

FOR SALE

PHASE III – 5.5± ACRES

**SE/Q US HIGHWAY 27
&
CAGAN CROSSINGS
BOULEVARD**

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:	SEQ of US Highway 27 and Cagan Crossings Boulevard Clermont, Lake County, Florida
DESCRIPTION:	Vacant site consists of approximately 5.5± known as Phase III of the Super Wal-Mart / Lowe's Power Center.
SIZE:	Approximately 5.5± Acres
SALE PRICE:	Call for pricing.
RETENTION:	Off-Site
ZONING:	PUD (Commercial), per Lake County Property Appraiser
TRAFFIC COUNTS:	2021 AADT per FDOT Traffic Counts

US Highway 27
(0.78 Miles S. of County Road 474) **42,500**

2022 ESTIMATED DEMOGRAPHICS:	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population	12,127	31,454	53,288
Median HH Income	\$57,429	\$63,268	\$68,061
Average HH Income	\$44,984	\$63,045	\$65,439

Detailed Demographics Attached

CAGAN CROSSINGS:	Across the street are over 1900± apartment units. Located north of the Wal-Mart and Lowes, 825 vacation rentals are planned.
AREA RETAILERS:	Join Wal-Mart, Lowes, Chick-Fil-A, Dairy Queen, Circle K, Bank of America, Taco Bell, KFC, Burger King, Dunkin Donuts, Chili's, Starbucks, Waffle House, McDonald's, Verizon Wireless and Fairwinds Credit Union.

CAGAN CROSSINGS BLVD.

US HIGHWAY 271



SITE



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

chilis

Crack Frit

LOWE'S

Arbys

Walmart

Firestone

Bank of America

AMSCOT

DUNKIN' DONUTS

verizon

KFC

at&t

Joe's

McDonald's

ORLANDO
HEALTH

TIRE KINGDOM

Publix

Speedway

Denny's



OVER
1600±
APT. UNITS

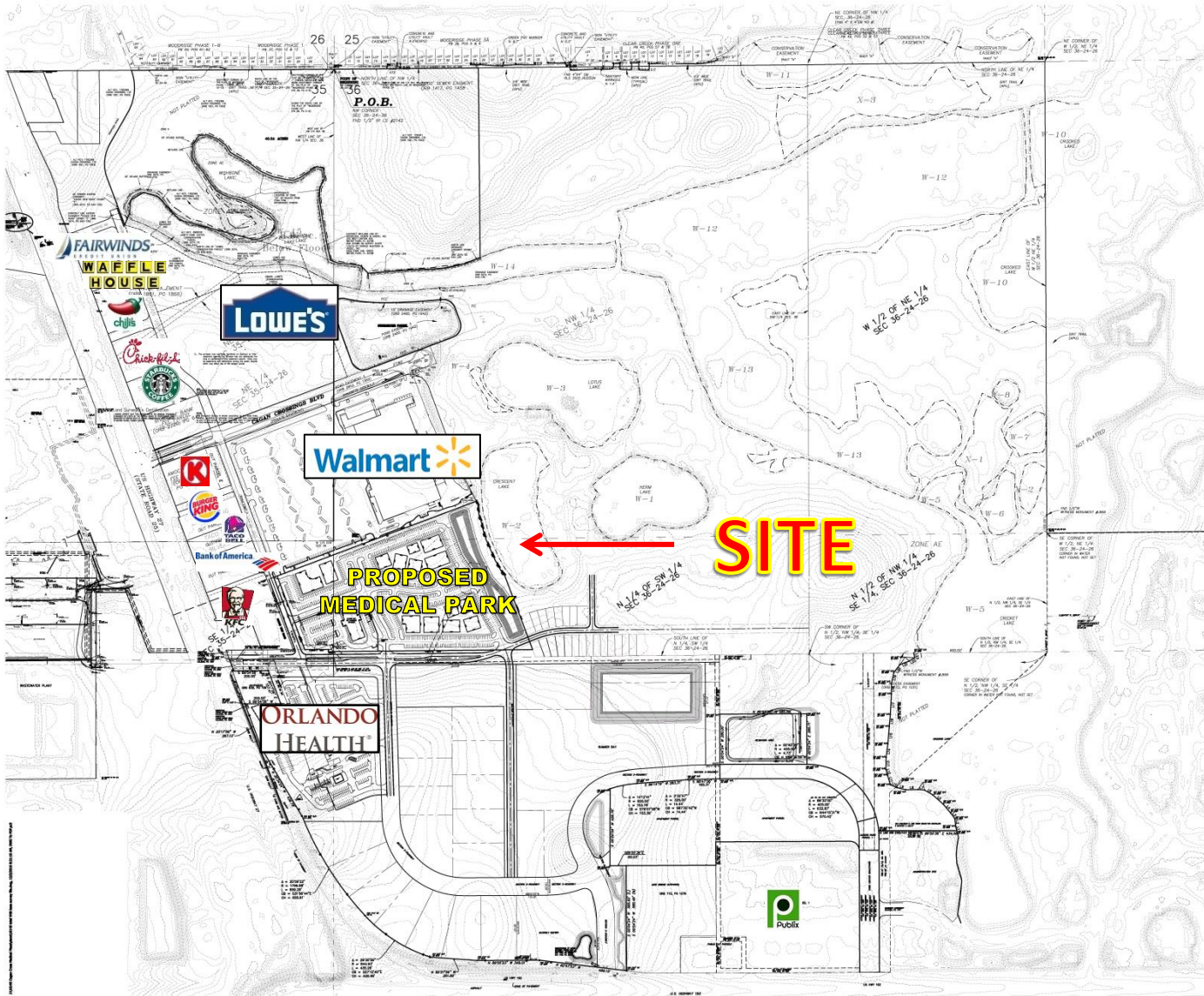
LIBRARY

CAGAN
TOWN
CENTER

CAGAN CROSSINGS BLVD.

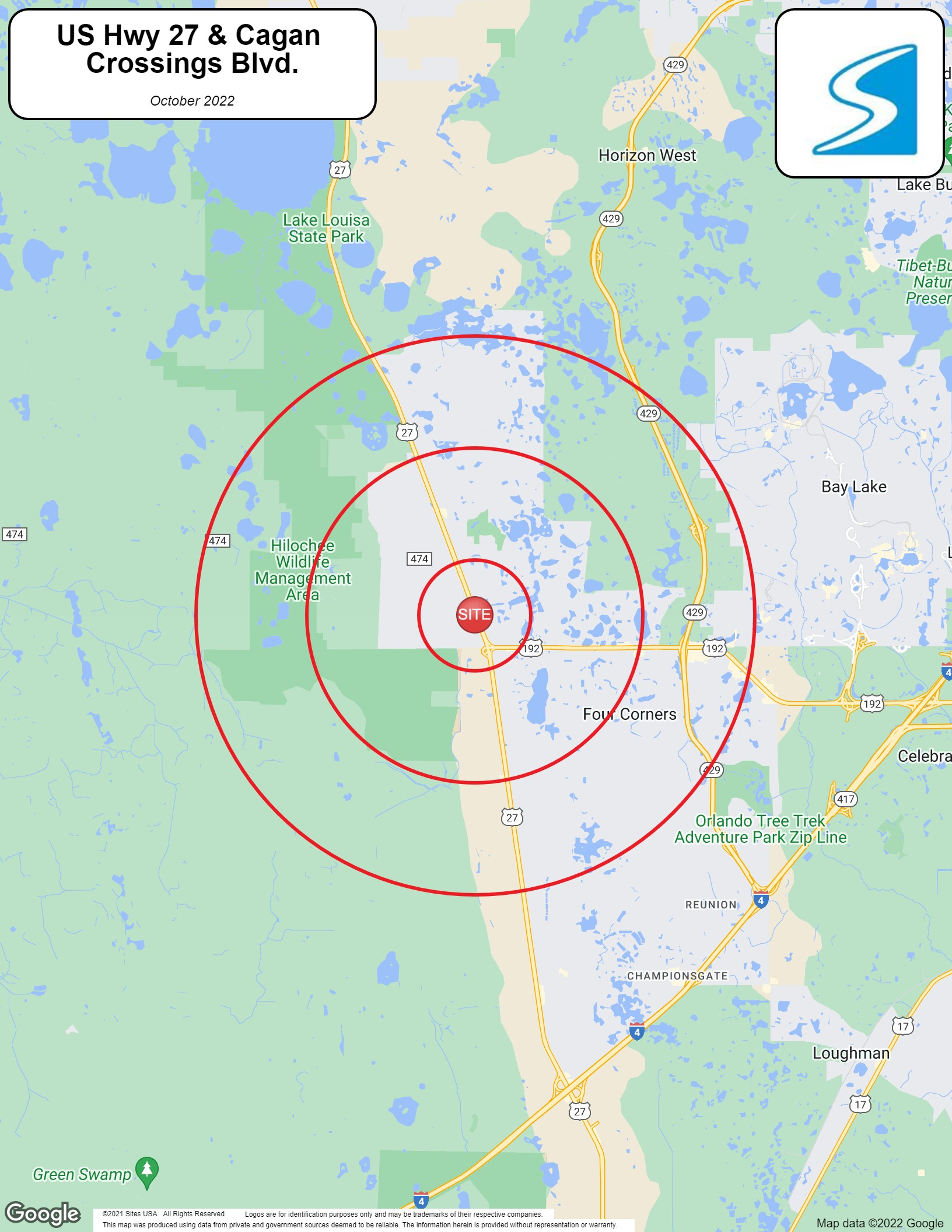
SITE





US Hwy 27 & Cagan Crossings Blvd.

October 2022



Full Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 28.355/-81.6771

US Highway 27 & Cagan Crossings Blvd.			
	1 mi radius	3 mi radius	5 mi radius
Population			
2022 Estimated Population	12,127	31,454	53,288
2027 Projected Population	14,507	36,642	64,004
2020 Census Population	11,538	30,821	50,862
2010 Census Population	5,243	18,411	28,365
Projected Annual Growth 2022 to 2027	3.9%	3.3%	4.0%
Historical Annual Growth 2010 to 2022	10.9%	5.9%	7.3%
Households			
2022 Estimated Households	5,257	12,335	19,824
2027 Projected Households	6,343	14,495	24,020
2020 Census Households	5,004	12,039	18,889
2010 Census Households	2,178	7,142	10,599
Projected Annual Growth 2022 to 2027	4.1%	3.5%	4.2%
Historical Annual Growth 2010 to 2022	0.4%	0.2%	0.4%
Age			
2022 Est. Population Under 10 Years	10.0%	10.7%	11.4%
2022 Est. Population 10 to 19 Years	9.9%	10.9%	11.7%
2022 Est. Population 20 to 29 Years	16.6%	13.5%	13.0%
2022 Est. Population 30 to 44 Years	23.8%	21.8%	22.3%
2022 Est. Population 45 to 59 Years	16.5%	16.5%	17.0%
2022 Est. Population 60 to 74 Years	17.7%	20.3%	19.1%
2022 Est. Population 75 Years or Over	5.3%	6.3%	5.6%
2022 Est. Median Age	38.0	40.2	39.0
Marital Status & Gender			
2022 Est. Male Population	48.4%	49.0%	48.9%
2022 Est. Female Population	51.6%	51.0%	51.1%
2022 Est. Never Married	47.1%	38.8%	37.4%
2022 Est. Now Married	31.9%	39.1%	42.4%
2022 Est. Separated or Divorced	17.8%	17.1%	16.4%
2022 Est. Widowed	3.2%	5.0%	3.8%
Income			
2022 Est. HH Income \$200,000 or More	0.3%	1.8%	3.0%
2022 Est. HH Income \$150,000 to \$199,999	0.6%	3.1%	3.5%
2022 Est. HH Income \$100,000 to \$149,999	11.3%	14.1%	16.8%
2022 Est. HH Income \$75,000 to \$99,999	14.3%	14.9%	14.9%
2022 Est. HH Income \$50,000 to \$74,999	33.1%	27.6%	26.2%
2022 Est. HH Income \$35,000 to \$49,999	19.9%	18.3%	16.8%
2022 Est. HH Income \$25,000 to \$34,999	10.2%	9.4%	8.0%
2022 Est. HH Income \$15,000 to \$24,999	7.6%	6.3%	5.9%
2022 Est. HH Income Under \$15,000	2.8%	4.4%	4.8%
2022 Est. Average Household Income	\$44,984	\$63,045	\$65,439
2022 Est. Median Household Income	\$57,429	\$63,268	\$68,061
2022 Est. Per Capita Income	\$19,499	\$24,725	\$24,345
2022 Est. Total Businesses	307	1,446	2,163
2022 Est. Total Employees	1,670	16,585	21,959

Full Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 28.355/-81.6771

US Highway 27 & Cagan Crossings Blvd.			
	1 mi radius	3 mi radius	5 mi radius
Race			
2022 Est. White	54.1%	56.2%	55.2%
2022 Est. Black	9.8%	9.6%	9.5%
2022 Est. Asian or Pacific Islander	1.9%	2.2%	2.6%
2022 Est. American Indian or Alaska Native	0.3%	0.4%	0.4%
2022 Est. Other Races	33.9%	31.6%	32.3%
Hispanic			
2022 Est. Hispanic Population	4,639	11,017	18,975
2022 Est. Hispanic Population	38.3%	35.0%	35.6%
2027 Proj. Hispanic Population	38.0%	35.2%	36.0%
2020 Hispanic Population	88.0%	60.0%	64.3%
Education (Adults 25 & Older)			
2022 Est. Adult Population (25 Years or Over)	8,812	22,745	37,860
2022 Est. Elementary (Grade Level 0 to 8)	1.7%	2.4%	2.8%
2022 Est. Some High School (Grade Level 9 to 11)	1.7%	3.5%	3.9%
2022 Est. High School Graduate	25.2%	30.7%	29.5%
2022 Est. Some College	21.6%	21.1%	21.6%
2022 Est. Associate Degree Only	17.5%	14.8%	12.8%
2022 Est. Bachelor Degree Only	25.0%	20.4%	21.8%
2022 Est. Graduate Degree	7.3%	7.2%	7.7%
Housing			
2022 Est. Total Housing Units	6,185	18,039	31,898
2022 Est. Owner-Occupied	17.0%	31.9%	33.9%
2022 Est. Renter-Occupied	68.0%	36.4%	28.3%
2022 Est. Vacant Housing	15.0%	31.6%	37.9%
Homes Built by Year			
2022 Homes Built 2010 or later	12.5%	10.6%	13.2%
2022 Homes Built 2000 to 2009	23.8%	20.3%	19.5%
2022 Homes Built 1990 to 1999	31.4%	24.8%	19.5%
2022 Homes Built 1980 to 1989	7.4%	5.9%	4.8%
2022 Homes Built 1970 to 1979	4.0%	3.4%	2.6%
2022 Homes Built 1960 to 1969	2.7%	1.3%	1.0%
2022 Homes Built 1950 to 1959	1.5%	1.0%	0.7%
2022 Homes Built Before 1949	1.9%	1.1%	0.8%
Home Values			
2022 Home Value \$1,000,000 or More	-	0.2%	0.4%
2022 Home Value \$500,000 to \$999,999	1.9%	2.4%	2.5%
2022 Home Value \$400,000 to \$499,999	2.6%	3.3%	6.5%
2022 Home Value \$300,000 to \$399,999	8.8%	9.6%	12.5%
2022 Home Value \$200,000 to \$299,999	33.5%	38.8%	38.8%
2022 Home Value \$150,000 to \$199,999	29.8%	18.2%	14.7%
2022 Home Value \$100,000 to \$149,999	9.2%	11.2%	7.7%
2022 Home Value \$50,000 to \$99,999	7.4%	10.3%	7.5%
2022 Home Value \$25,000 to \$49,999	1.5%	3.7%	5.7%
2022 Home Value Under \$25,000	5.1%	2.3%	3.6%
2022 Median Home Value	\$178,991	\$205,526	\$217,839
2022 Median Rent	\$1,003	\$1,087	\$1,142

Full Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 28.355/-81.6771

US Highway 27 & Cagan Crossings Blvd.			
	1 mi radius	3 mi radius	5 mi radius
Labor Force			
2022 Est. Labor Population Age 16 Years or Over	10,179	25,996	43,393
2022 Est. Civilian Employed	72.0%	64.5%	65.5%
2022 Est. Civilian Unemployed	2.6%	2.6%	2.6%
2022 Est. in Armed Forces	-	-	-
2022 Est. not in Labor Force	25.4%	32.9%	31.8%
2022 Labor Force Males	48.0%	48.6%	48.7%
2022 Labor Force Females	52.0%	51.4%	51.3%
Occupation			
2022 Occupation: Population Age 16 Years or Over	7,329	16,772	28,434
2022 Mgmt, Business, & Financial Operations	12.0%	12.1%	14.8%
2022 Professional, Related	23.5%	18.7%	19.2%
2022 Service	28.6%	29.0%	27.5%
2022 Sales, Office	21.1%	23.1%	23.0%
2022 Farming, Fishing, Forestry	0.2%	0.2%	0.2%
2022 Construction, Extraction, Maintenance	4.2%	5.6%	5.3%
2022 Production, Transport, Material Moving	10.4%	11.3%	10.1%
2022 White Collar Workers	56.6%	53.9%	56.9%
2022 Blue Collar Workers	43.4%	46.1%	43.1%
Transportation to Work			
2022 Drive to Work Alone	87.1%	83.1%	81.1%
2022 Drive to Work in Carpool	8.7%	10.2%	8.8%
2022 Travel to Work by Public Transportation	1.0%	0.8%	0.8%
2022 Drive to Work on Motorcycle	-	0.1%	0.2%
2022 Walk or Bicycle to Work	0.7%	0.7%	0.6%
2022 Other Means	0.6%	0.6%	0.7%
2022 Work at Home	1.7%	4.5%	7.8%
Travel Time			
2022 Travel to Work in 14 Minutes or Less	10.3%	11.8%	11.0%
2022 Travel to Work in 15 to 29 Minutes	36.5%	37.6%	35.5%
2022 Travel to Work in 30 to 59 Minutes	46.1%	42.9%	44.6%
2022 Travel to Work in 60 Minutes or More	7.1%	7.6%	8.9%
2022 Average Travel Time to Work	29.1	28.3	29.8
Consumer Expenditure			
2022 Est. Total Household Expenditure	\$211.92 M	\$621.77 M	\$1.03 B
2022 Est. Apparel	\$7.32 M	\$21.6 M	\$35.77 M
2022 Est. Contributions, Gifts	\$11.15 M	\$33.68 M	\$55.91 M
2022 Est. Education, Reading	\$5.68 M	\$17.69 M	\$29.75 M
2022 Est. Entertainment	\$11.48 M	\$34.42 M	\$57.12 M
2022 Est. Food, Beverages, Tobacco	\$33.35 M	\$96.91 M	\$159.67 M
2022 Est. Furnishings, Equipment	\$7.18 M	\$21.5 M	\$35.66 M
2022 Est. Health Care, Insurance	\$19.74 M	\$58.16 M	\$95.58 M
2022 Est. Household Operations, Shelter, Utilities	\$70.03 M	\$202.86 M	\$333.73 M
2022 Est. Miscellaneous Expenses	\$3.97 M	\$11.7 M	\$19.29 M
2022 Est. Personal Care	\$2.83 M	\$8.34 M	\$13.77 M
2022 Est. Transportation	\$39.17 M	\$114.92 M	\$190.07 M

©2022, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 6/2022, 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.