



SR 50 and N. Hancock Rd.
Super Target Out Parcel Available
Clermont, Florida

Aerial of Site



1.24 Acres Available

Lake Sumter Community College

Super TARGET

A.W. All American Food

AMSOUTH

McDonald's

Ruby Tuesday's

Property Highlights

- Directly across the street from Lake Sumter Community College.
- High Growth Area
- Traffic Count on SR 50-56,000 ADT

Demographics

	1 Mile	3 Mile	5 Mile
Population (2006)	2,343	30,462	60,236
Avg. HH Income (2006)	\$ 75,202	\$ 66,161	\$ 71,387

Leasing Contact:
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




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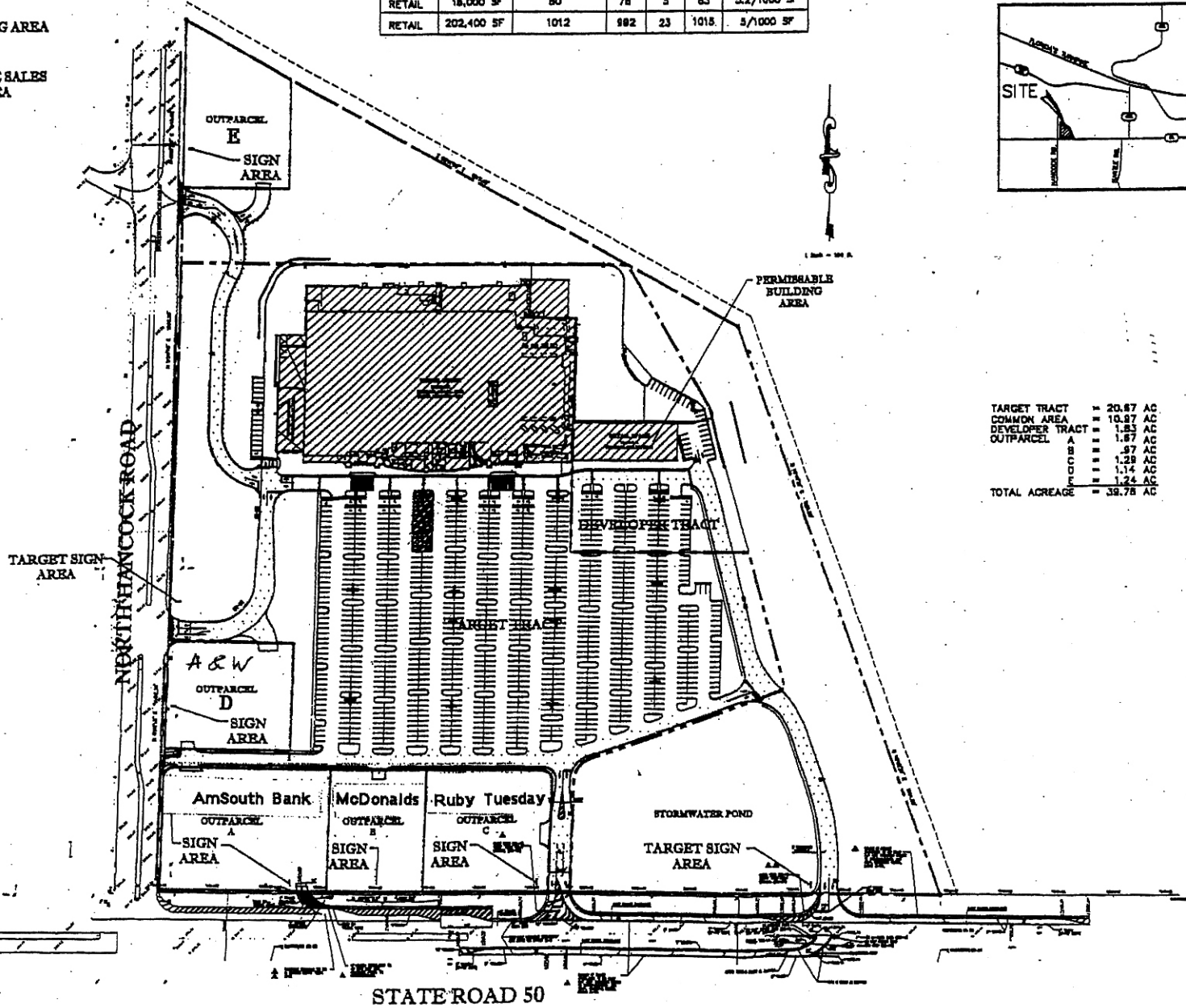
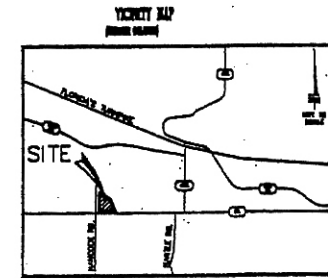


Outparcel E

1.24± acres \$75,000.00/
year ground lease

-  PERMANENT ACCESS DRIVE
-  BUILDING AREA
-  OUTSIDE SALES AREA

	BLDG. AREA	PARKING REQ'D. 5/1000 SF	PARKING PROV'D.			PROV'D. RATIO
			STND.	H.C.	TOTAL	
TARGET	188,400 SF	932	914	18	932	5/1000 SF
RETAIL	18,000 SF	90	78	5	83	5.2/1000 SF
RETAIL	202,400 SF	1012	992	23	1015	5/1000 SF



TARGET TRACT	20.87 AC
COMMON AREA	10.87 AC
DEVELOPER TRACT	1.83 AC
OUTPARCEL A	1.87 AC
OUTPARCEL B	.97 AC
OUTPARCEL C	1.39 AC
OUTPARCEL D	1.14 AC
OUTPARCEL E	1.24 AC
TOTAL ACREAGE	39.75 AC

KELLY,
COLLINS &
GENTRY, INC.

KCG

PREPARED FOR:
MAURY L. CARTER
& ASSOCIATES, INC.

SUPER TARGET AT
HANCOCK CENTER
LAKE COUNTY,
FLORIDA

SITE
DIMENSION
PLAN