



Retail For Lease

Shoppes at Waterbrooke

SWC SR-50 & Emil Jhanna Rd. | Clermont, FL

Coming Soon | Aldi & Wawa

Property Highlights

- Outparcels available for lease
 - Lot 1: Aldi
 - Lot 2: **3,500± SF**
 - Lot 3: **3,500± SF**
 - Lot 4: **In Negotiations**
 - Lot 5: Wawa
- New SFFR units - 206 residences with two-car garages.
- New sell storage (2024) climate controlled and onsite units with roll-up doors.
- Excellent visibility and frontage on busy SR-50 - 55,500 AADT
- Full access with light on SR-50 and Hooks St. Extension
- Close proximity to Winter Garden and SR-429 Expressway
- 2.6 miles east of Hwy. 27 and 4 miles west of Florida's Turnpike
- Next to Encompass Health Rehab (2023)
- 1,000± homes abutting to the south at 'Waterbrooke', built by Mattamy Homes.
- The 180-acre South Lake Hospital health, wellness and education campus with more than 1,000 employees is less than 2 miles away
- South Lake Hospital is home to LiveWell Fitness Center and National Training Center
- Clermont's population has doubled in the last 10 years with continued growth expected as rising demand for single and multi-family housing in the greater Orlando area increases

Contact Us

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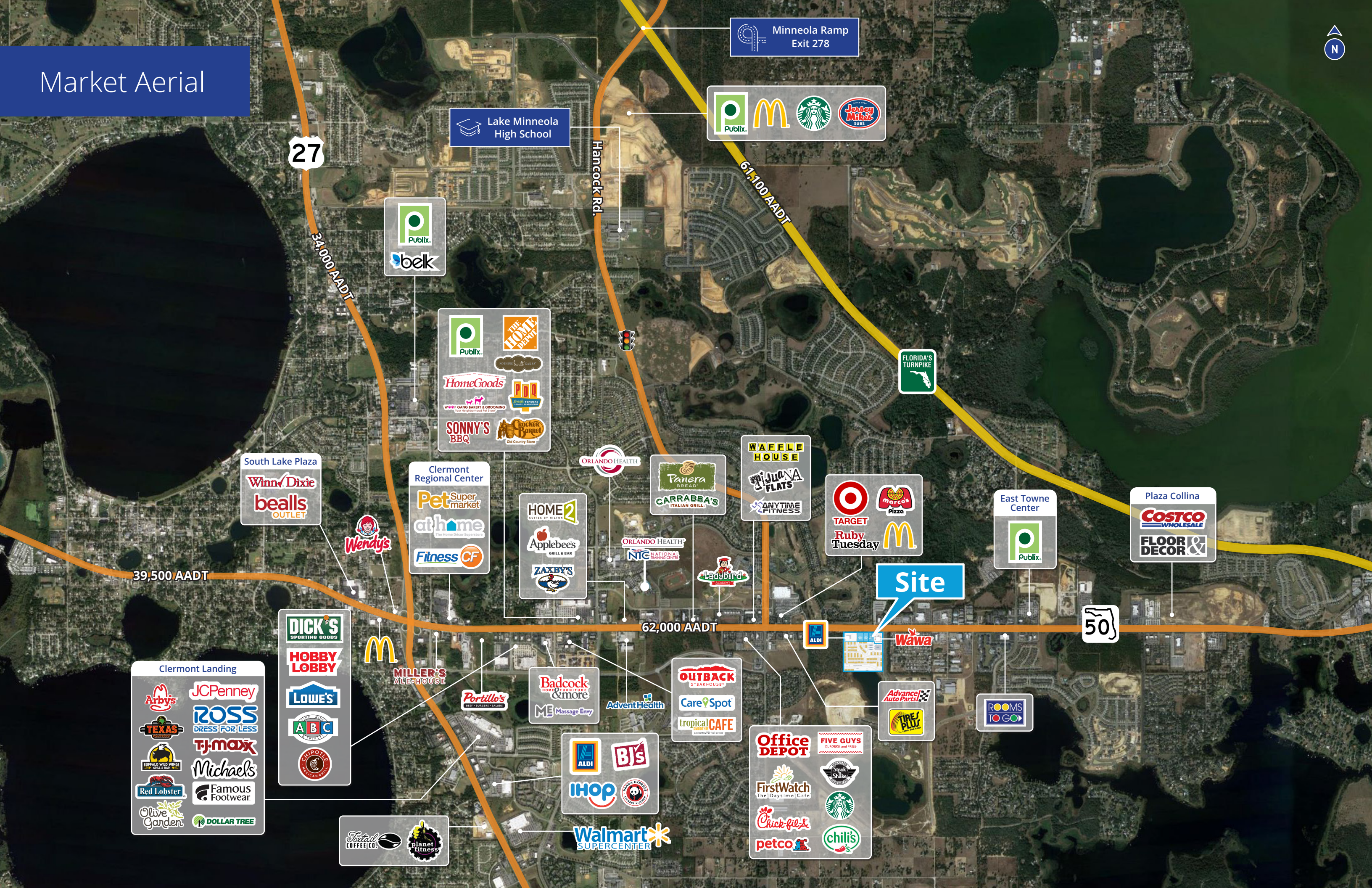
Suite 1300

Orlando, FL 32801

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Market Aerial



Minneola Ramp
Exit 278

Lake Minneola
High School

Publix, McDonald's, Starbucks, Jersey Mike's

27

34,000 AADT

Publix, belk

Hancock Rd.

61,100 AADT

Publix, Home Depot, HomeGoods, PDQ, Sonny's BBQ, The Home Depot

FLORIDA'S TURNPIKE

South Lake Plaza
Winn-Dixie
bealls
OUTLET

Clermont Regional Center
Pet Supermarket
at home
Fitness CF

HOME 2
SUITES BY WILTON
Applebee's
GRILL & BAR
ZAXBY'S

Panera
BREAD
CARRABBA'S
ITALIAN GRILL

Waffle House
Tijuana Flats
Anytime Fitness

Target
Ruby Tuesday
Marco's Pizza
McDonald's

East Towne Center
Publix

Plaza Collina
Costco Wholesale
Floor Decor & More

39,500 AADT

Dick's Sporting Goods
Hobby Lobby
Lowe's
ABC
Chipotle

McDonald's
Miller's Ale House

Portillo's

Badcock & More
ME Massage Envy

Advent Health

Outback Steakhouse
CareSpot
Tropical Cafe

ALDI, BJs, IHOP, Dunkin' Donuts

Walmart Supercenter

62,000 AADT

ALDI

Site

Wawa

50

Clermont Landing
Arby's, JCPenney, Ross Dress for Less, TJ Maxx, Michaels, Famous Footwear, Olive Garden, Dollar Tree

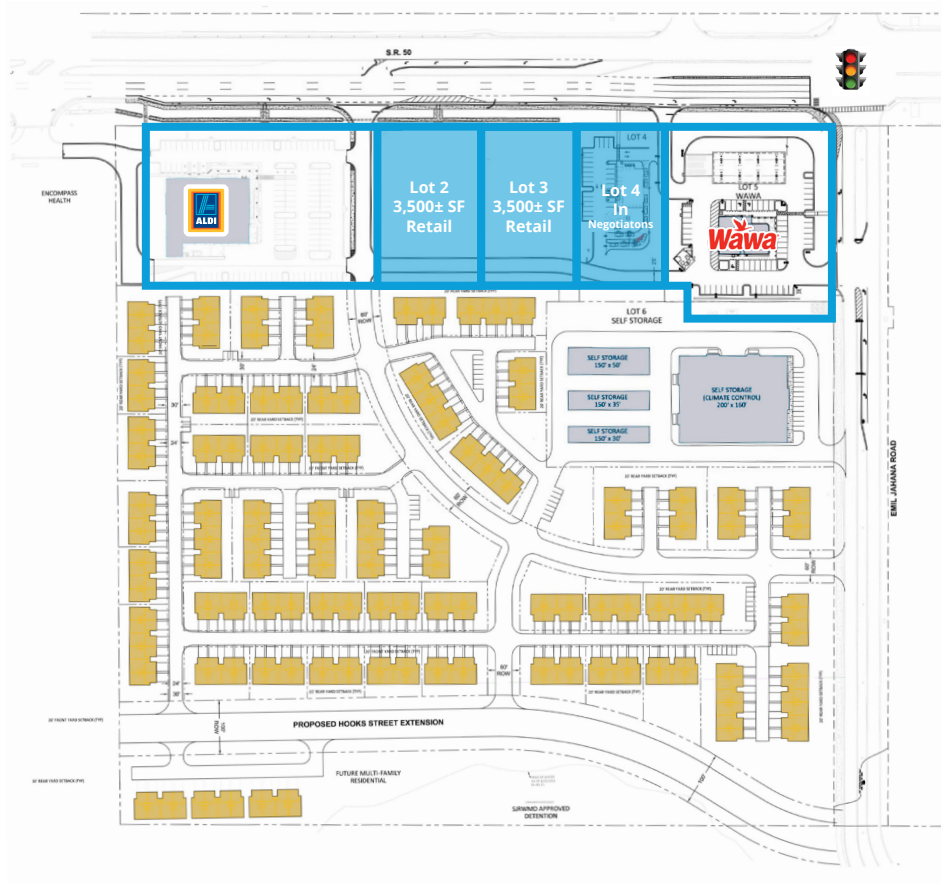
Fortail Coffee Co., Planet Fitness

Office Depot, First Watch, Chick-fil-A, Petco, Five Guys, Steak 'n Shake, Starbucks, Chili's

Advance Auto Parts, Tire Plus

Rooms To Go

Site Plan



Area Demographics



Population

1-Mile: 6,962
3-Mile: 42,511
5-Mile: 88,627



Daytime Population

1-Mile: 6,334
3-Mile: 40,392
5-Mile: 80,441



Average HH Income

1-Mile: \$102,089
3-Mile: \$89,924
5-Mile: \$93,248



Households

1-Mile: 2,322
3-Mile: 15,205
5-Mile: 31,496

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