



**The Reserve
at Lake Ridge**
127 Units



**THE LEARNING
EXPERIENCE**



37,000 AADT

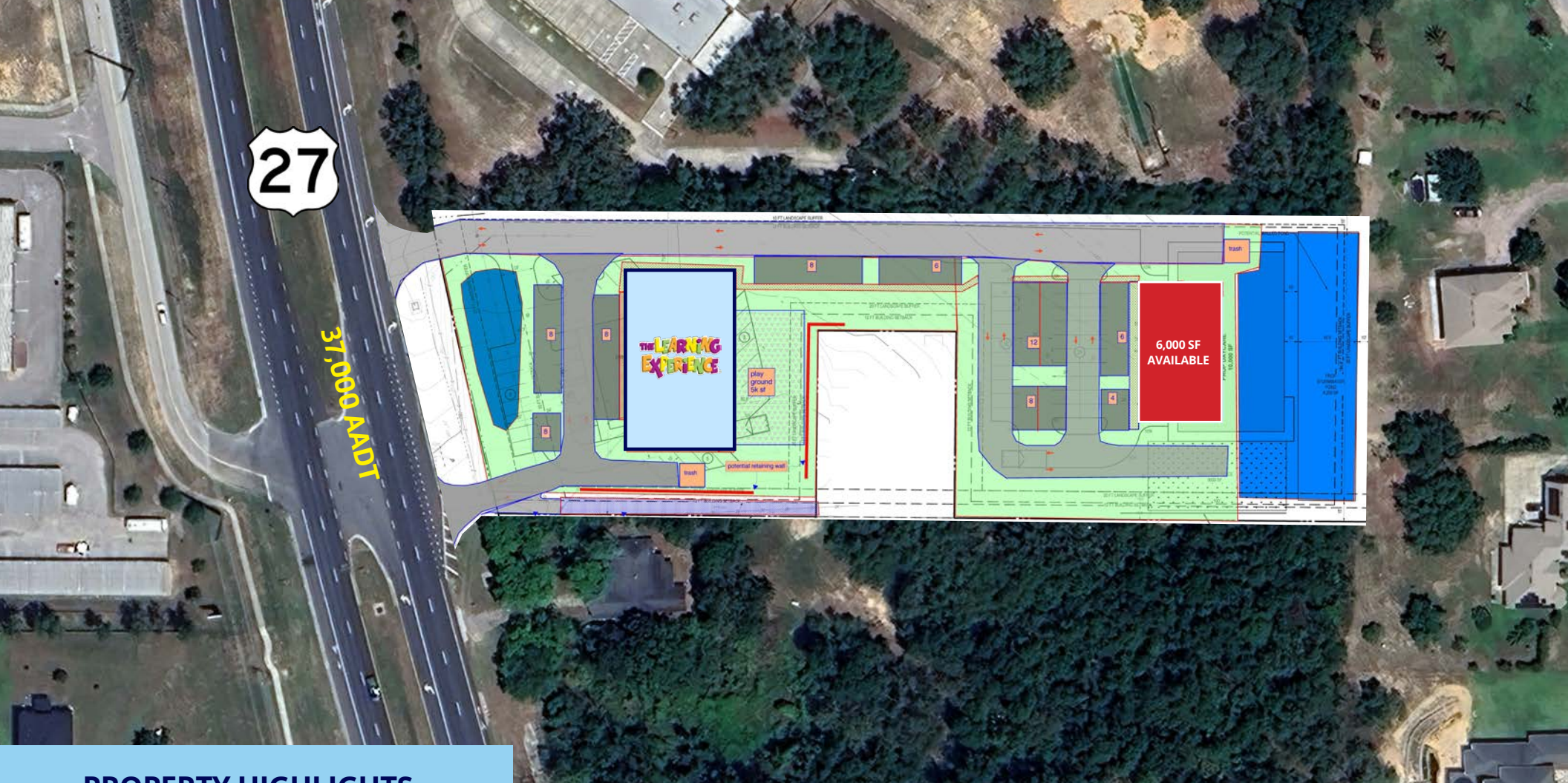


**6,000 SF
AVAILABLE**

RETAIL FOR LEASE

**Space Available for
Ground Lease or Build-to-Suit**
18142 US Hwy 27 | Clermont, FL 34715





PROPERTY HIGHLIGHTS

- Available for ground lease or bts
- Traffic counts - US 27 - 35,500 AADT | FL Turnpike - 75,900 AADT
- Just north of a mixed-use development to include Starbucks and Heartland Dental
- Premium location at the gateway to Lake County residential development
- Direct connection to the new Minneola Turnpike Interchange
- 75,000 new homes by 2030



[Click to See Site
on Google Maps](#)



AREA DEMOGRAPHICS



Total Population

1-Mile: 2,949
3-Mile: 26,078
5-Mile: 67,049



Daytime Population

1-Mile: 1,795
3-Mile: 19,173
5-Mile: 61,321



Average HH Income

1-Mile: \$111,862
3-Mile: \$120,774
5-Mile: \$110,374



Median Age

1-Mile: 50.9
3-Mile: 42.3
5-Mile: 41.8



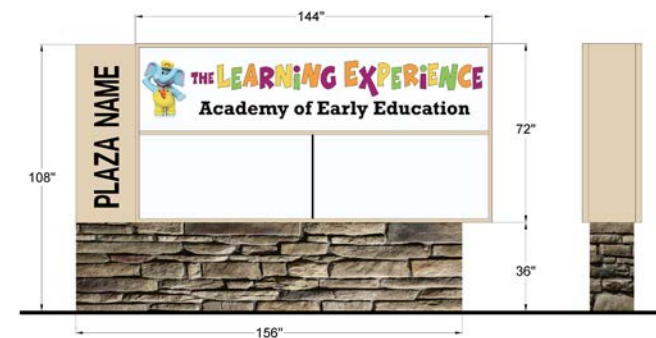
Households

1-Mile: 579
3-Mile: 9,108
5-Mile: 24,508



Businesses

1-Mile: 56
3-Mile: 448
5-Mile: 2,319



MONUMENT SIGN RENDERING

Future and Under Construction Residential Units



1 Mile

Future: 148

Under Construction: 6

3 Mile

Future: 3,811

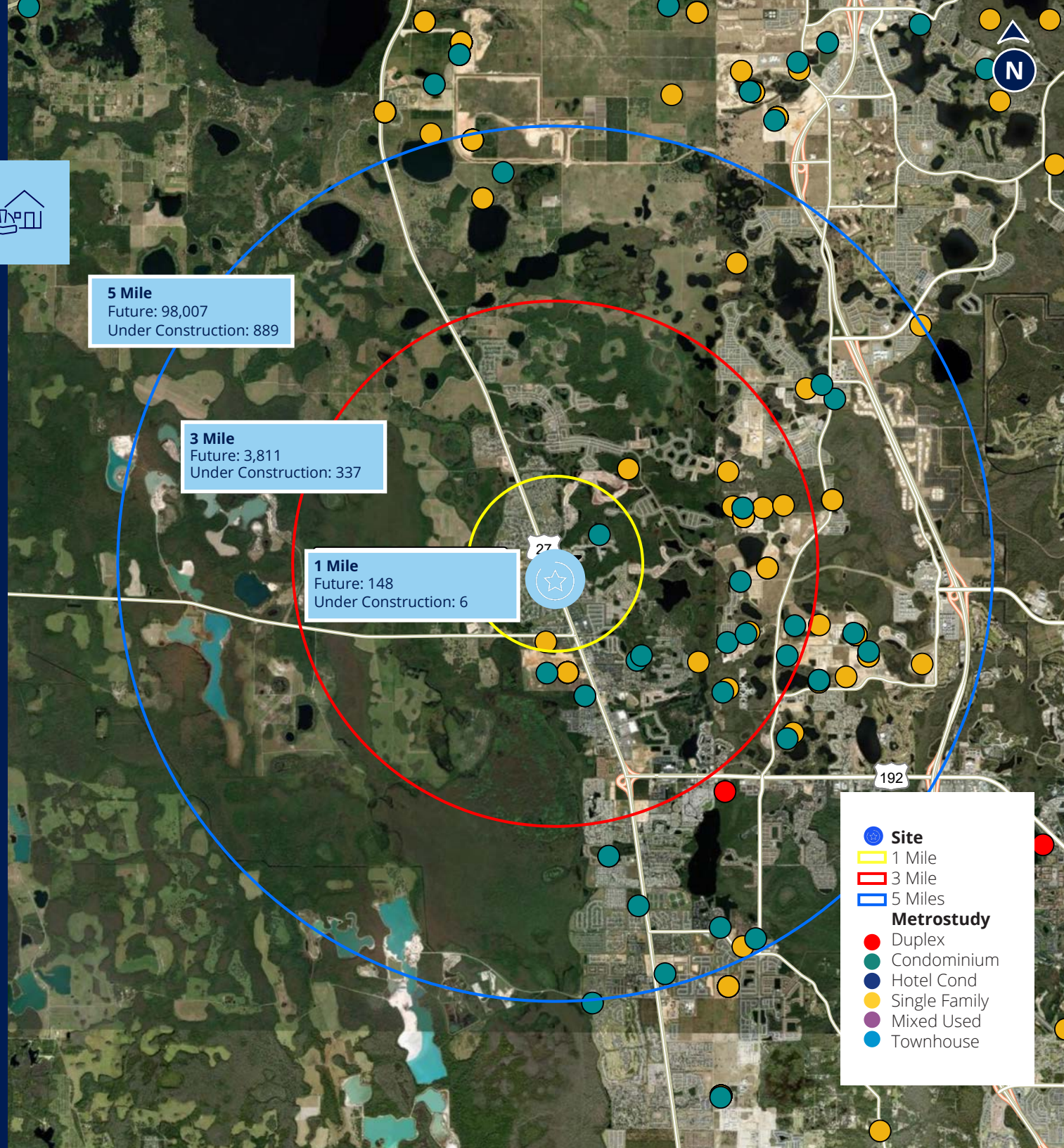
Under Construction: 337

5 Mile

Future: 98,007

Under Construction: 889

* 75,000 new homes by 2030





50,000 AADT



New Industrial Site

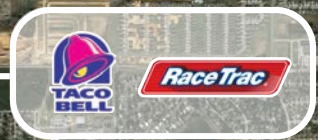
The Hills of Minneola
3,971 Residential Units | 610,000 SF Commercial Retail |
850,000 SF office; 1.4 M SF; 300 Hotel Rooms
Proposed: Food Hall & Crooked Can



AdventHealth \$281M+ New Hospital Campus

42,000 AADT

Citrus Grove Rd.



82,300 AADT

CONTACT US



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