASE Kings Ridge Publix Pad#1 Available!

***4265-4267 S HWY 27(TO BE ADDRESSED)**

**LAST PUBLIX @ KINGS RIDGE SHADOW
ANCHORED 2 PADS FOR GROUND LEASE!**

Clermont, FL 34711

PRESENTED BY:

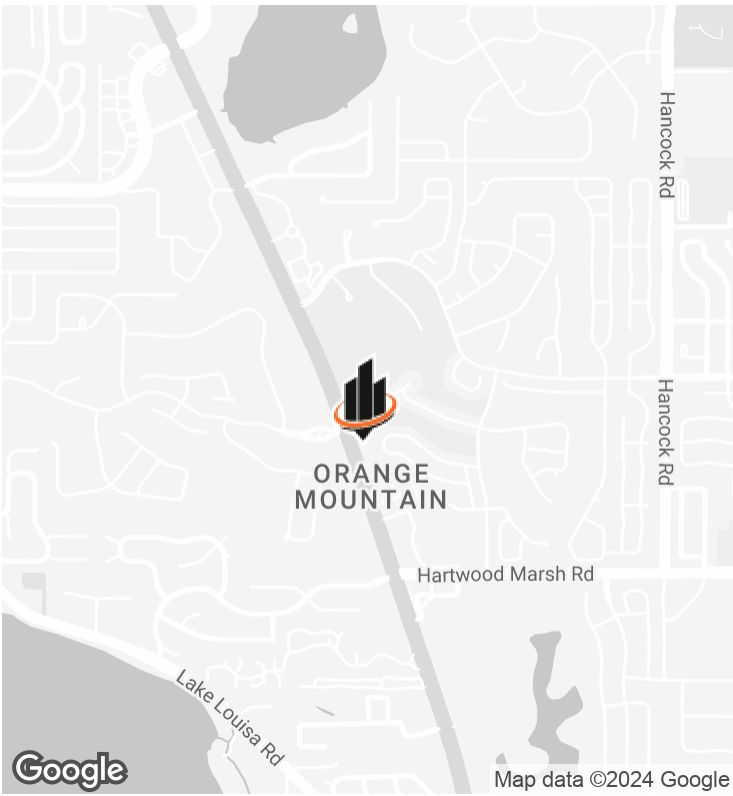
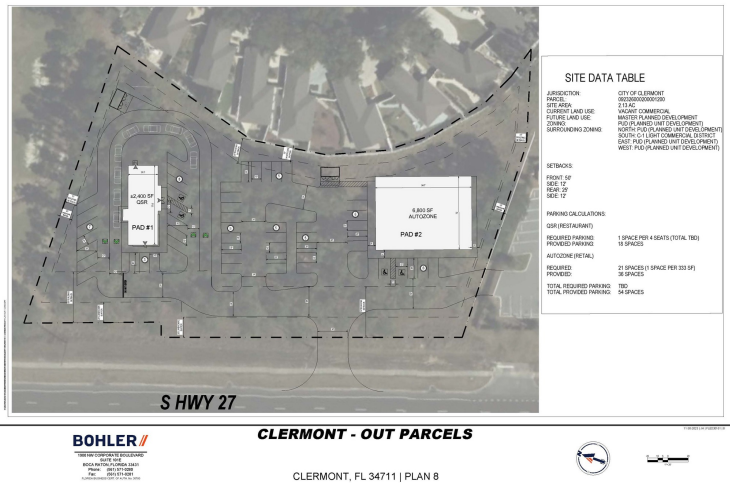
ALI MUSHTAQ

C: 407.325.1446

ali.mushtaq@svn.com

FL #SL3039910

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	Negotiable
AVAILABLE SF:	1 Acres
LOT SIZE:	2.1 Acres
ZONING:	Vacant commercial
MARKET:	Clermont
SUBMARKET:	Clermont
APN:	092326000200001200

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KINGS RIDGE PUBLIX PAD#1 AVAILABLE! | 4265 S Hwy 27 Clermont, FL 34711

PROPERTY OVERVIEW

SVN has been retained to exclusively market the Last Publix Shadow Anchored Land located in Clermont, FL & adjacent to Kings Ridge Golf Course . Land size is approximately 2.10 acres MOL. Ideal for 2 Pads development for Fast Casual, QSR Retail, or restaurant.

PROPERTY HIGHLIGHTS

- Last Kings Ridge Publix Shadow Anchored Land For Ground Lease
- Land Size 2.10 Acres MOL
- 2 pads QSR, Fast Casual, restaurant
- Adjacent to Kings Ridge Gold Course



PROPERTY DETAILS

LEASE RATE	NEGOTIABLE
------------	------------

LOCATION INFORMATION

BUILDING NAME	Kings Ridge Publix Pad#1 Available!
STREET ADDRESS	4265 S Hwy 27
CITY, STATE, ZIP	Clermont, FL 34711
COUNTY	Lake
MARKET	Clermont
SUB-MARKET	Clermont
CROSS-STREETS	Winsley Street
SIDE OF THE STREET	North

BUILDING INFORMATION

NUMBER OF LOTS	2
BEST USE	2 Retail Pad Development , QSRs , Coffee, Fast Casual

PROPERTY INFORMATION

PROPERTY TYPE	Land
PROPERTY SUBTYPE	Retail
ZONING	Vacant commercial
LOT SIZE	2.1 Acres
APN #	092326000200001200
LOT FRONTAGE	432 ft
AMENITIES	Utilities available on Highway with off site retention connection (to be verified)

PARKING & TRANSPORTATION

UTILITIES & AMENITIES

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SITE DATA TABLE

JURISDICTION:	CITY OF CLERMONT
PARCEL:	092326000200001200
SITE AREA:	2.13 AC
CURRENT LAND USE:	VACANT COMMERCIAL
FUTURE LAND USE:	MASTER PLANNED DEVELOPMENT
ZONING:	PUD (PLANNED UNIT DEVELOPMENT)
SURROUNDING ZONING:	NORTH: PUD (PLANNED UNIT DEVELOPMENT) SOUTH: C-1 LIGHT COMMERCIAL DISTRICT EAST: PUD (PLANNED UNIT DEVELOPMENT) WEST: PUD (PLANNED UNIT DEVELOPMENT)

SETBACKS:

FRONT: 50'
SIDE: 12'
REAR: 25'
SIDE: 12'

PARKING CALCULATIONS:

QSR (RESTAURANT)

REQUIRED PARKING: 1 SPACE PER 4 SEATS (TOTAL TBD)
PROVIDED PARKING: 18 SPACES

AUTOZONE (RETAIL)

REQUIRED: 21 SPACES (1 SPACE PER 333 SF)
PROVIDED: 36 SPACES

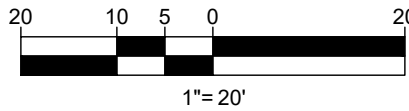
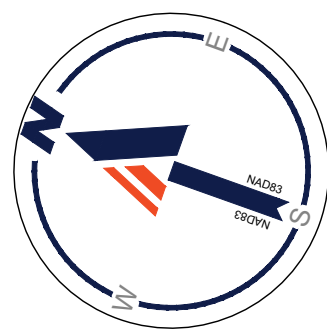
TOTAL REQUIRED PARKING: TBD
TOTAL PROVIDED PARKING: 54 SPACES



1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

CLERMONT - OUT PARCELS

CLERMONT, FL 34711 | PLAN 8



PROPERTY DETAILS

LEASE RATE	NEGOTIABLE
------------	------------

LOCATION INFORMATION

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CITY, STATE, ZIP	Clermont, FL 34711
COUNTY	Lake
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SUB-MARKET	Clermont
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SIDE OF THE STREET	North

BUILDING INFORMATION

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PARKING & TRANSPORTATION

UTILITIES & AMENITIES

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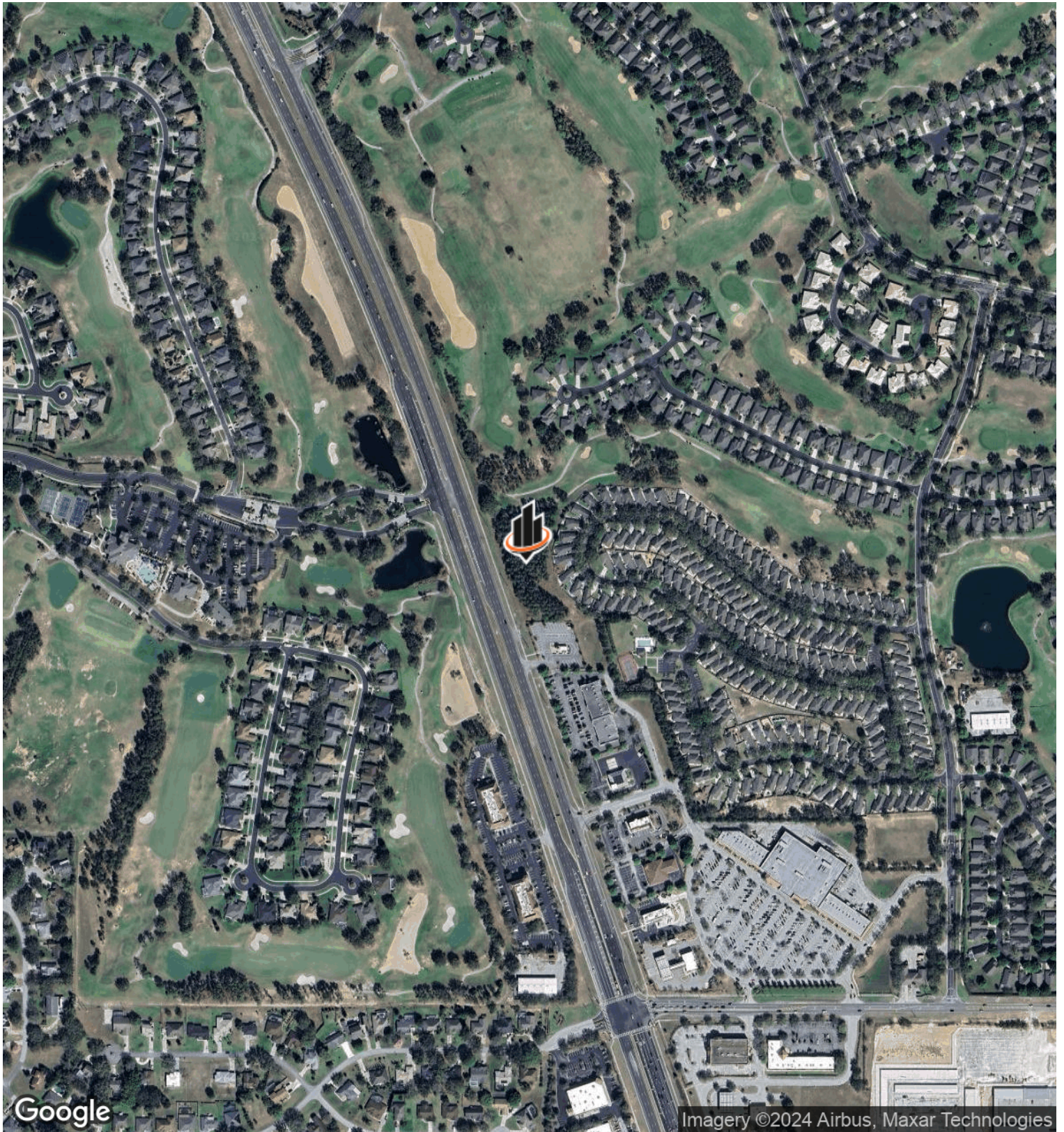
ali.mushtaq@svn.com

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KINGS RIDGE PUBLIX PAD#1 AVAILABLE! | 4265 S Hwy 27 Clermont, FL 34711



AERIAL MAP



ALI MUSHTAQ

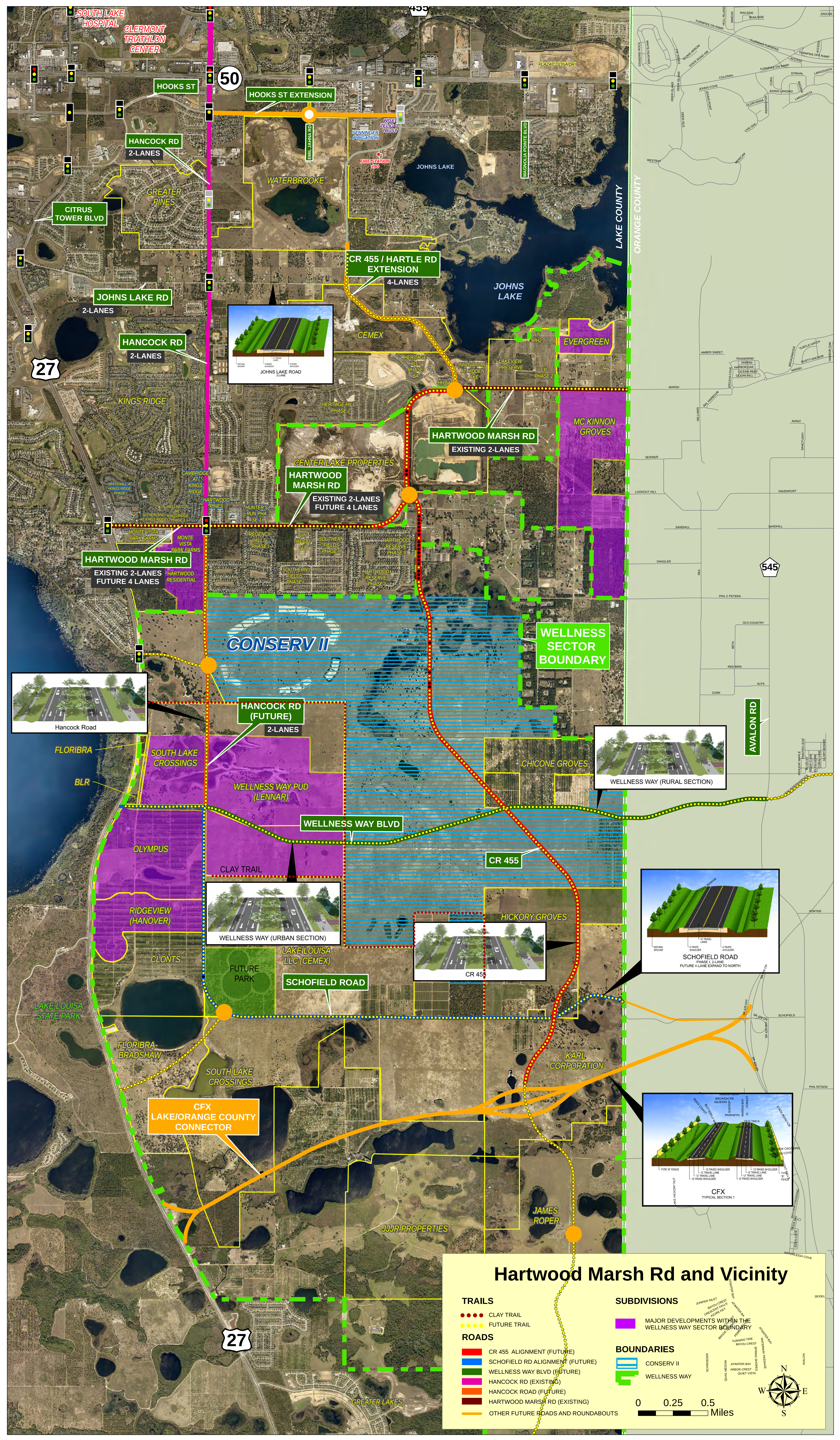
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SOUTH LAKE HOSPITAL
CLERMONT TRIATHLON CENTER

HOOKS ST

50

HOOKS ST EXTENSION

HANCOCK RD
2-LANES

EMIL JARINA RD

WATERBROOKE

CR 455 / HARTLE RD EXTENSION

4-LANES

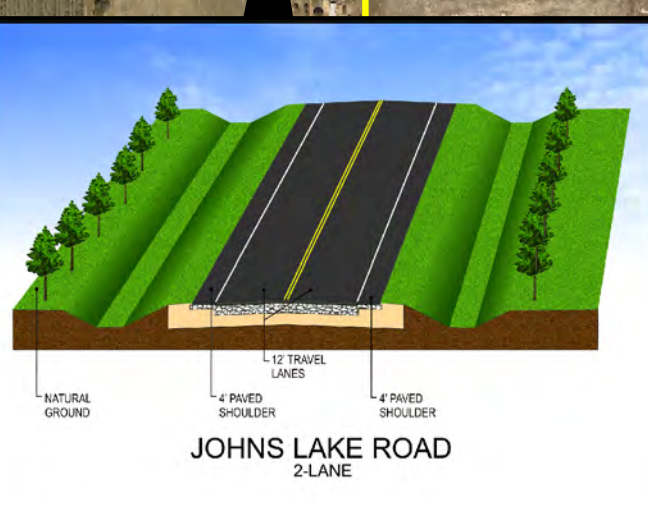
JOHNS LAKE

MAGNOLIA POINTE BLVD

LAKE COUNTY
ORANGE COUNTY

JOHNS LAKE RD
2-LANES

HANCOCK RD
2-LANES



JOHNS LAKE ROAD
2-LANE

CEMEX

HERITAGE HILLS PHASE 6A

INNOVATION AT HIDDEN LAKE

LAKEVIEW PRESERVE

LP PH2

EVERGREEN

HARTWOOD MARSH RD
EXISTING 2-LANES

CENTER LAKE PROPERTIES

HARTWOOD MARSH RD

EXISTING 2-LANES
FUTURE 4 LANES

HARTWOOD MARSH RD
EXISTING 2-LANES
FUTURE 4 LANES

CONSERV II

WELLNESS
SECTOR
BOUNDARY



Hancock Road

HANCOCK RD
(FUTURE)
2-LANES



WELLNESS WAY (RURAL SECTION)

FLORIBRA

BLR

SOUTH LAKE CROSSINGS

WELLNESS WAY PUD
(LENNAR)

WELLNESS WAY BLVD



WELLNESS WAY (URBAN SECTION)

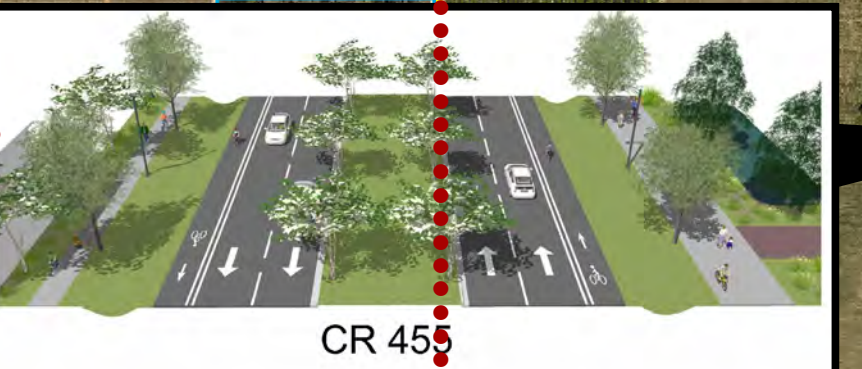
CLAY TRAIL

SCHOFIELD ROAD

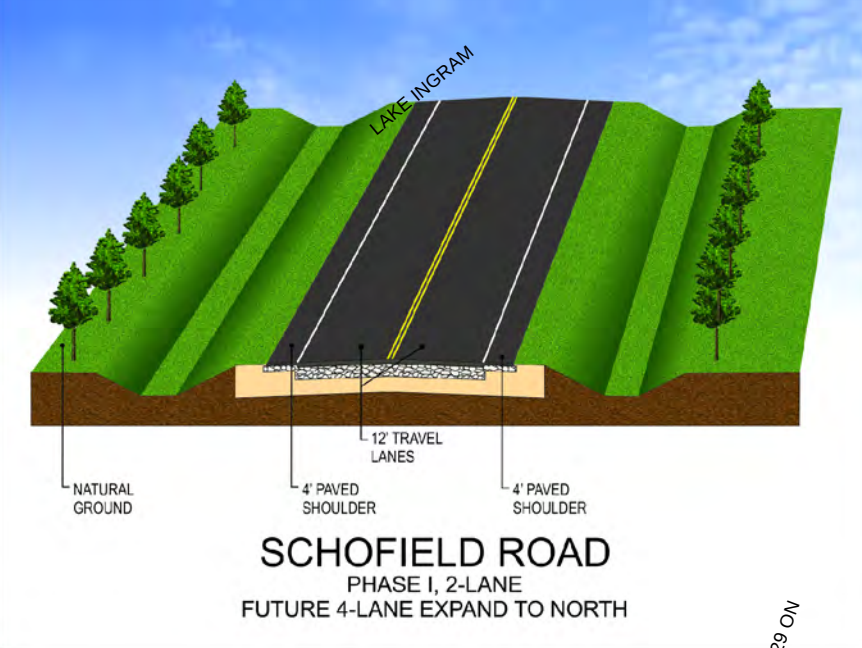
LAKE LOUISA LLC (CEMEX)

FUTURE PARK

HICKORY GROVES



CR 455



SCHOFIELD ROAD
PHASE I, 2-LANE
FUTURE 4-LANE EXPAND TO NORTH

FLORIBRA-BRADSHAW

SOUTH LAKE CROSSINGS

CFX LAKE/ORANGE COUNTY CONNECTOR

KARL CORPORATION

JAMES ROPER

JJJR PROPERTIES

27

GREATER LAKES

Hartwood Marsh Rd and Vicinity

TRAILS

- CLAY TRAIL
- FUTURE TRAIL

ROADS

- CR 455 ALIGNMENT (FUTURE)
- SCHOFIELD RD ALIGNMENT (FUTURE)
- WELLNESS WAY BLVD (FUTURE)
- HANCOCK RD (EXISTING)
- HANCOCK ROAD (FUTURE)
- HARTWOOD MARSH RD (EXISTING)
- OTHER FUTURE ROADS AND ROUNDABOUTS

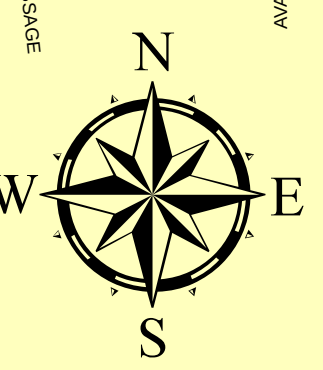
SUBDIVISIONS

- MAJOR DEVELOPMENTS WITHIN THE WELLNESS WAY SECTOR BOUNDARY

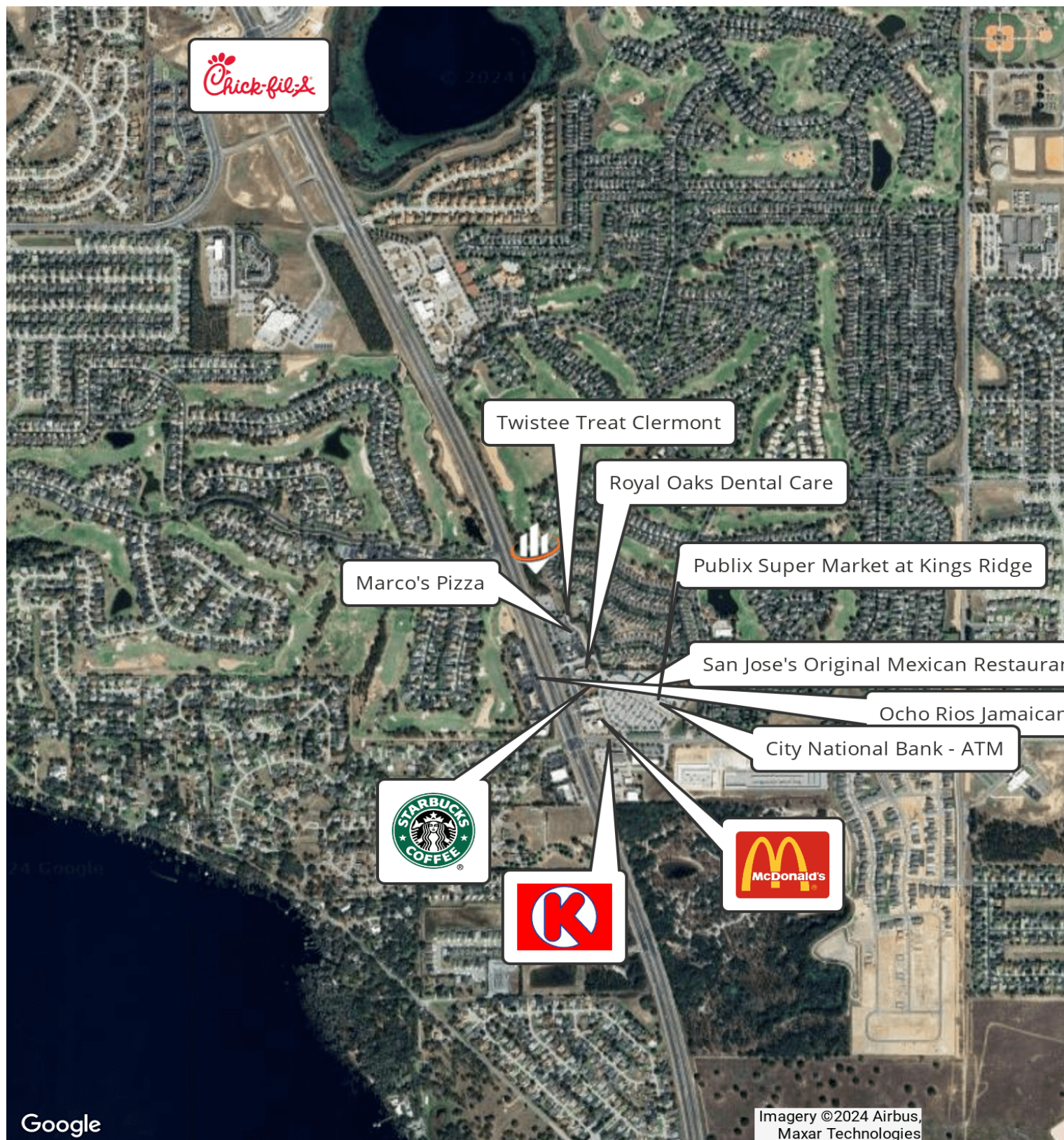
BOUNDARIES

- CONSERV II
- WELLNESS WAY

0 0.25 0.5 Miles



RETAILER MAP



ALI MUSHTAQ

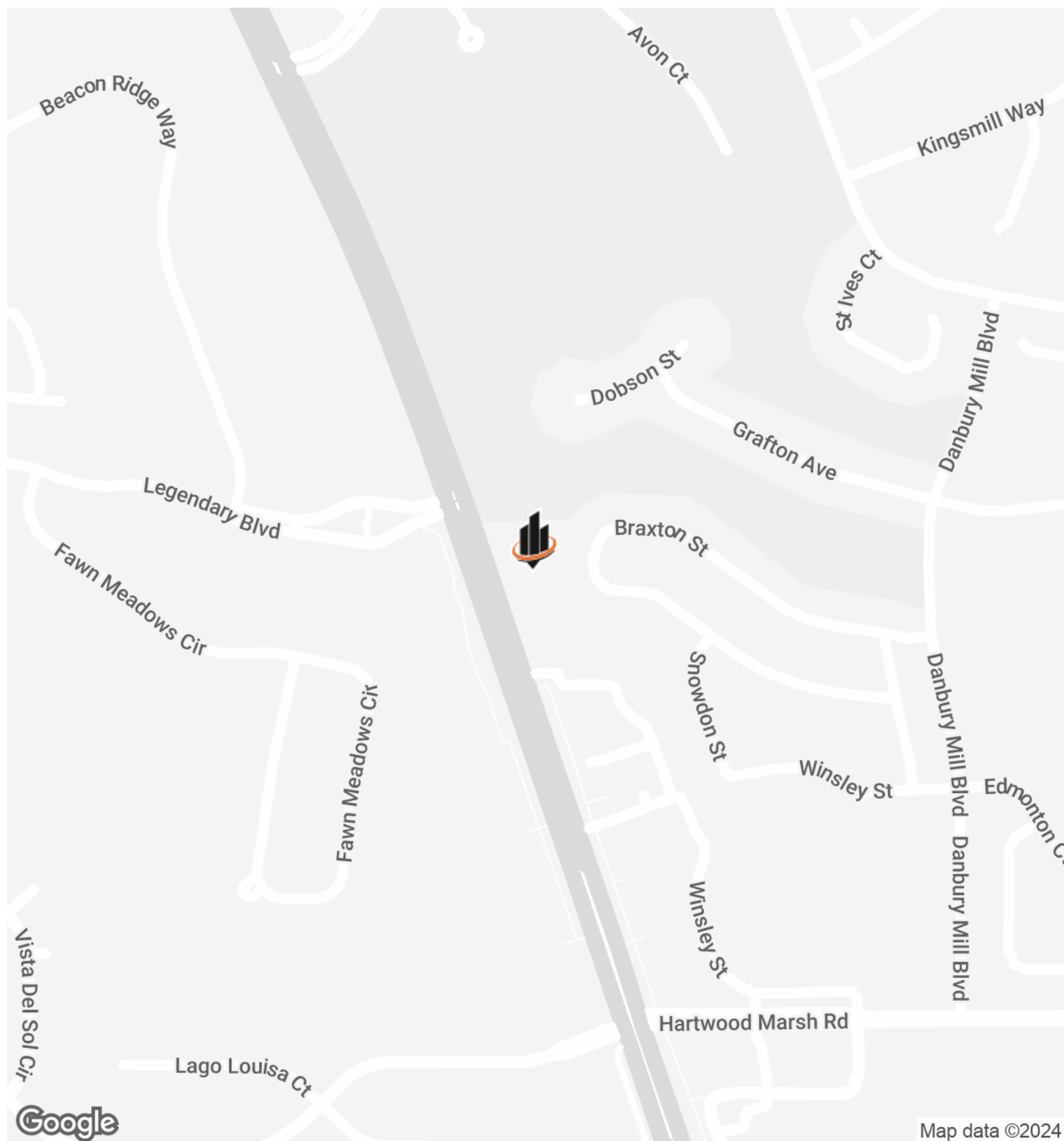
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LOCATION MAP



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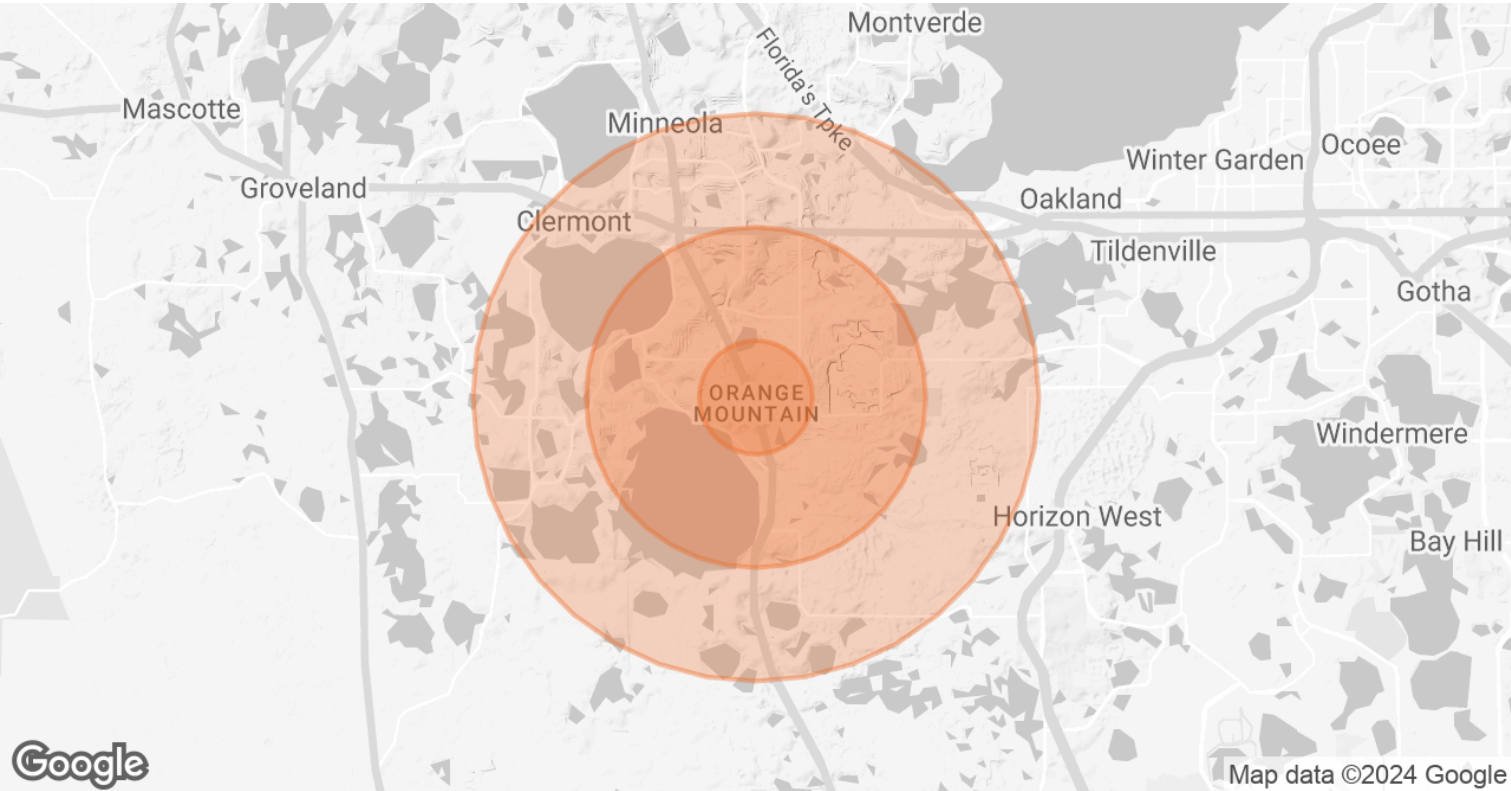
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,737	29,885	67,454
AVERAGE AGE	59.1	44.4	42.8
AVERAGE AGE (MALE)	61.2	44.1	41.0
AVERAGE AGE (FEMALE)	54.5	44.7	43.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,525	12,193	25,560
# OF PERSONS PER HH	1.9	2.5	2.6
AVERAGE HH INCOME	\$69,808	\$80,652	\$82,061
AVERAGE HOUSE VALUE	\$243,325	\$267,041	\$263,889

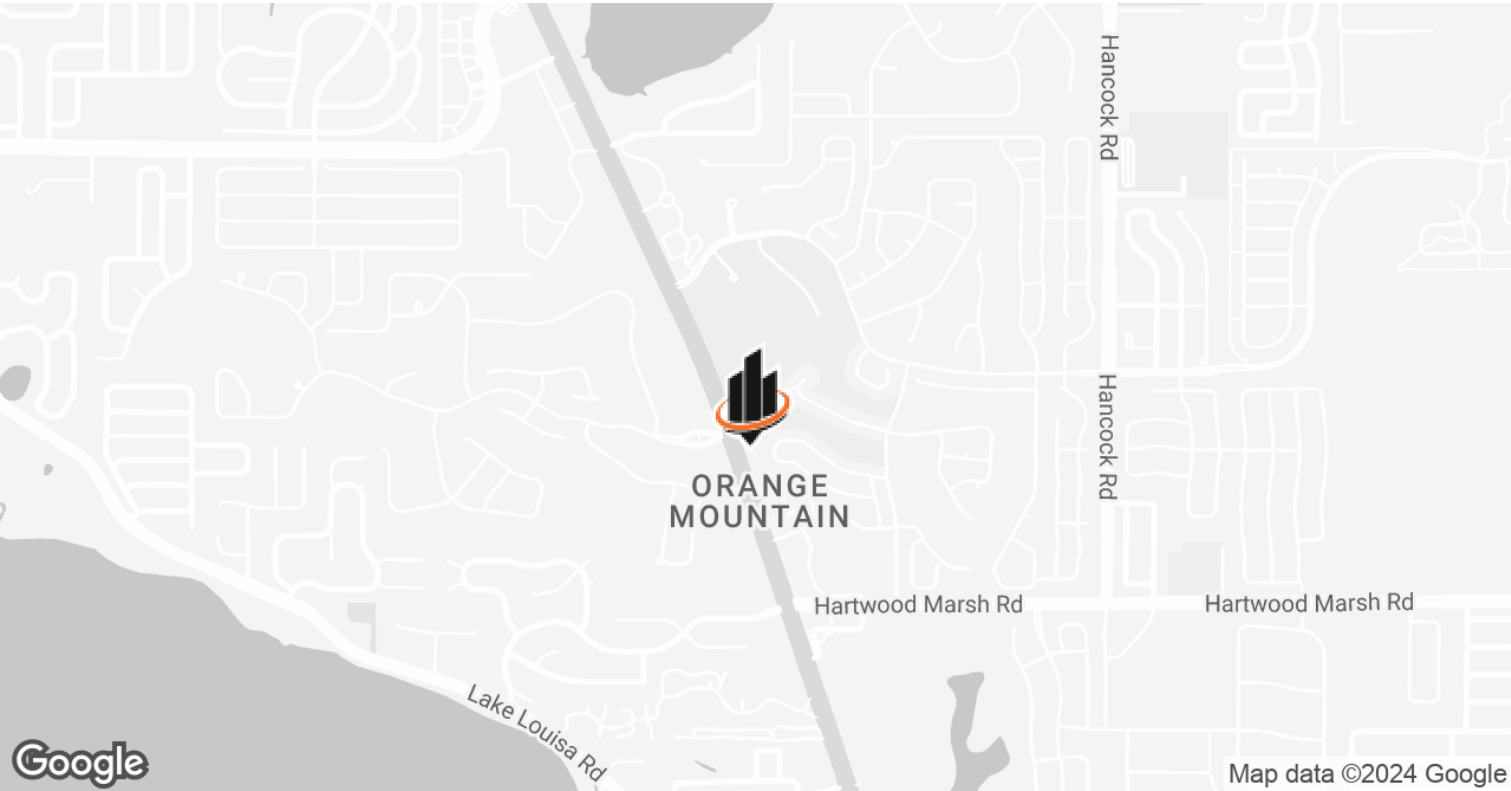
* Demographic data derived from 2020 ACS - US Census

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