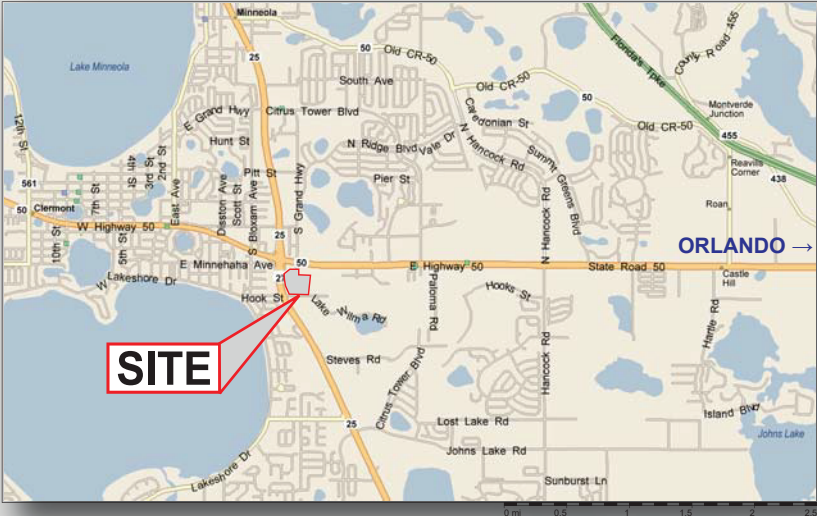


CLERMONT, FL

NEW DEVELOPMENT

THIS CENTRAL FLORIDA LOCATION IS JUST WEST OF ORLANDO. THE INTERSECTION OF US 27 AND SR 50 IS THE CENTER POINT OF THE TRADE AREA. SIGNALIZED ACCESS EXISTS FROM BOTH HIGHWAYS INTO THE SITE VIA NEWLY IMPROVED GRAND HIGHWAY AND HOOKS STREET, WHICH AFFORD THE SITE EXTRAORDINARY NORTH/SOUTH AND EAST/WEST ACCESS. THE HIGH SITE ELEVATION AFFORDS VISIBILITY FROM AS FAR AS A MILE AWAY. THIS SITE HAS THE BEST LOCATION, ACCESS AND VISIBILITY IN THE TRADE AREA.



AREA RETAILERS



TRADE AREA (10 MILE RADIUS)

POPULATION	124,108
HOUSEHOLDS	45,417
AVERAGE HOUSEHOLD INCOME	\$72,040

MPG DEVELOPMENT

WWW.MPGPROPERTYGROUP.COM

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