

# **FOR SALE**

**COMMERCIAL OUTPARCEL**

**NW/C US HIGHWAY 27**

**&**

**CAGAN PARK AVENUE**

**LAKE COUNTY**

**CLERMONT, FLORIDA**

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## EXECUTIVE SUMMARY

LOCATION:	NWC of US Highway 27 and Cagan Park Avenue Clermont, Lake County, Florida			
DESCRIPTION:	Vacant Outparcel			
SIZE:	.87± Acres			
SALE PRICE:	\$750,000			
UTILITIES:	Sewer and water to site			
RETENTION:	Off-site			
ZONING:	PUD, per Lake County Property Appraiser			
TRAFFIC COUNTS:	2014 AADT per FDOT Traffic Counts and Lake County Traffic Engineering			
	US Highway 27			
	(0.78 Miles S. of County Road 474)			41,000
	US Highway 27			
	(0.56 Miles N. of Polk County Line)			35,361
2015 ESTIMATED DEMOGRAPHICS:		1 Mile	3 Miles	5 Miles
	Population	4,333	25,330	33,840
	Median HH Income	\$40,173	\$48,513	\$49,352
	Average HH Income	\$48,535	\$55,049	\$55,681
	*Detailed Demographics Attached*			
COMMENTS:	Outparcel is an outstanding location for fast food or sit down restaurant, bank or retail strip center.			
CAGAN CROSSINGS:	Behind the site are over 1600± apartment units. 825 vacation rentals are planned, behind the Wal-Mart and Lowes.			
AREA RETAILERS:	Join Wal-Mart, Lowes, Circle K, Bank of America, Taco Bell, KFC, Dunkin Donuts, Chili's, Starbucks, Waffle House, McDonald's and Fairwinds Credit Union.			





CAGAN  
TOWN  
CENTER

CAGAN PARK AVENUE

US HIGHWAY 21

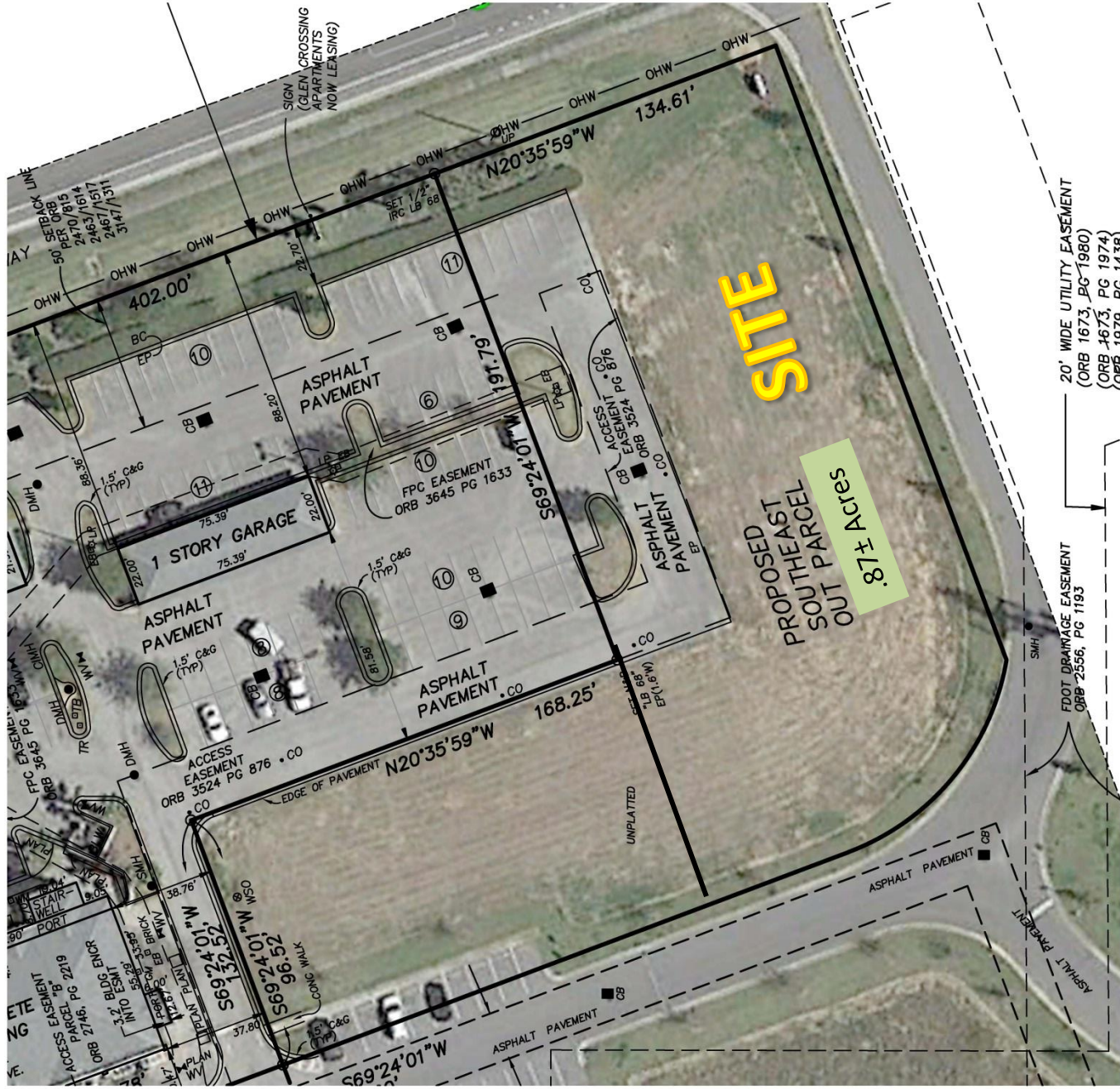
SITE

287±

134±











OVER  
1600±  
APT. UNITS

CAGAN  
TOWN  
CENTER

**SITE**

US HIGHWAY 27

US HIGHWAY 192

FAIRWINDS

Waffle  
HOUSE

chris

Lowe's

Kmart

Walmart

Bank of America

KFC

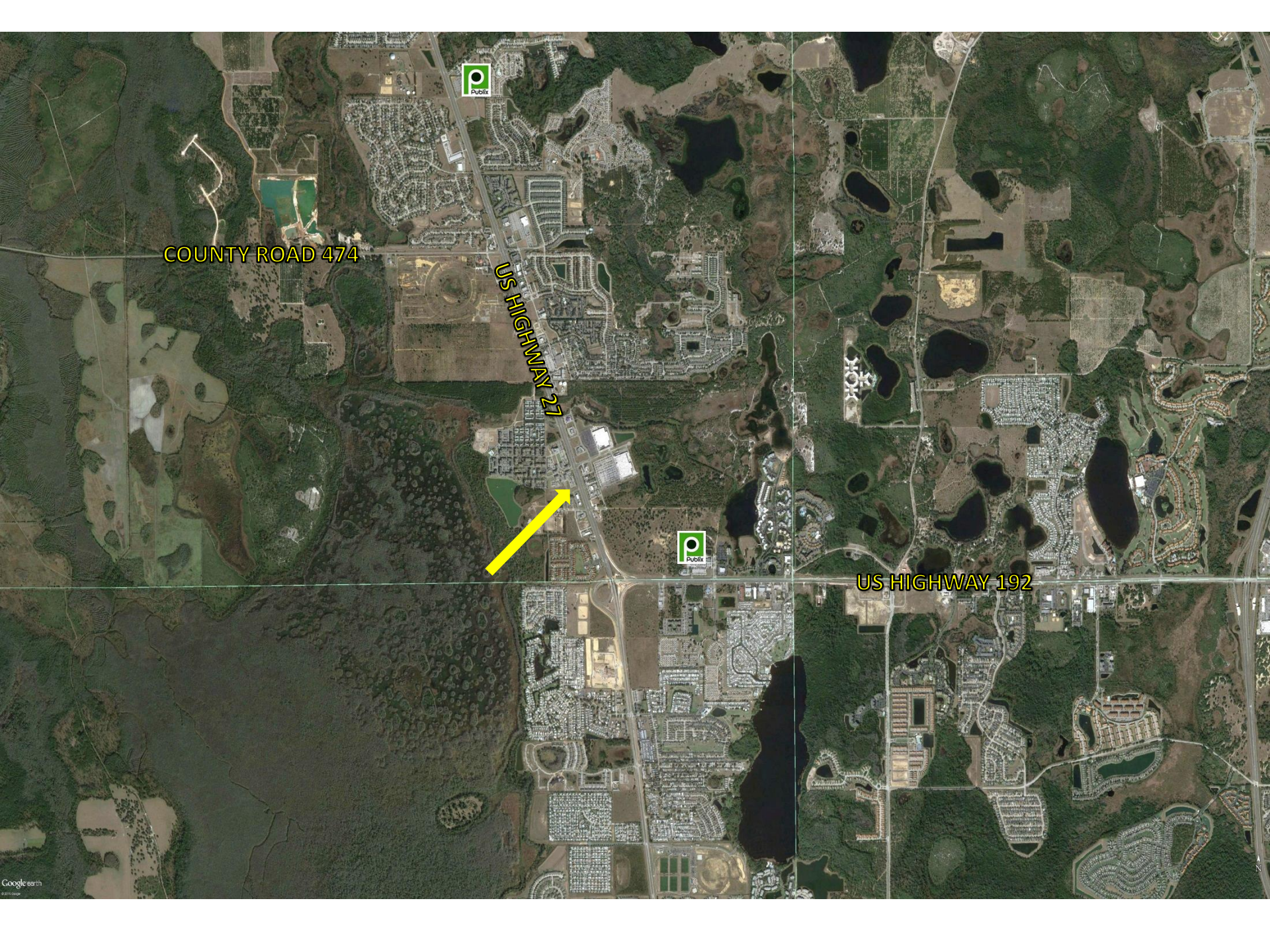
AMSCOT

DUNKIN'  
DONUTS

McDonald's

Publix

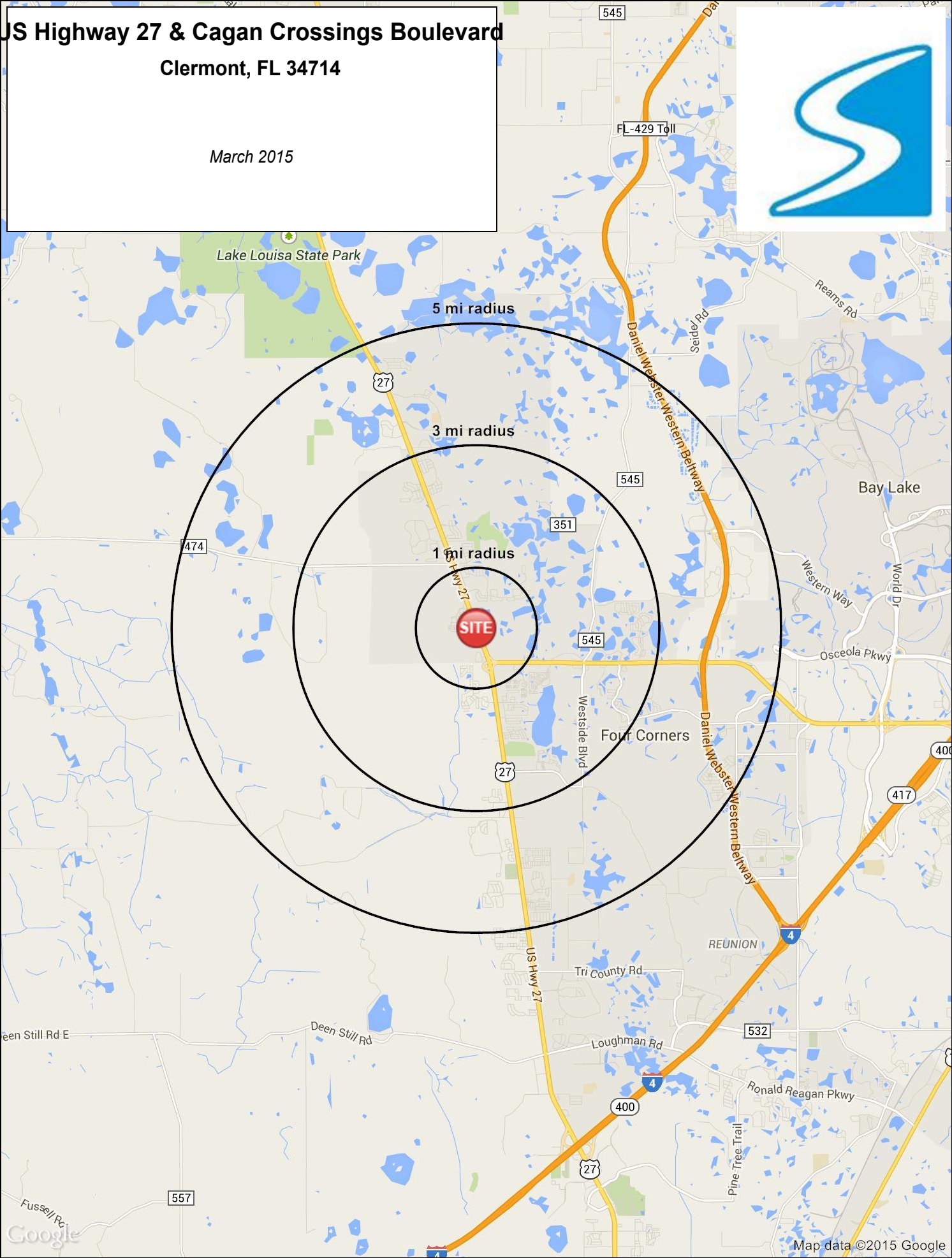






**US Highway 27 & Cagan Crossings Boulevard**  
**Clermont, FL 34714**

March 2015



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

# FULL PROFILE

2000-2010 Census, 2015 Estimates with 2020 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 28.3550/-81.6771

RF1

## U.S. 27 & Cagan Crossings Boulevard

Clermont, FL 34714

1 mi radius 3 mi radius 5 mi radius

POPULATION	2015 Estimated Population	4,333	25,330	33,840
	2020 Projected Population	4,628	28,761	37,963
	2010 Census Population	3,845	22,118	29,074
	2000 Census Population	1,771	9,086	11,107
	Projected Annual Growth 2015 to 2020	1.4%	2.7%	2.4%
	Historical Annual Growth 2000 to 2015	9.6%	11.9%	13.6%
HOUSEHOLDS	2015 Estimated Households	1,914	9,754	12,818
	2020 Projected Households	1,969	10,714	13,915
	2010 Census Households	1,701	8,463	10,886
	2000 Census Households	671	3,366	4,091
	Projected Annual Growth 2015 to 2020	0.6%	2.0%	1.7%
	Historical Annual Growth 2000 to 2015	12.4%	12.7%	14.2%
AGE	2015 Est. Population Under 10 Years	11.6%	12.7%	12.8%
	2015 Est. Population 10 to 19 Years	11.8%	12.4%	12.5%
	2015 Est. Population 20 to 29 Years	17.2%	14.1%	13.8%
	2015 Est. Population 30 to 44 Years	21.1%	21.0%	21.6%
	2015 Est. Population 45 to 59 Years	17.0%	17.6%	18.0%
	2015 Est. Population 60 to 74 Years	15.0%	16.1%	15.6%
	2015 Est. Population 75 Years or Over	6.3%	6.2%	5.7%
	2015 Est. Median Age	37.6	37.9	37.4
MARITAL STATUS & GENDER	2015 Est. Male Population	47.8%	48.5%	48.6%
	2015 Est. Female Population	52.2%	51.5%	51.4%
	2015 Est. Never Married	30.6%	29.6%	30.6%
	2015 Est. Now Married	45.5%	51.4%	50.2%
	2015 Est. Separated or Divorced	18.0%	14.3%	15.0%
	2015 Est. Widowed	5.9%	4.7%	4.1%
INCOME	2015 Est. HH Income \$200,000 or More	0.7%	1.0%	1.0%
	2015 Est. HH Income \$150,000 to \$199,999	0.6%	1.4%	1.4%
	2015 Est. HH Income \$100,000 to \$149,999	8.7%	9.5%	10.0%
	2015 Est. HH Income \$75,000 to \$99,999	9.8%	12.4%	13.2%
	2015 Est. HH Income \$50,000 to \$74,999	20.9%	23.9%	23.7%
	2015 Est. HH Income \$35,000 to \$49,999	15.4%	18.4%	18.2%
	2015 Est. HH Income \$25,000 to \$34,999	15.4%	11.8%	11.5%
	2015 Est. HH Income \$15,000 to \$24,999	19.5%	12.1%	11.7%
	2015 Est. HH Income Under \$15,000	8.8%	9.5%	9.4%
	2015 Est. Average Household Income	\$48,535	\$55,049	\$55,681
	2015 Est. Median Household Income	\$40,173	\$48,513	\$49,352
	2015 Est. Per Capita Income	\$21,439	\$21,199	\$21,091
	2015 Est. Total Businesses	142	686	901
	2015 Est. Total Employees	1,000	10,928	12,967

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U.S. 27 & Cagan Crossings Boulevard				
Clermont, FL 34714				
		1 mi radius	3 mi radius	5 mi radius
RACE	2015 Est. White	74.5%	73.7%	73.9%
	2015 Est. Black	9.2%	9.5%	9.6%
	2015 Est. Asian or Pacific Islander	2.7%	3.5%	3.5%
	2015 Est. American Indian or Alaska Native	0.4%	0.6%	0.6%
	2015 Est. Other Races	13.2%	12.6%	12.5%
HISPANIC	2015 Est. Hispanic Population	1,426	8,091	10,702
	2015 Est. Hispanic Population	32.9%	31.9%	31.6%
	2020 Proj. Hispanic Population	35.9%	34.3%	34.0%
	2010 Hispanic Population	30.3%	30.5%	30.3%
EDUCATION (Adults 25 or Older)	2015 Est. Adult Population (25 Years or Over)	3,444	20,270	27,095
	2015 Est. Elementary (Grade Level 0 to 8)	7.7%	8.4%	7.4%
	2015 Est. Some High School (Grade Level 9 to 11)	12.0%	12.1%	12.5%
	2015 Est. High School Graduate	25.4%	25.1%	24.6%
	2015 Est. Some College	21.2%	20.8%	20.7%
	2015 Est. Associate Degree Only	10.1%	9.4%	9.7%
	2015 Est. Bachelor Degree Only	15.9%	15.6%	15.7%
	2015 Est. Graduate Degree	7.7%	8.6%	9.4%
HOUSING	2015 Est. Total Housing Units	2,548	16,611	22,229
	2015 Est. Owner-Occupied	27.6%	33.8%	34.7%
	2015 Est. Renter-Occupied	47.5%	24.9%	23.0%
	2015 Est. Vacant Housing	24.9%	41.3%	42.3%
HOMES BUILT BY YEAR	2010 Homes Built 2005 or later	15.2%	19.0%	18.1%
	2010 Homes Built 2000 to 2004	23.3%	20.9%	24.1%
	2010 Homes Built 1990 to 1999	35.4%	36.6%	34.7%
	2010 Homes Built 1980 to 1989	9.6%	10.6%	10.4%
	2010 Homes Built 1970 to 1979	9.8%	6.6%	6.3%
	2010 Homes Built 1960 to 1969	2.8%	2.4%	2.4%
	2010 Homes Built 1950 to 1959	1.9%	2.3%	2.3%
	2010 Homes Built Before 1949	2.1%	1.6%	1.5%
HOME VALUES	2010 Home Value \$1,000,000 or More	0.5%	0.7%	0.7%
	2010 Home Value \$500,000 to \$999,999	2.2%	2.3%	2.2%
	2010 Home Value \$400,000 to \$499,999	2.8%	2.4%	2.5%
	2010 Home Value \$300,000 to \$399,999	4.6%	5.7%	6.4%
	2010 Home Value \$200,000 to \$299,999	21.2%	21.6%	23.4%
	2010 Home Value \$150,000 to \$199,999	14.3%	17.9%	18.0%
	2010 Home Value \$100,000 to \$149,999	21.3%	22.9%	21.6%
	2010 Home Value \$50,000 to \$99,999	27.0%	20.9%	19.5%
	2010 Home Value \$25,000 to \$49,999	3.5%	2.8%	3.2%
	2010 Home Value Under \$25,000	2.6%	2.6%	2.6%
	2010 Median Home Value	\$152,170	\$153,850	\$158,499
	2010 Median Rent	\$686	\$824	\$857

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1 mi radius 3 mi radius 5 mi radius

LABOR FORCE	2015 Est. Labor Population Age 16 Years or Over	3,516	20,149	26,867
	2015 Est. Civilian Employed	60.9%	59.9%	61.2%
	2015 Est. Civilian Unemployed	5.3%	4.7%	4.7%
	2015 Est. in Armed Forces	0.2%	0.1%	0.1%
	2015 Est. not in Labor Force	33.7%	35.3%	34.0%
	2015 Labor Force Males	47.5%	48.1%	48.3%
	2015 Labor Force Females	52.5%	51.9%	51.7%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	1,801	9,787	13,253
	2010 Mgmt, Business, & Financial Operations	8.5%	12.1%	12.7%
	2010 Professional, Related	14.0%	14.8%	14.7%
	2010 Service	32.4%	28.7%	28.1%
	2010 Sales, Office	32.6%	29.5%	29.6%
	2010 Farming, Fishing, Forestry	0.1%	0.1%	0.1%
	2010 Construction, Extraction, Maintenance	6.6%	7.1%	7.1%
	2010 Production, Transport, Material Moving	5.8%	7.6%	7.7%
	2010 White Collar Workers	55.1%	56.5%	57.0%
	2010 Blue Collar Workers	44.9%	43.5%	43.0%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	78.6%	79.8%	80.1%
	2010 Drive to Work in Carpool	14.6%	13.5%	13.2%
	2010 Travel to Work by Public Transportation	2.6%	1.1%	0.9%
	2010 Drive to Work on Motorcycle	-	0.2%	0.2%
	2010 Walk or Bicycle to Work	1.9%	1.9%	1.6%
	2010 Other Means	1.1%	0.8%	0.7%
	2010 Work at Home	1.2%	2.7%	3.2%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	15.9%	20.6%	19.3%
	2010 Travel to Work in 15 to 29 Minutes	42.2%	39.7%	40.4%
	2010 Travel to Work in 30 to 59 Minutes	36.6%	34.0%	34.9%
	2010 Travel to Work in 60 Minutes or More	5.3%	5.7%	5.4%
	2010 Average Travel Time to Work	25.9	25.1	25.2
CONSUMER EXPENDITURE	2015 Est. Total Household Expenditure	\$82.1 M	\$455 M	\$603 M
	2015 Est. Apparel	\$2.83 M	\$15.8 M	\$20.9 M
	2015 Est. Contributions, Gifts	\$4.85 M	\$27.4 M	\$36.4 M
	2015 Est. Education, Reading	\$2.75 M	\$15.5 M	\$20.5 M
	2015 Est. Entertainment	\$4.52 M	\$25.3 M	\$33.5 M
	2015 Est. Food, Beverages, Tobacco	\$13.1 M	\$72.0 M	\$95.2 M
	2015 Est. Furnishings, Equipment	\$2.66 M	\$15.1 M	\$20.1 M
	2015 Est. Health Care, Insurance	\$7.58 M	\$41.3 M	\$54.6 M
	2015 Est. Household Operations, Shelter, Utilities	\$25.5 M	\$141 M	\$186 M
	2015 Est. Miscellaneous Expenses	\$1.26 M	\$6.90 M	\$9.14 M
	2015 Est. Personal Care	\$1.07 M	\$5.94 M	\$7.87 M
	2015 Est. Transportation	\$16.0 M	\$89.0 M	\$118 M

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