

For Lease

# Cagan Crossings Outparcel

US Highway 27, Just North of Cagan Crossings Blvd.  
Clermont, Lake County, Florida 34714



## AVAILABILITY:

Leasing up to 30,000 sq. Ft.

New Mixed Use Development in **Cagan Crossings - Four Corners**

## PROPERTY HIGHLIGHTS:

- AADT 42,000 ±
- Frontage to US 27
- Utilities in place
- Easy Ingress & Egress
- Lowe's and Walmart Outparcel
- Suitable for **Retail, Fast Food, Restaurants, Bank, Pharmacy, Medical**
- Nearby Tenants: Lowes, **Wal-Mart, Starbucks, Taco Bell**, Bank of America, Chili's, **Dunkin Donuts, New Orlando Health, Tire Kingdoms**, McDonald's , **Chick-fil-A**, KFC, Fairwinds Credit Union

### Demographics

	1 Miles	3 Miles	5 Miles
Total Population 2018	9,283	59,649	80,181
Total Population 2010	5,921	27,428	32,645
Average HH Income	\$60,835	\$67,682	\$68,410
Median Age	37.4	37.7	37.5



For more information visit : [www.ravecommercial.com](http://www.ravecommercial.com)

Email: [rave@ravecommercial.com](mailto:rave@ravecommercial.com) Call/Text: (813) 750-7507

**For Lease**

# Cagan Crossings Outparcel

US Highway 27, Just North of Cagan Crossings Blvd.  
Clermont, Lake County, Florida 34714

## DEMOGRAPHICS REPORT

	1 MILE	3 MILE	5 MILE
Total Population	9,823	59,649	80,181
2010 Population	5,921	27,428	32,645
2024 Population	11,475	71,012	96,395
Employees	1,469	4,814	10,657
Total Businesses	181	540	871
Average Household Income	\$60,835	\$67,682	\$68,410
Median Household Income	\$48,823	\$58,863	\$59,618
Total Consumer Spending	\$86.47M	\$507.63M	\$676.95M
Median Age	37.4	37.7	37.5
Households	4,055	21,389	28,447
Percent College Degree or Above	19%	18%	17%
Average Housing Unit Value	\$211,301	\$188,728	\$197,000



For more information visit : [www.ravecommercial.com](http://www.ravecommercial.com)

Email: [rave@ravecommercial.com](mailto:rave@ravecommercial.com) Call/Text: (813) 750-7507

For Lease

## Cagan Crossings Outparcel

US Highway 27, Just North of Cagan Crossings Blvd.  
Clermont, Lake County, Florida 34714



Rave Commercial is pleased to offer leasing space in our upcoming mixed used development in **Cagan Crossing, Four Corner** area. About 4 miles west of Walt Disney World.

An ideal location for any business in the heart of the Four Corners region of Central Florida. Strong US 27 visibility .

*A town with all the perks of modern living and convenience ...*



For more information visit : [www.ravecommercial.com](http://www.ravecommercial.com)

Email: [rave@ravecommercial.com](mailto:rave@ravecommercial.com) Call/Text: (813) 750-7507