

Rubin Groves Retail Development

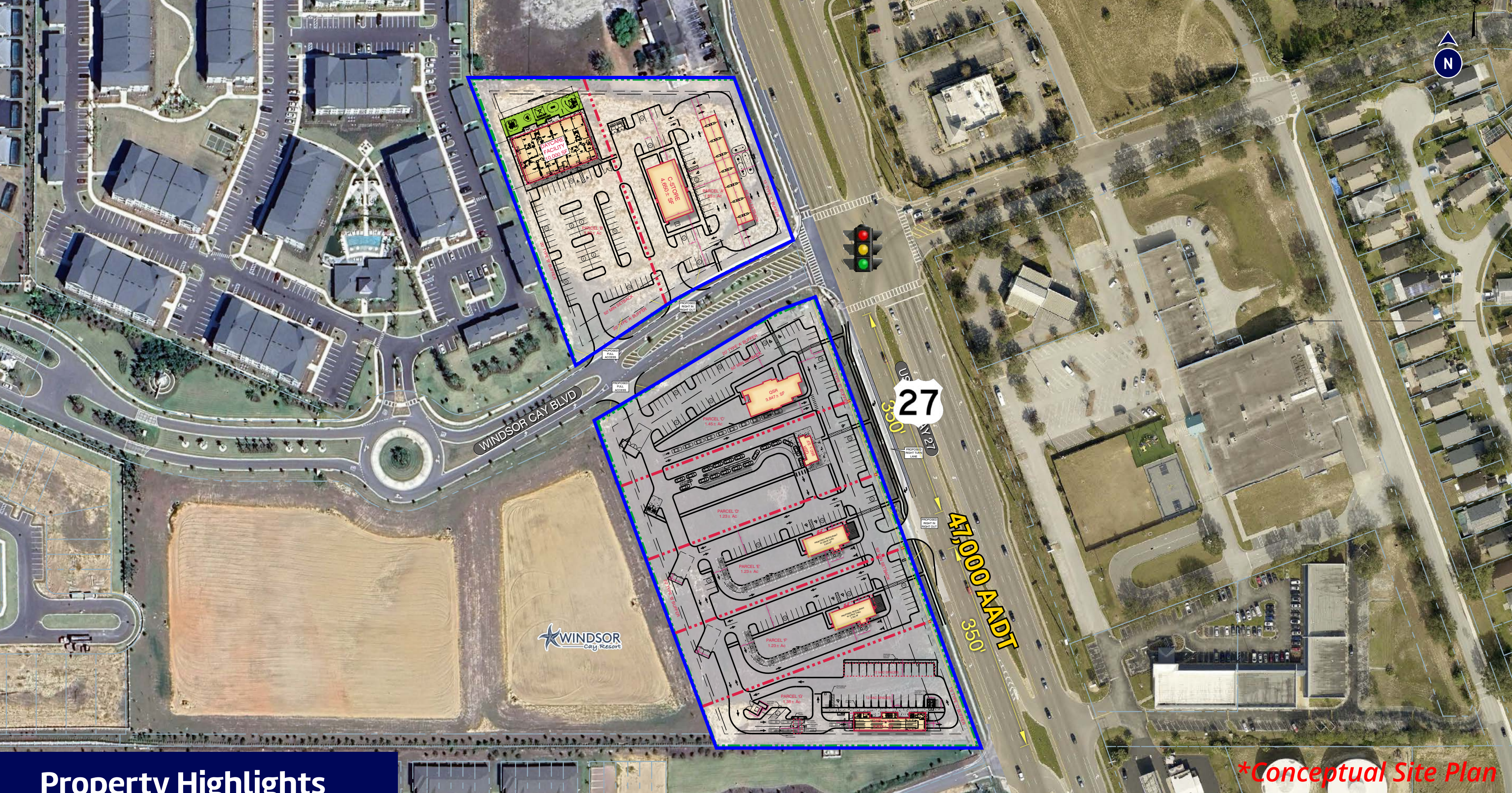
US Hwy 27 | Clermont, FL



10.8 AC | Outparcel For Lease

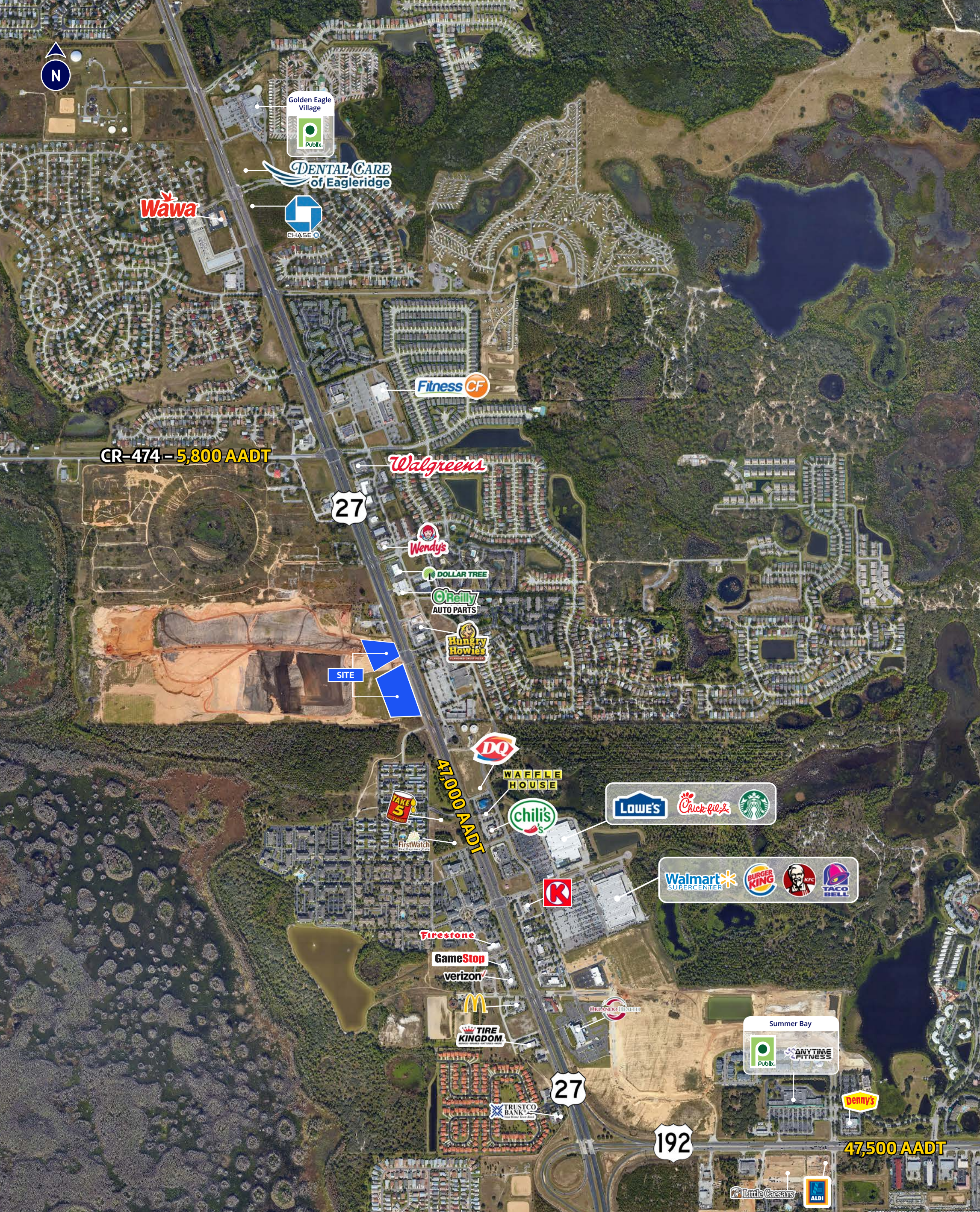


 Click to See Site on Google Maps



Property Highlights

- Prime US-27 frontage with excellent visibility and 47,000 AADT.
- Two parcels: 3.67 ± AC and 6.51 ± AC — 10.18 ± AC combined.
- Signalized intersection + roundabout access for smooth ingress/egress.
- Strong retail synergy with nearby national brands: Walgreens, Wendy's, Dollar Tree, O'Reilly, Hungry Howie's, Publix, Lowe's.
- Explosive residential growth with 48,000+ future units and nearly 3,000 under construction within 8 miles.
- Robust demographics: 64,745 residents within 5 miles and \$126K average HH income.
- Surrounded by expanding master-planned communities and established neighborhoods.
- Ideal for retail, QSR, multi-tenant, medical, or destination users.
- Minutes from US-192, Disney corridor, and major East-West connectors, delivering steady local and visitor traffic.



Demographics



Population

1-Mile: 4,688
3-Mile: 29,150
5-Mile: 64,745



Daytime Population

1-Mile: 3,024
3-Mile: 16,559
5-Mile: 45,126



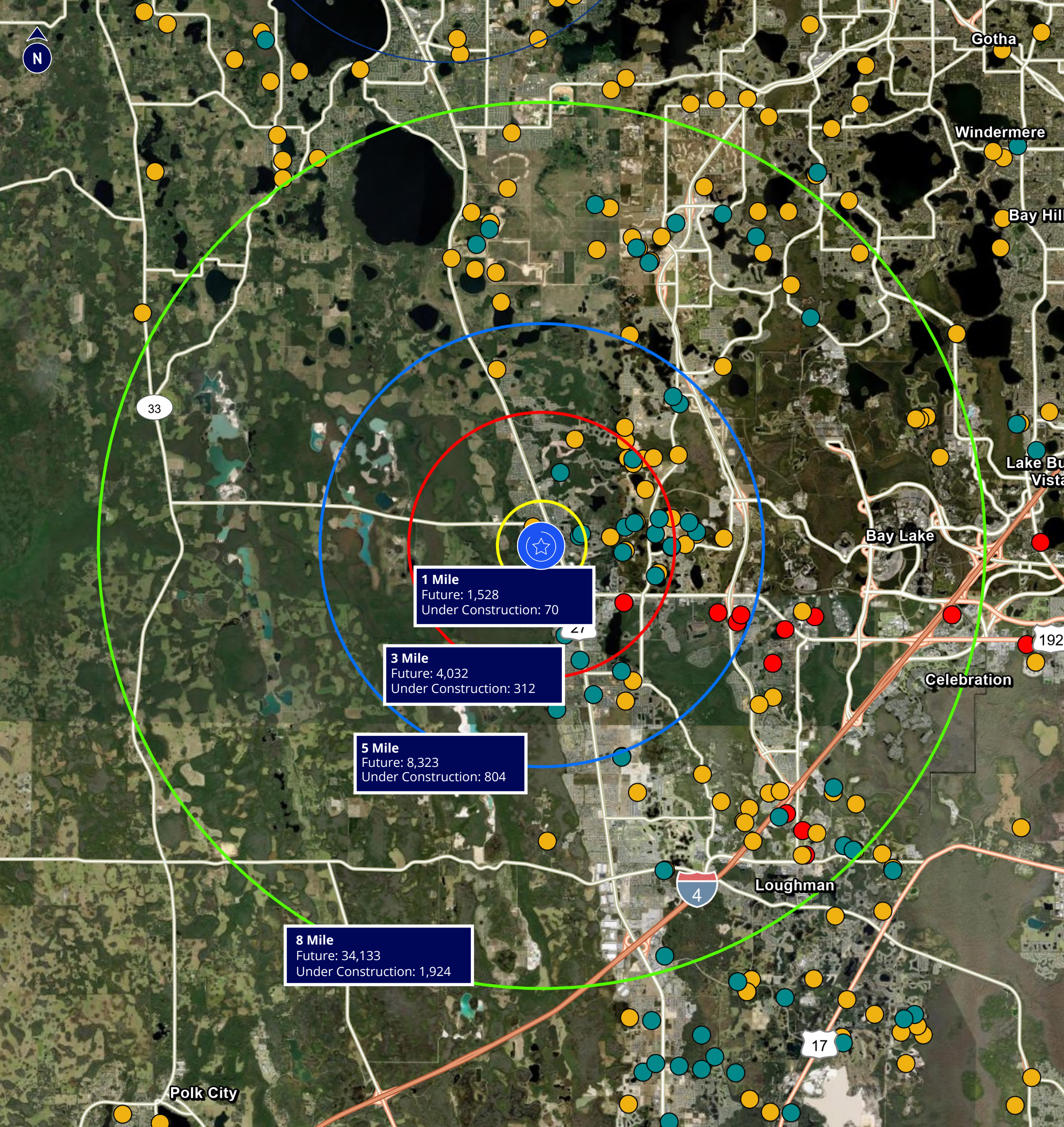
Households

1-Mile: 1,308
3-Mile: 7,268
5-Mile: 16,761



Average HH Income

1-Mile: \$114,878
3-Mile: \$103,209
5-Mile: \$126,012



Future and Under Construction Residential Units

1 Mile

Future: 1,528

Under Construction: 70

3 Mile

Future: 4,032

Under Construction: 312

5 Mile

Future: 8,323

Under Construction: 804

8 Mile

Future: 34,133

Under Construction: 1,924



Site

1 Mile

3 Mile

5 Mile

8 Mile



Duplex



Condominium



Hotel Condo



Single Family



Mixed Used



Townhouse



Contact us

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