

FOR SALE

COMMERCIAL PARCELS

NE/Q US HIGHWAY 27
&
CAGAN CROSSINGS BLVD.

LAKE COUNTY
CLERMONT, FLORIDA

For additional information contact:

Steve DeWitt or Tanya Solomon

(407) 380-8633

sdewitt@shorecrestretail.com / tsolomon@shorecrestretail.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change in price or other conditions, withdrawal without notice and to any special listing condition imposed by our principal.

EXECUTIVE SUMMARY

LOCATION: US Highway 27, just north of Cagan Crossings Boulevard.
Clermont, Lake County, Florida

DESCRIPTION: Vacant Outparcels

SIZE:

	SIZE	Sales Price
OUTPARCEL 1	SOLD	Dairy Queen
OUTPARCEL 2	SOLD	Retail Center Coming Soon!
OUTPARCEL 3	.90±	\$750,000

** Please see Aerials and Conceptual Site Plan for outparcel layout **

UTILITIES: Sewer and water to site

RETENTION: Off-site

ZONING: PUD, per Lake County Property Appraiser

ACCESS: Via rear and side access road. Developer has extended the rear access road north to tie into Woodridge Plaza. See attached drawing.

TRAFFIC COUNTS: **2022 AADT** per FDOT Traffic Counts

US Highway 27
(0.78 Miles S. of County Road 474) **43,500**

**2023 ESTIMATED
DEMOGRAPHICS:**

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population	9,976	33,204	54,202
Median HH Income	\$54,619	\$64,460	\$72,258
Average HH Income	\$56,049	\$84,627	\$93,237

Detailed Demographics Attached

COMMENTS: Outparcel is an outstanding location for fast food or sit down restaurant, bank, retail strip center or pharmacy.

AREA RETAILERS: Join Wal-Mart, Lowes, Chick-Fil-A, Dairy Queen, Circle K, Bank of America, Taco Bell, KFC, Dunkin Donuts, Chili's, Starbucks, Waffle House, McDonald's, Fairwinds Credit Union and Orlando Health's new two-story 40,000 SF emergency hospital.



APARTMENTS

US HIGHWAY 271

LOT 3 - .90±

RETAIL CENTER

DQ Grill & Chill

FAIRWINDS REALTY

WAFLE HOUSE

chili's

Chick-fil-e

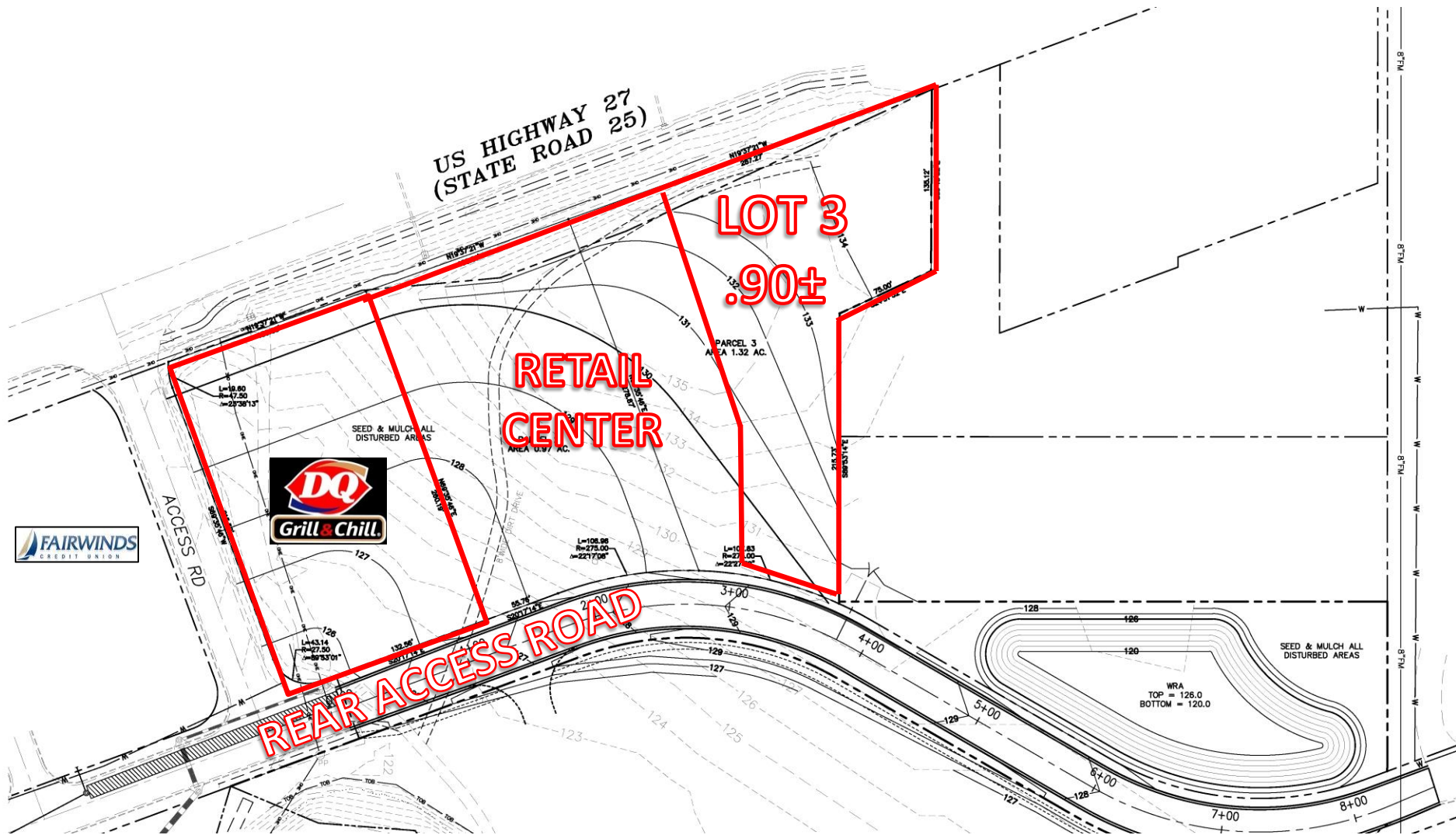
LOWE'S

SCHOOL

REAR ACCESS ROAD

SUNOCO







ELEMENTARY SCHOOL
MIDDLE SCHOOL
(COMING SOON)

OVER
1600±
APT. UNITS

CAGAN
TOWN
CENTER

323 LOT
SUBDIVISION
(COMING SOON)

MEDICAL
PARK

US HIGHWAY 27

US HIGHWAY 192

FAIRWINDS
WAFFLE HOUSE

LOWE'S

Walmart

Firestone

Bank of America

AMSCOT

DUNKIN' DONUTS

verizon

KFC

at&t

Joe's

McDonald's

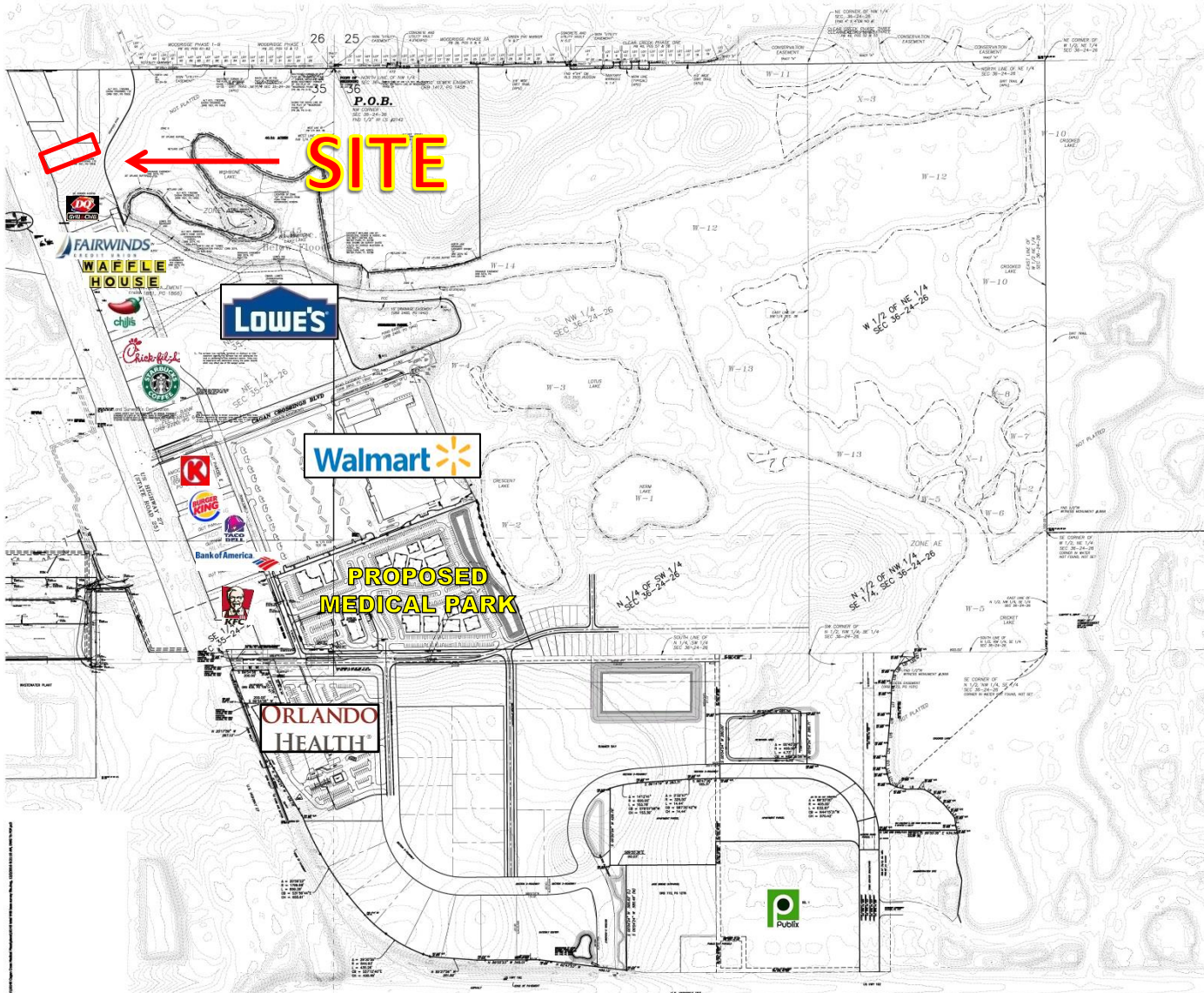
ORLANDO HEALTH

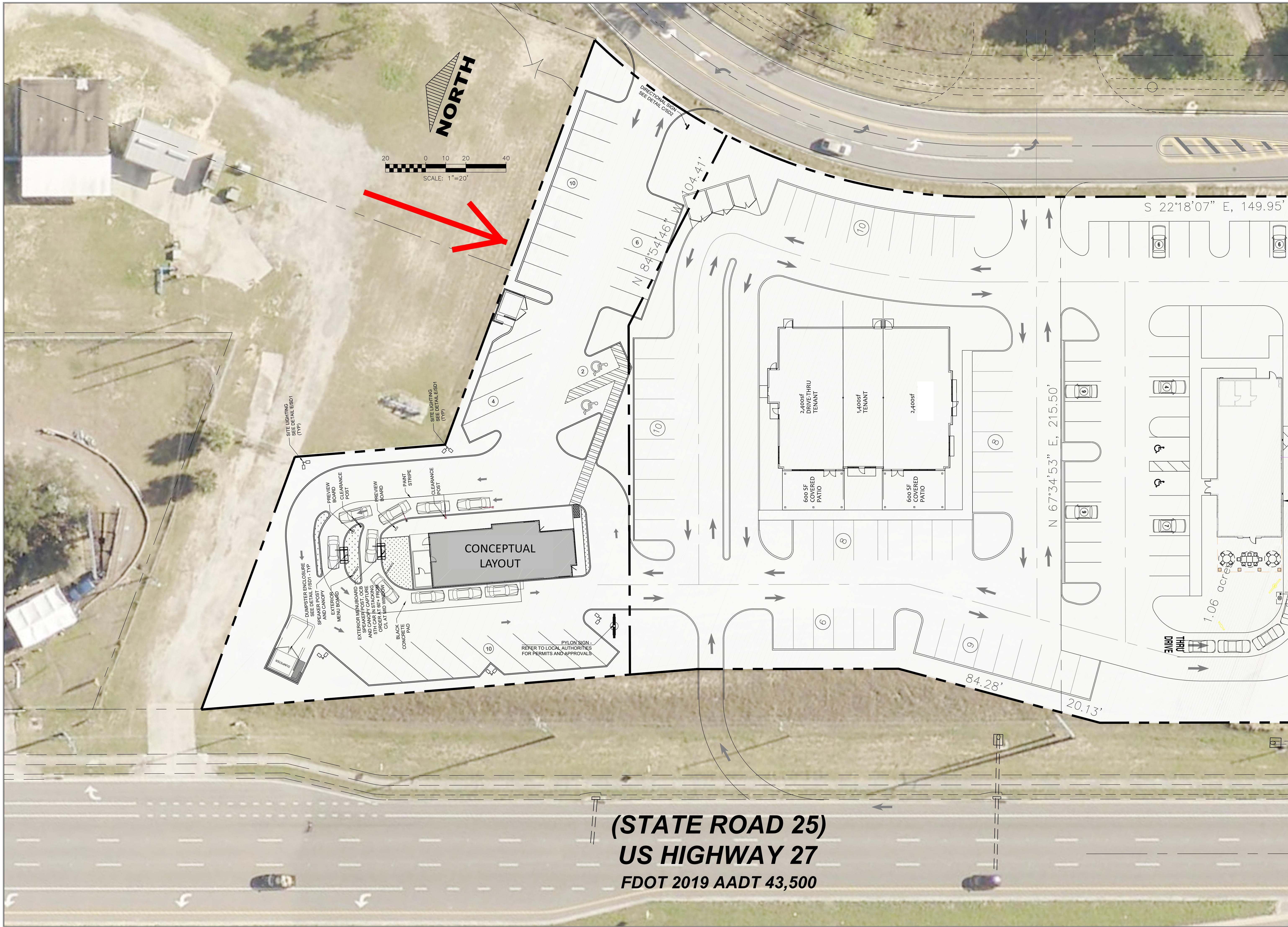
TIRE KINGDOM

Publix

Speedway

Denny's





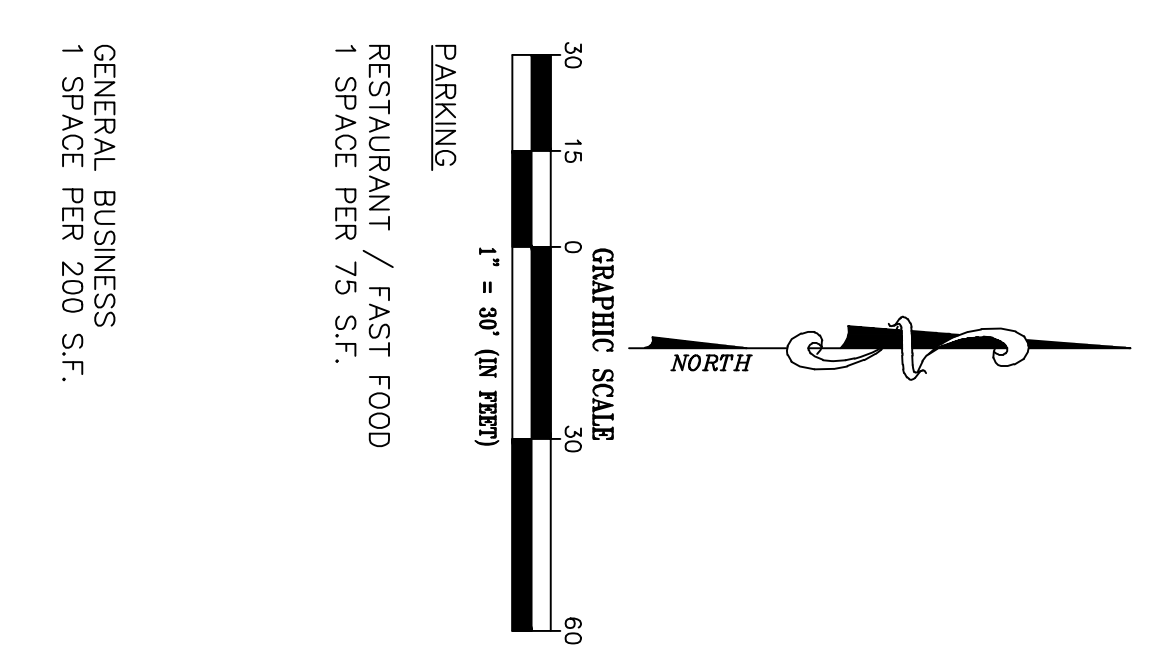
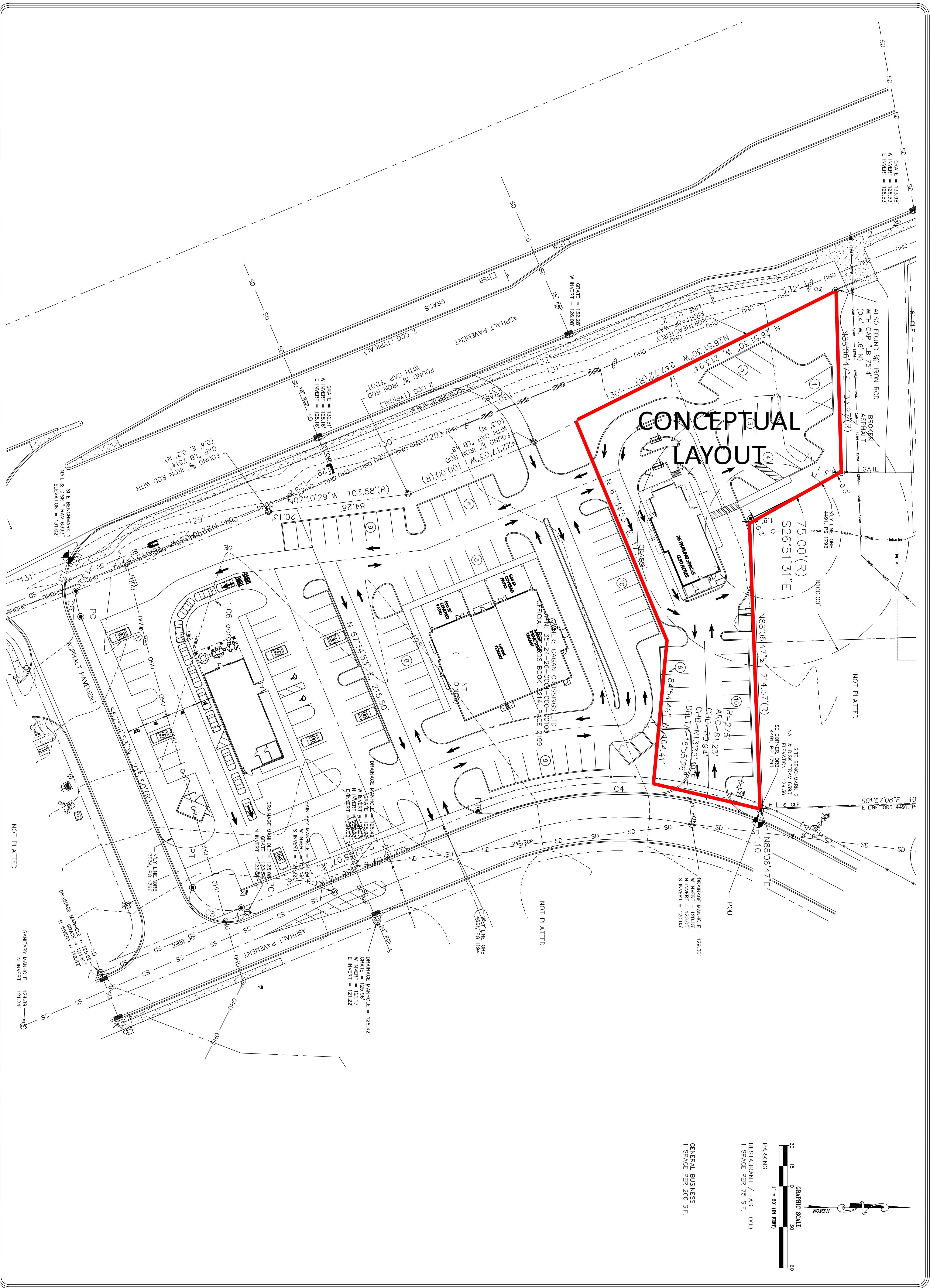
(STATE ROAD 25)
US HIGHWAY 27
 FDOT 2019 AADT 43,500

NO.	DATE	REVISIONS

Wilson Development Group
 3715 Northside Pkwy NW
 Building 400, Suite 515
 Atlanta, GA 30327

CONCEPT PLAN
POPEYE'S LOUISIANA KITCHEN
US HWY 27, DAVENPORT, FLORIDA

PROJ. MGR.:	
PROJ. ASSOC.:	
DRAWN BY:	PEM
DATE:	04/26/2021
SCALE:	1"=20'
SHEET	1

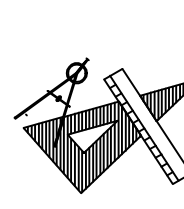


Drawn: RAP	REVISION:	DATE:
Checked: TL		
Date: 3/24/21		
Scale: AS SHOWN		
File No.: 20131		
Sheet: 1 Of: 1		

KENNETH R. MOSS, P.E., REG. NO. 35274
 DATE: 3/24/21

CAGAN CROSSINGS
 COMMERCIAL OUT-PARCELS
 PRELIMINARY PLAN
 US HWY 27 CLERMONT FL. 34714

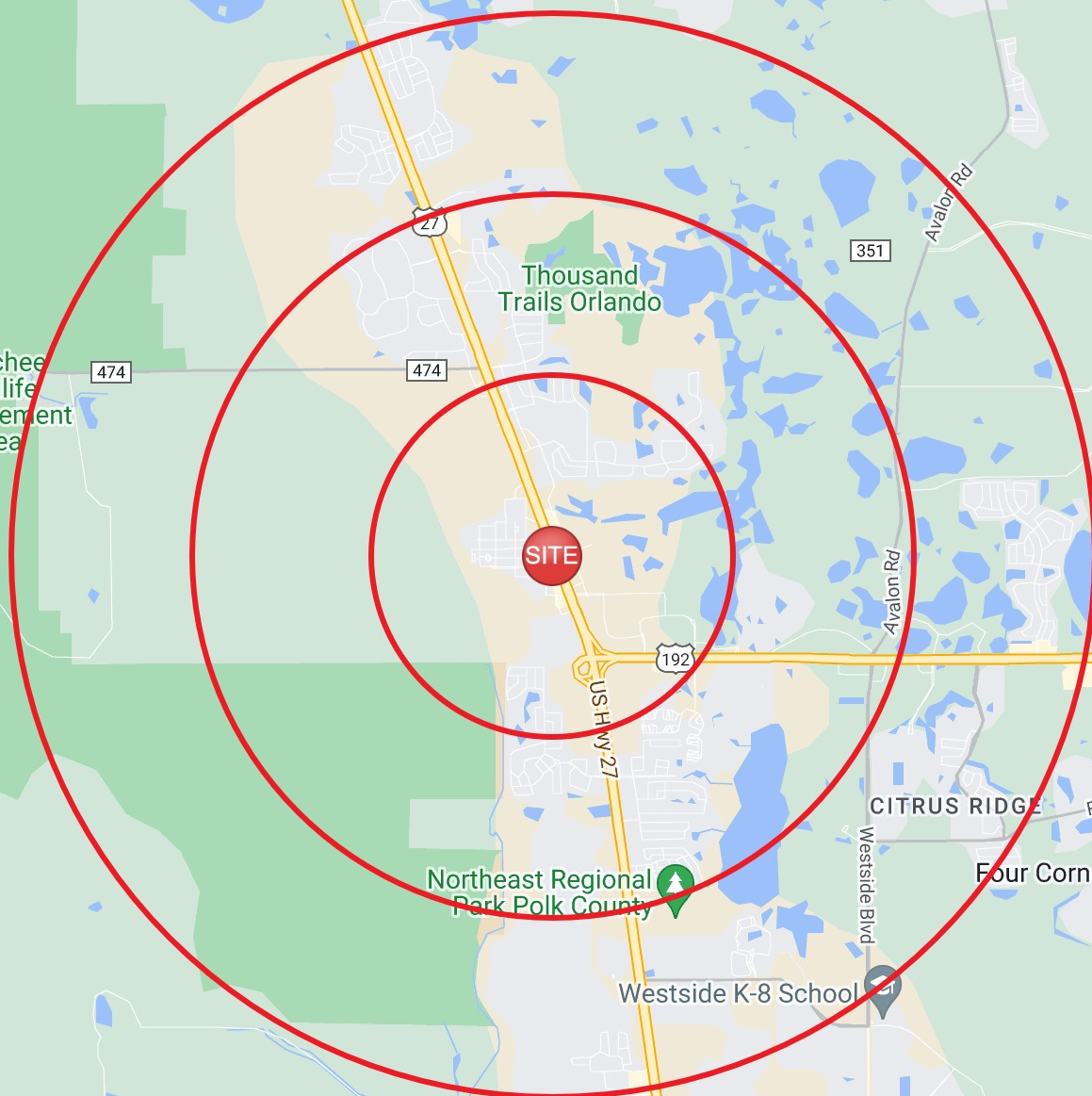
SOUTHLAKE UTILITIES
 16554 CROSSING BLVD., SUITE 2
 CLERMONT, FLORIDA 34711
 JEFFREY CAGAN, PRESIDENT



Wicks Engineering Services, Inc.
 225 West Main Street, Tavares, Florida 32778
 www.wicksengineering.com (352) 343-8667
 C.A. #30062

US Highway 27 & Cagan Crossings Blvd.

August 2023



Thousand Trails Orlando

Hilochee Wildlife Management Area

Northeast Regional Park Polk County

Westside K-8 School

CITRUS RIDGE

Four Corners

ACADIA E

Full Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 28.355/-81.6771

US Highway 27 & Cagan Crossings Blvd.			
Clermont, FL			
	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	9,976	33,204	54,202
2028 Projected Population	10,249	35,821	60,508
2020 Census Population	9,828	32,603	51,018
2010 Census Population	4,587	19,012	28,444
Projected Annual Growth 2023 to 2028	0.5%	1.6%	2.3%
Historical Annual Growth 2010 to 2023	9.0%	5.7%	7.0%
Households			
2023 Estimated Households	4,568	13,002	20,338
2028 Projected Households	4,708	14,077	22,824
2020 Census Households	4,428	12,582	18,946
2010 Census Households	1,964	7,360	10,629
Projected Annual Growth 2023 to 2028	0.6%	1.7%	2.4%
Historical Annual Growth 2010 to 2023	10.2%	5.9%	7.0%
Age			
2023 Est. Population Under 10 Years	9.2%	10.9%	11.3%
2023 Est. Population 10 to 19 Years	10.8%	11.8%	12.3%
2023 Est. Population 20 to 29 Years	18.3%	14.0%	13.2%
2023 Est. Population 30 to 44 Years	24.4%	22.2%	22.8%
2023 Est. Population 45 to 59 Years	18.1%	18.0%	18.5%
2023 Est. Population 60 to 74 Years	14.3%	17.1%	16.5%
2023 Est. Population 75 Years or Over	4.8%	6.0%	5.4%
2023 Est. Median Age	36.2	38.9	38.3
Marital Status & Gender			
2023 Est. Male Population	48.3%	49.0%	48.9%
2023 Est. Female Population	51.7%	51.0%	51.1%
2023 Est. Never Married	49.1%	37.1%	35.2%
2023 Est. Now Married	26.1%	40.1%	45.7%
2023 Est. Separated or Divorced	21.0%	17.4%	15.0%
2023 Est. Widowed	3.9%	5.4%	4.2%
Income			
2023 Est. HH Income \$200,000 or More	1.3%	3.2%	5.7%
2023 Est. HH Income \$150,000 to \$199,999	0.2%	4.9%	6.3%
2023 Est. HH Income \$100,000 to \$149,999	12.7%	16.5%	18.8%
2023 Est. HH Income \$75,000 to \$99,999	13.2%	11.9%	11.8%
2023 Est. HH Income \$50,000 to \$74,999	28.6%	25.8%	23.4%
2023 Est. HH Income \$35,000 to \$49,999	12.2%	13.2%	12.3%
2023 Est. HH Income \$25,000 to \$34,999	11.9%	9.6%	8.0%
2023 Est. HH Income \$15,000 to \$24,999	12.8%	8.6%	7.4%
2023 Est. HH Income Under \$15,000	7.1%	6.3%	6.2%
2023 Est. Average Household Income	\$56,049	\$84,627	\$93,237
2023 Est. Median Household Income	\$54,619	\$64,460	\$72,258
2023 Est. Per Capita Income	\$25,664	\$33,139	\$34,985
2023 Est. Total Businesses	281	1,281	2,090
2023 Est. Total Employees	1,616	6,005	10,539

Full Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 28.355/-81.6771

US Highway 27 & Cagan Crossings Blvd. Clermont, FL		1 mi radius	3 mi radius	5 mi radius
Race				
2023 Est. White		56.0%	57.0%	56.2%
2023 Est. Black		11.9%	12.3%	12.3%
2023 Est. Asian or Pacific Islander		2.1%	2.4%	2.8%
2023 Est. American Indian or Alaska Native		0.2%	0.3%	0.4%
2023 Est. Other Races		29.7%	27.9%	28.3%
Hispanic				
2023 Est. Hispanic Population		3,644	11,440	18,889
2023 Est. Hispanic Population		36.5%	34.5%	34.8%
2028 Proj. Hispanic Population		36.4%	34.9%	35.4%
2020 Hispanic Population		89.6%	62.9%	64.4%
Education (Adults 25 & Older)				
2023 Est. Adult Population (25 Years or Over)		7,194	23,621	38,265
2023 Est. Elementary (Grade Level 0 to 8)		1.5%	4.4%	3.9%
2023 Est. Some High School (Grade Level 9 to 11)		1.6%	2.8%	2.7%
2023 Est. High School Graduate		24.7%	28.5%	27.7%
2023 Est. Some College		22.6%	20.8%	21.2%
2023 Est. Associate Degree Only		18.7%	15.2%	14.1%
2023 Est. Bachelor Degree Only		24.8%	19.9%	21.4%
2023 Est. Graduate Degree		6.2%	8.4%	9.0%
Housing				
2023 Est. Total Housing Units		5,237	19,356	32,797
2023 Est. Owner-Occupied		13.8%	29.1%	33.6%
2023 Est. Renter-Occupied		73.4%	38.0%	28.4%
2023 Est. Vacant Housing		12.8%	32.8%	38.0%
Homes Built by Year				
2023 Homes Built 2010 or later		18.1%	14.6%	17.9%
2023 Homes Built 2000 to 2009		26.7%	19.6%	17.3%
2023 Homes Built 1990 to 1999		24.6%	19.7%	15.7%
2023 Homes Built 1980 to 1989		6.3%	5.2%	4.6%
2023 Homes Built 1970 to 1979		4.3%	3.8%	3.0%
2023 Homes Built 1960 to 1969		4.2%	2.0%	1.7%
2023 Homes Built 1950 to 1959		1.4%	0.9%	0.7%
2023 Homes Built Before 1949		1.5%	1.4%	1.1%
Home Values				
2023 Home Value \$1,000,000 or More		1.4%	0.6%	0.6%
2023 Home Value \$500,000 to \$999,999		2.6%	6.4%	6.6%
2023 Home Value \$400,000 to \$499,999		4.8%	5.5%	10.0%
2023 Home Value \$300,000 to \$399,999		20.1%	17.1%	20.8%
2023 Home Value \$200,000 to \$299,999		33.8%	40.8%	36.2%
2023 Home Value \$150,000 to \$199,999		12.9%	11.1%	9.4%
2023 Home Value \$100,000 to \$149,999		7.4%	6.2%	3.9%
2023 Home Value \$50,000 to \$99,999		7.4%	7.4%	6.0%
2023 Home Value \$25,000 to \$49,999		1.0%	2.5%	3.7%
2023 Home Value Under \$25,000		8.6%	2.4%	2.7%
2023 Median Home Value		\$230,938	\$249,929	\$264,982
2023 Median Rent		\$1,186	\$1,308	\$1,353

Full Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 28.355/-81.6771

US Highway 27 & Cagan Crossings Blvd. Clermont, FL	1 mi radius	3 mi radius	5 mi radius
Labor Force			
2023 Est. Labor Population Age 16 Years or Over	8,393	27,116	43,909
2023 Est. Civilian Employed	78.8%	69.4%	69.3%
2023 Est. Civilian Unemployed	1.8%	2.2%	2.2%
2023 Est. in Armed Forces	-	-	0.5%
2023 Est. not in Labor Force	19.4%	28.4%	28.0%
2023 Labor Force Males	47.8%	48.4%	48.6%
2023 Labor Force Females	52.2%	51.6%	51.4%
Occupation			
2023 Occupation: Population Age 16 Years or Over	6,613	18,824	30,440
2023 Mgmt, Business, & Financial Operations	16.2%	14.1%	16.0%
2023 Professional, Related	17.3%	16.9%	18.9%
2023 Service	26.5%	23.7%	23.1%
2023 Sales, Office	25.3%	27.2%	25.8%
2023 Farming, Fishing, Forestry	-	-	-
2023 Construction, Extraction, Maintenance	4.1%	6.3%	6.0%
2023 Production, Transport, Material Moving	10.6%	11.7%	10.1%
2023 White Collar Workers	58.7%	58.3%	60.7%
2023 Blue Collar Workers	41.3%	41.7%	39.3%
Transportation to Work			
2023 Drive to Work Alone	82.3%	76.8%	73.7%
2023 Drive to Work in Carpool	9.6%	9.2%	7.5%
2023 Travel to Work by Public Transportation	0.6%	0.7%	0.7%
2023 Drive to Work on Motorcycle	-	-	-
2023 Walk or Bicycle to Work	0.9%	2.1%	1.5%
2023 Other Means	3.5%	1.6%	1.3%
2023 Work at Home	3.0%	9.4%	15.3%
Travel Time			
2023 Travel to Work in 14 Minutes or Less	13.0%	13.2%	11.8%
2023 Travel to Work in 15 to 29 Minutes	44.3%	43.1%	40.9%
2023 Travel to Work in 30 to 59 Minutes	36.8%	35.5%	37.4%
2023 Travel to Work in 60 Minutes or More	5.9%	8.1%	9.9%
2023 Average Travel Time to Work	25.5	26.8	28.5
Consumer Expenditure			
2023 Est. Total Household Expenditure	\$213.46 M	\$805.33 M	\$1.34 B
2023 Est. Apparel	\$7.4 M	\$28.19 M	\$47.29 M
2023 Est. Contributions, Gifts	\$11.27 M	\$44.38 M	\$75.22 M
2023 Est. Education, Reading	\$5.95 M	\$24.17 M	\$41.76 M
2023 Est. Entertainment	\$11.53 M	\$44.83 M	\$75.61 M
2023 Est. Food, Beverages, Tobacco	\$33.63 M	\$124.95 M	\$207.34 M
2023 Est. Furnishings, Equipment	\$7.19 M	\$27.98 M	\$47.09 M
2023 Est. Health Care, Insurance	\$19.71 M	\$74.4 M	\$123.42 M
2023 Est. Household Operations, Shelter, Utilities	\$70.83 M	\$262.38 M	\$435.4 M
2023 Est. Miscellaneous Expenses	\$3.98 M	\$15.17 M	\$25.37 M
2023 Est. Personal Care	\$2.86 M	\$10.82 M	\$18.05 M
2023 Est. Transportation	\$39.1 M	\$148.06 M	\$247.1 M

©2023, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 4/2023, TIGER Geography - RF1

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.