

RESTAURANT PAD AVAILABLE IN FRONT OF NEW MARRIOTT HOTEL

1460 E SR-50 | Clermont, FL 34711



George Tsunis, Owner/Broker
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Restaurant/Pad Site in Growing Trade Area

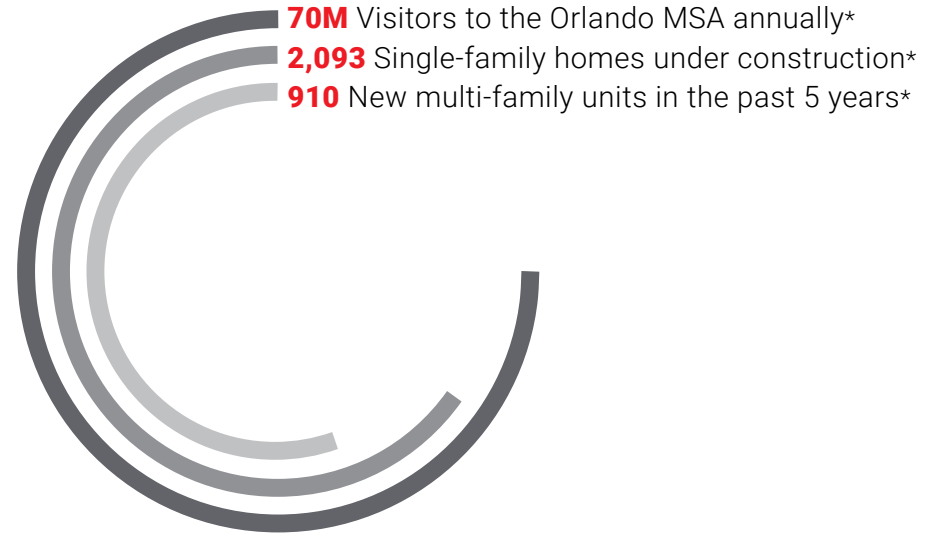
In 2021, Clermont, Florida, secured the 9th spot as one of America's fastest-growing cities, witnessing the construction of over 900 multi-family units and 2,000 single-family homes in the immediate trade area in the past few years.

Caters to Significant Daytime Population

Less than 1 mile from Orlando Health South Lake Hospital and AdventHealth—two of Clermont's largest employers, the property serves over 3,000 healthcare workers.

Prominent SR-50 Location

Located adjacent to SR-50, Clermont's primary retail thoroughfare featuring numerous national retailers, and in close proximity to its intersection with Florida's Turnpike.



STRATEGIC LOCATION & NEARBY EMPLOYMENT



Lot Size 4.3 Acres



Net Rentable SF 8,000 SF



Seating 297 Seats



Parking Spaces 202 Overall Spaces



THE SITE PLAN



Lot Size 4.3 Acres



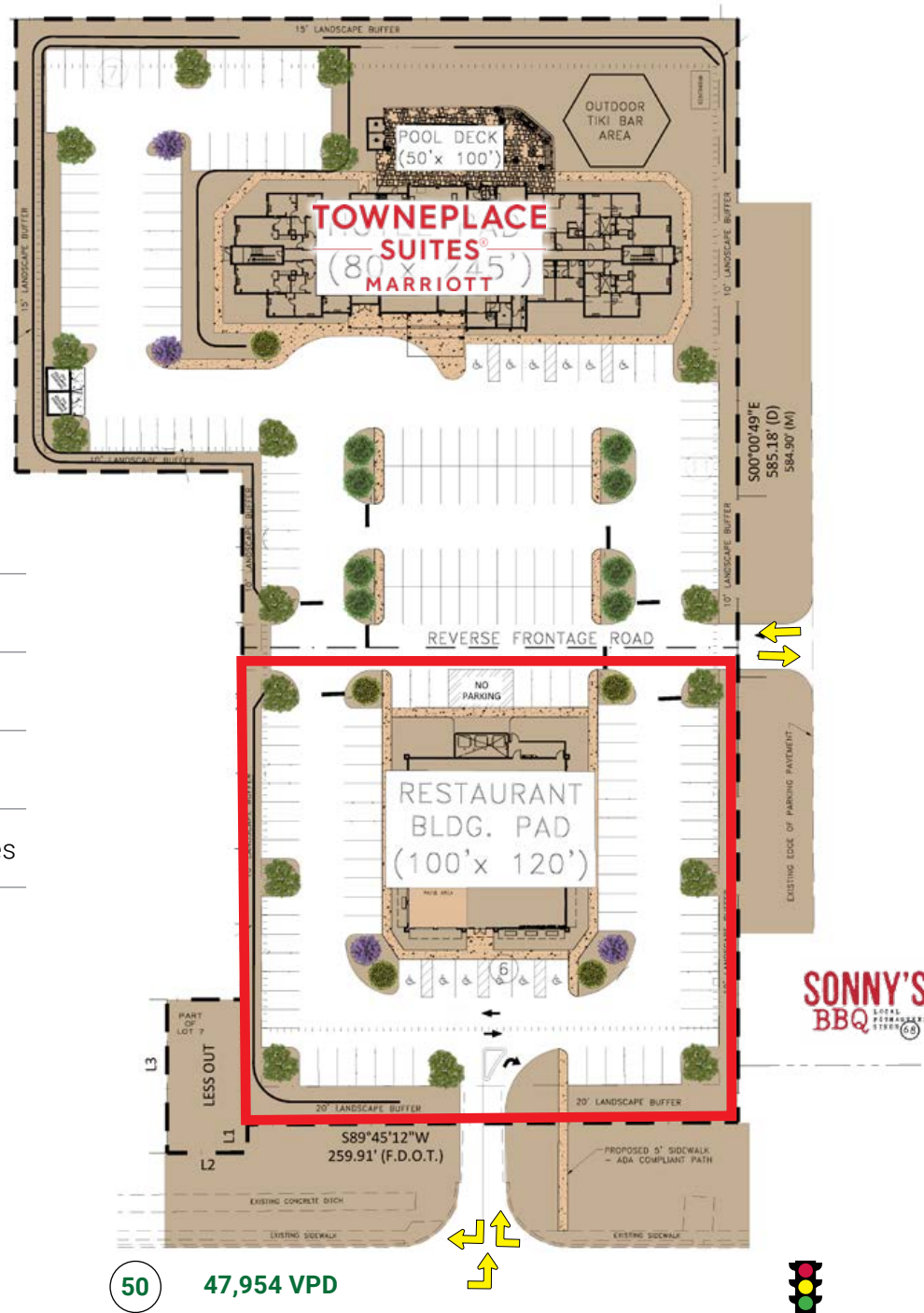
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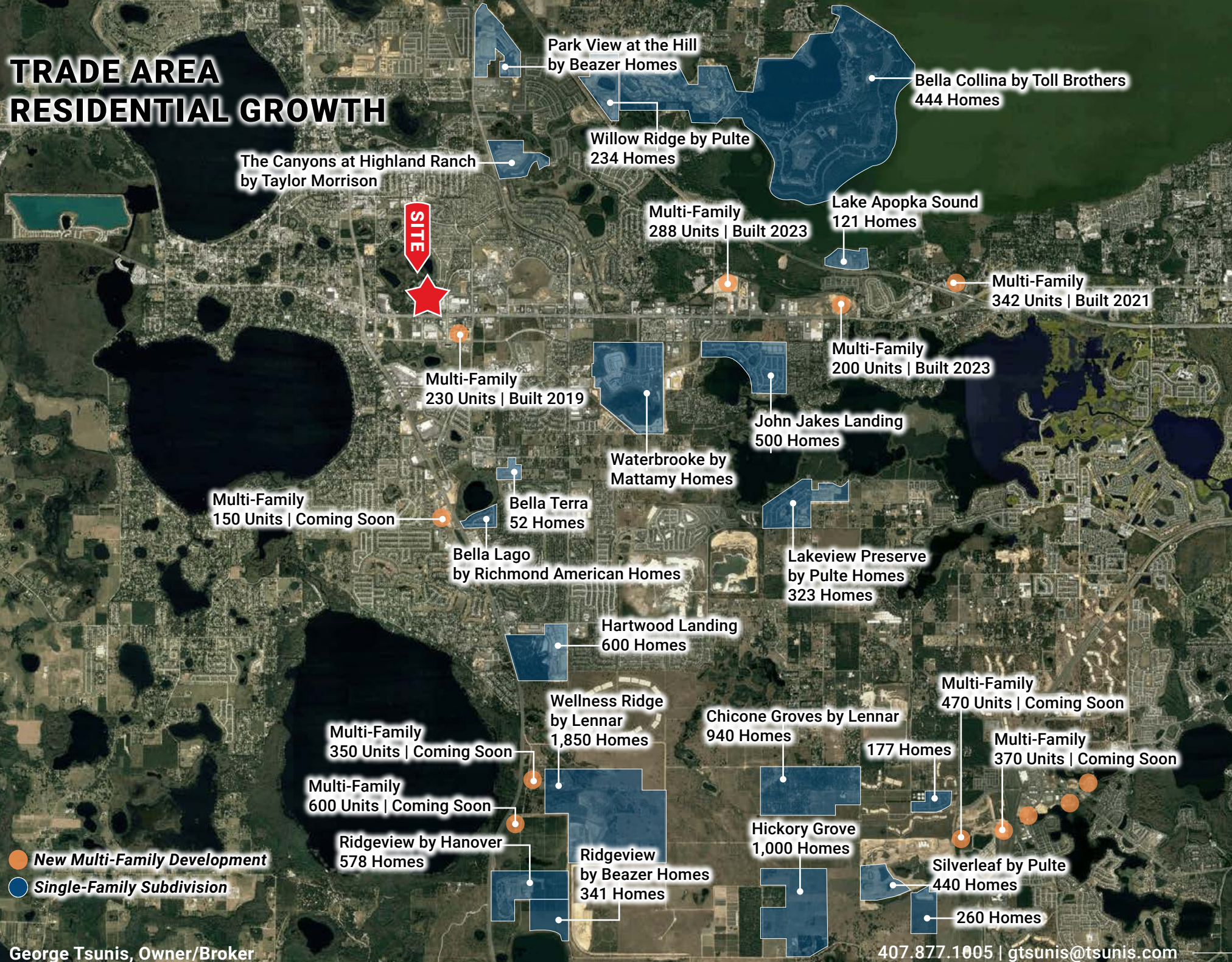
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THE IMMEDIATE TRADE AREA



TRADE AREA RESIDENTIAL GROWTH



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TRADE AREA DEMOGRAPHICS

Florida's Tpke
27

455

561

455

561

5 mi Radius

Ferndale

3 mi Radius

Minneola

1 mi Radius

Clermont

561

561

27

455

50

50

561

561

27

561

27

Plymouth Apopka

1 Mile

3 Mile

5 Mile

2023 Estimated Population	6,788	55,302	99,549 ⁽⁶⁾
2028 Projected Population	7,952	67,035	123,266
Projected Annual Growth 2023 to 2028	3.4%	4.2%	4.8%
2023 Est. Median Age	37.5	41.6	41.4

Population

2023 Estimated Households	2,717	21,701	37,282
2028 Projected Households	3,202	26,363	46,080
Projected Annual Growth 2023 to 2028	3.6%	4.3%	4.7%

Height Households/Housing

2023 Est. Average Household Income	\$75,627	\$100,088	\$105,843
2023 Est. Median Household Income	\$81,890	\$83,672	\$88,967
2023 Est. Total Businesses	667	3,346	5,010
2023 Est. Total Employees	4,896	18,156	25,113

Businesses/Employees

2023 Est. Total Household Expenditure	\$157.83 M	\$1.52 B	\$2.74 B
2023 Est. Apparel	\$5.58 M	\$54.07 M	\$97.4 M
2023 Est. Entertainment	\$8.97 M	\$87.15 M	\$157.29 M
2023 Est. Food, Beverages, Tobacco	\$24.29 M	\$232.38 M	\$415.98 M
2023 Est. Furnishings, Equipment	\$5.59 M	\$54.18 M	\$97.61 M
2023 Est. Health Care, Insurance	\$14.51 M	\$139.43 M	\$249.09 M
2023 Est. Household Operations, Shc	\$50.81 M	\$490.24 M	\$878.02 M

Consumer Expenditures

Gotha

Florida's Tpke

Windermere

Horizon West

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