

RETAIL & OFFICE DEVELOPMENT OPPORTUNITY AVAILABLE!

WILKINSON DR. • CLERMONT, FL 34714



FOR SALE:

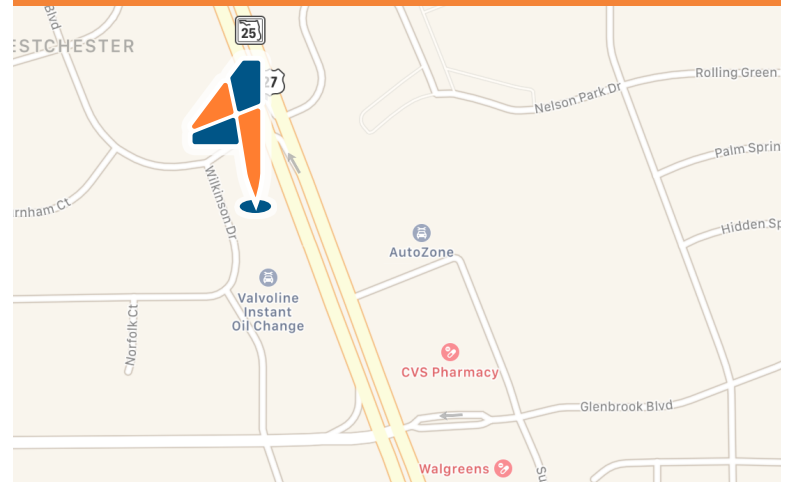


4ACRE Commercial Real Estate is pleased to bring to market Wilkinson Dr, a vacant land parcel in Four Corners that is ripe for a retail or office development. The Four Corners market is considered one of Orlando's fastest growing areas. It has been experiencing explosive growth in residential population which has been reflected via multi-family vacancy rates that are currently being reported at 5.9%. Further validating the markets growth, the area recently received a new satellite hospital, South Lake Hospital. The area also has started to garner the attention from national and local retailers (Starbucks, Lowe's Home Improvement, Walgreens, and Verizon). The property is positioned to take advantage of these market conditions as it sits on a bustling thoroughfare, U.S. Highway 27, that experiences over 41,000 daily drivers. Current ownership has the property pre-approved for up to 8,400 sq. ft. of retail or office development.

Property Highlights:

- Located in the Core Retail Trade Area
- Experiences Over 41,000 Daily Drivers
- Over 1,000 Homes in A 1-Mile Radius
- Pre-Approved for an 8,400 Sq. Ft. Development
- Growing Population

SALE PRICE \$499,900.00
LAND SIZE 1.84 ACRES
BUILDABLE SQ. FT.
APPROVED FOR UP TO AN 8,400 SF
RETAIL OR OFFICE DEVELOPMENT



CONTACT US

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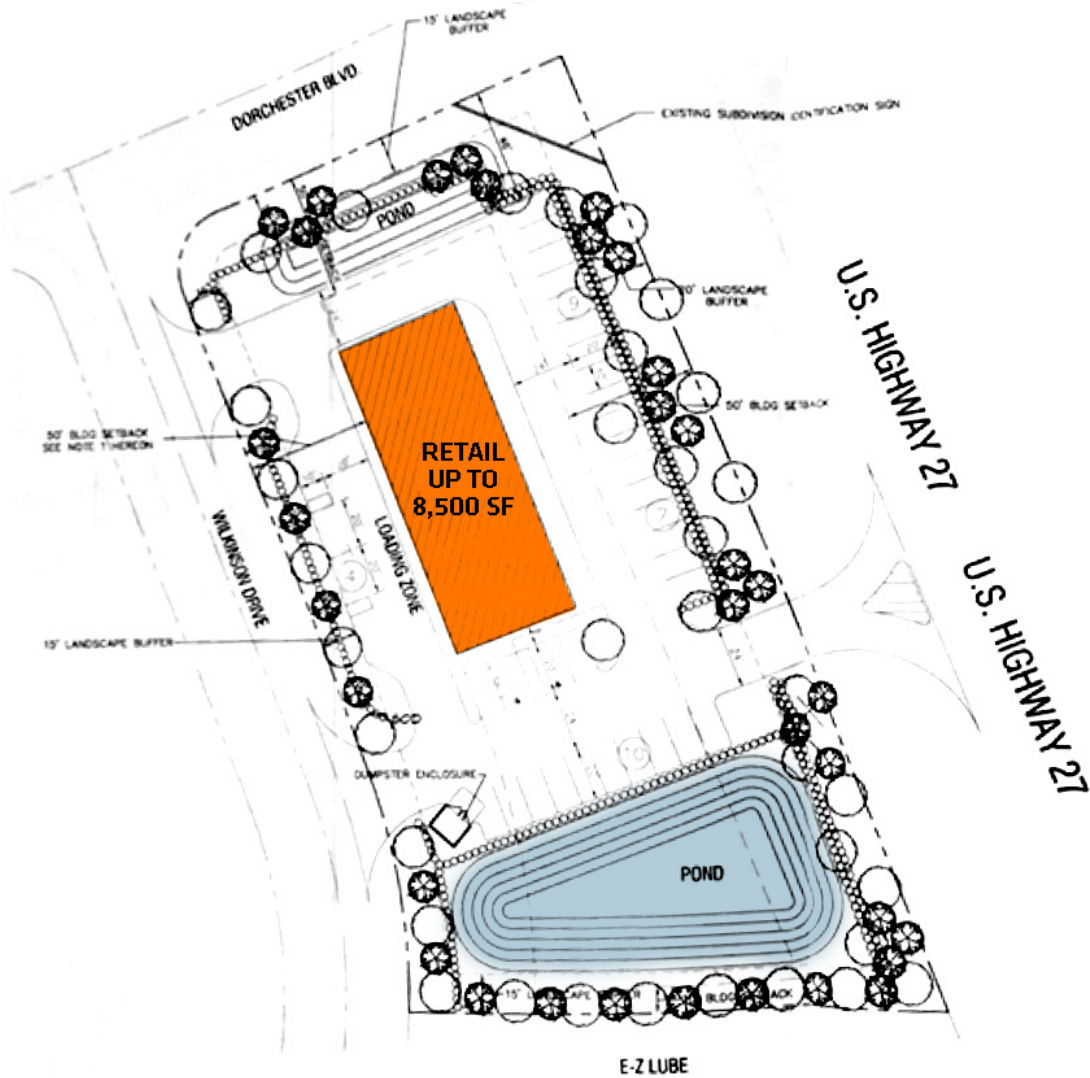
Samuel Gaslin
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904-505-5282

*The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Unless otherwise noted, the property is being offered as-is, where is, with all faults.



Proposed Retail Plan - up to 8,500 SF±

(All Measurements are Approximate)



**OVER 41,000
DAILY DRIVERS**

1.84 ACRES



Wilkinson Dr. • Clermont, FL 34714



896 Rooftops within
1 Mile Radius
(Highlighted in Blue)



Demographics	Population	Under 18	18-64	65+	Median HH Income
Clermont	35,211	24.8%	54.5%	20.7%	\$56,037
Four Corners	31,940	21.2%	64.8%	14.0%	\$53,272

