



**SIZE**

64,051 square feet

**DEMOGRAPHICS**

	1 mile	3 mile	5 mile
<b>Population</b>	9,218	24,586	49,142
<b>Households</b>	3,089	8,984	18,449
<b>Median HH Income (\$)</b>	67,909	66,546	66,695

**MAJOR TENANT(S)**

Publix  
Domino's Pizza  
Great Clips



**LOCATION**

2430 U.S. Hwy 27 | Clermont, FL 34714

**PROPERTY HIGHLIGHTS**

- Anchored by Publix, off of Highway 27 and Golden Eagle Boulevard
- Additional tenants include Great Clips, The UPS Store, and Domino's Pizza
- The area is primed for a substantial amount of development due to its proximity to Disney World and all four counties anticipated for substantial growth

**LEASING CONTACT**

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**MORE INFO**

www.phillipsedison.com



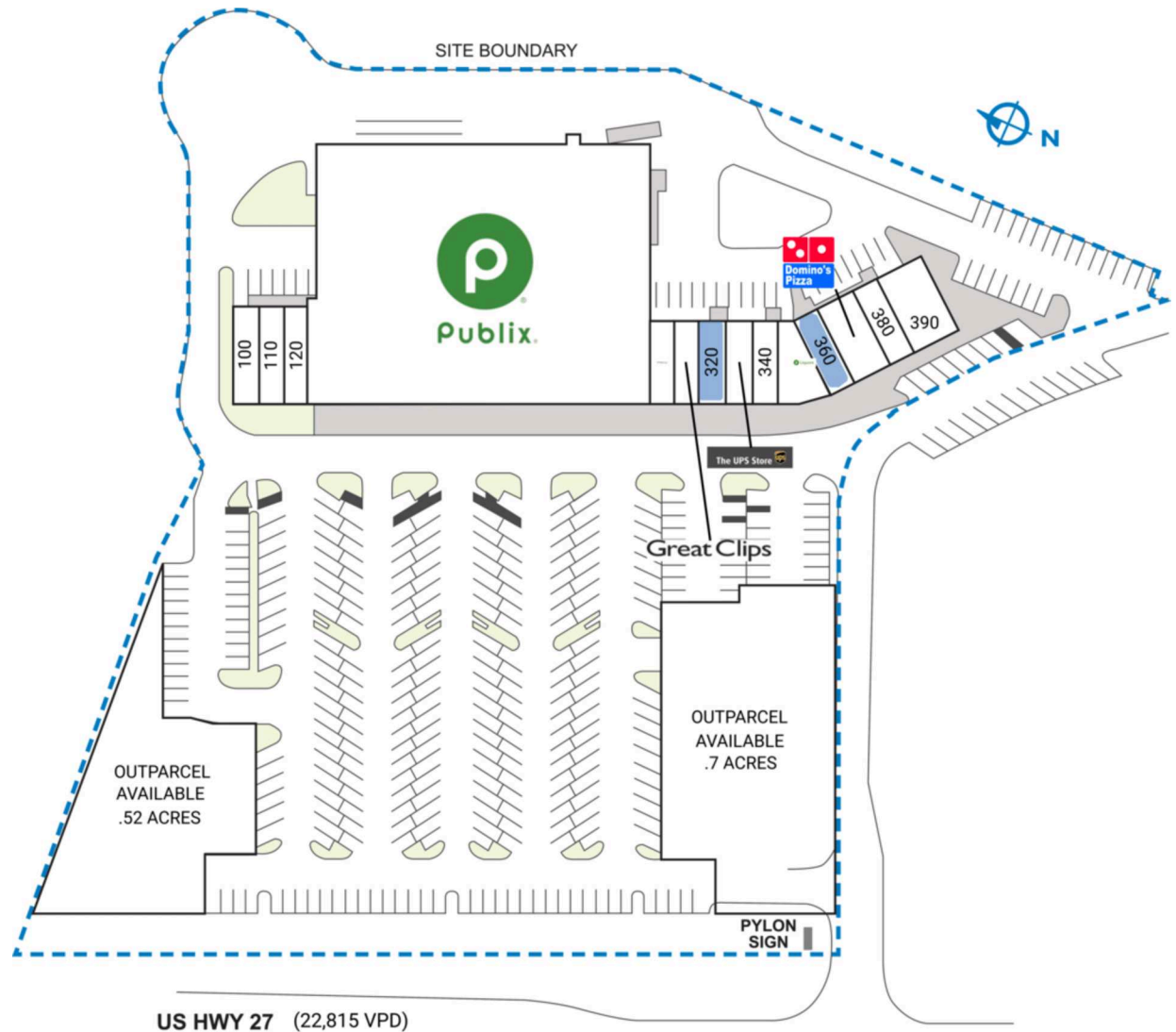
# GOLDEN EAGLE VILLAGE

2430 U.S. Hwy 27 | Clermont, FL 34714

SPACE	TENANT	SQ. FT.
POA	Golden Eagle POA	
100	Peak Health & Business Solutions	1,432 SF
110	CF Golf Carts	1,392 SF
120	Golden Nails and Spa	1,374 SF
200	Publix	45,600 SF
300	Expedia Cruises	1,039 SF
310	Great Clips	1,039 SF
320	COMING AVAILABLE	1,300 SF
330	The UPS Store	1,300 SF
340	Bamboo Garden Chinese Restaurant	1,300 SF
350	Publix Liquors	1,518 SF
360	COMING AVAILABLE	1,169 SF
370	Domino's Pizza	1,988 SF
380	Philly Cheese and Wings	1,200 SF
390	Mito Sushi and Grill	2,400 SF
<b>TOTAL SQ. FT.</b>		<b>64,051</b>

SITE LEGEND	
<span style="display:inline-block; width:15px; height:15px; background-color:orange; border:1px solid black;"></span> Available	<span style="display:inline-block; width:15px; height:15px; background-color:gray; border:1px solid black;"></span> Occupied
<span style="display:inline-block; width:15px; height:15px; background-color:blue; border:1px solid black;"></span> Leased (not occupied)	<span style="display:inline-block; width:15px; height:15px; background-color:lightgray; border:1px solid black;"></span> Owned by Others
<span style="display:inline-block; width:15px; border-top:1px dashed blue;"></span> Site Boundary	



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

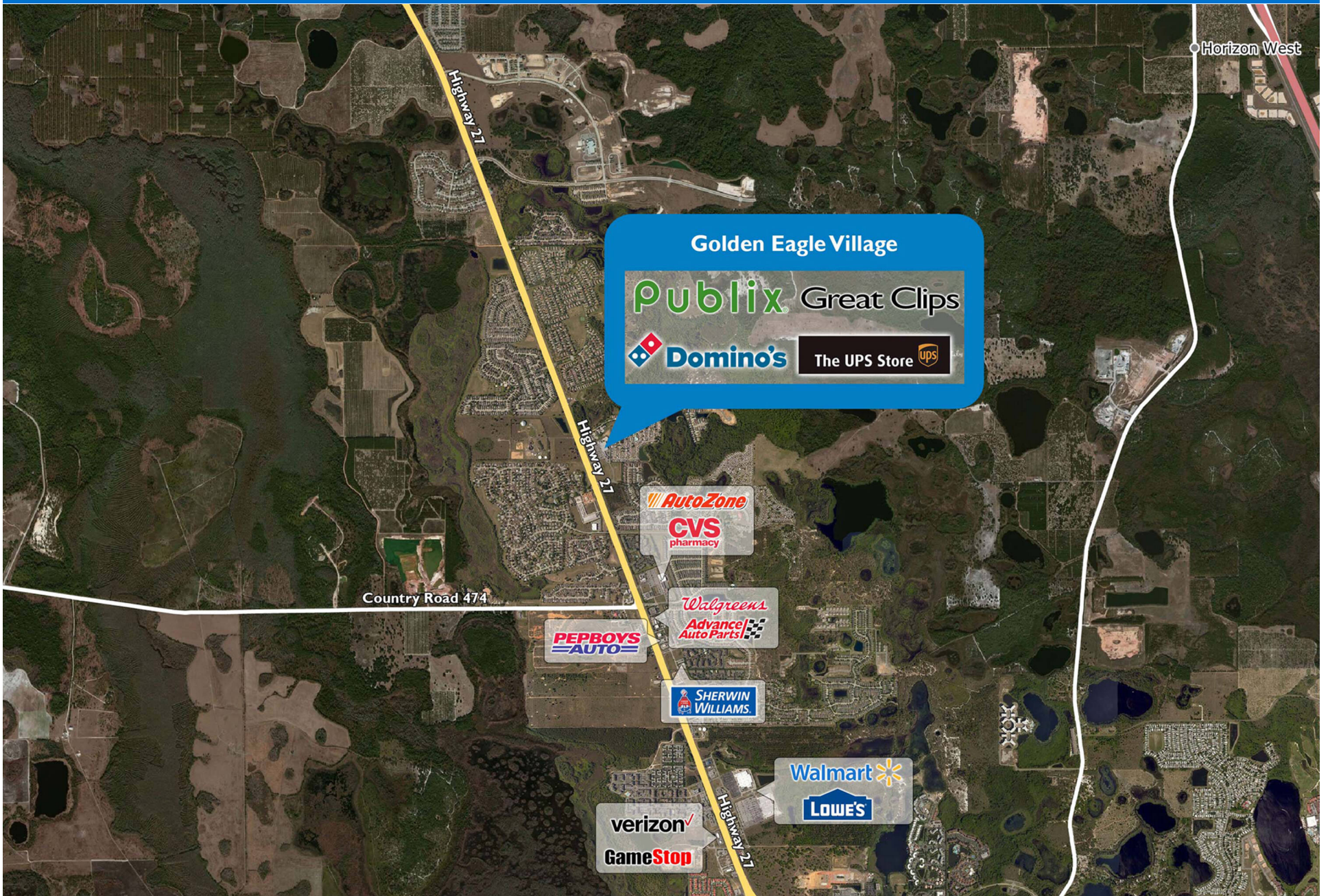
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# Demographic Summary Report

1990 - 2000 Census, 2022 Estimates & 2027 Projections

Calculated using TAS Retrieval Retrieval

Mar 20, 2023



Golden Eagle Village Clermont, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q2 2022 Estimated Population	9,218	24,586	49,142
	2027 Projected Population	11,359	30,225	61,072
	2010 Census Population	4,835	12,853	24,441
	2000 Census Population	2,273	5,782	10,831
	1990 Census Population	430	1,343	3,212
	Historical Annual Growth 1990 to 2000	18.11%	15.72%	12.92%
	Historical Annual Growth 2000 to 2010	7.84%	8.32%	8.48%
	Estimated Annual Growth 2010 to 2022	5.19%	5.22%	5.63%
	Projected Annual Growth 2022 to 2027	4.27%	4.22%	4.44%
	Median Age	36.9	37.8	39.6
Households	Q2 2022 Estimated Households	3,089	8,984	18,449
	2027 Projected Households	3,804	10,990	22,845
	2010 Census Households	1,625	4,777	9,300
	2000 Census Households	831	2,315	4,142
	1990 Census Households	159	452	937
	Historical Annual Growth 1990 to 2000	18.02%	17.73%	16.03%
	Historical Annual Growth 2000 to 2010	6.93%	7.51%	8.42%
	Estimated Annual Growth 2010 to 2022	5.17%	5.08%	5.52%
	Projected Annual Growth 2022 to 2027	4.25%	4.11%	4.37%
	Population per Household	2.98	2.74	2.66
Population by Race	White	46.0%	49.3%	52.5%
	Black or African American	7.0%	7.2%	6.9%
	Asian & Pacific Islander	1.4%	1.4%	1.8%
	Other Races	3.2%	3.3%	3.7%
	Hispanic Population	42.5%	38.7%	35.1%
Income	Average Household Income	\$81,010	\$80,733	\$84,057
	Median Household Income	\$67,909	\$66,546	\$66,695
	Per Capita Income	\$27,147	\$29,500	\$31,556
Education (Age 25+)	Elementary	10.1%	5.2%	4.3%
	Some High School	4.5%	3.8%	3.4%
	High School Graduate	33.0%	28.9%	26.8%
	Some College	15.1%	19.2%	21.5%
	Associates Degree Only	17.1%	18.2%	15.0%
	Bachelors Degree Only	12.0%	16.4%	20.3%
	Graduate Degree	8.2%	8.4%	8.7%
Business	Number of Businesses	81	242	604
	Total Number of Employees	930	3,138	17,620
	Employees per Business	11.55	12.98	29.17
	Residential Population per Business	114.46	101.70	81.35

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.