

EAGLE RIDGE SHOPPES



**Located on the NEC of County Road 565-A & State Road 50
in the Clermont MSA, South Lake County, Florida**

- Prime exposure and location for Bank, Retail, Health & Fitness Centers
- Join Publix Supermarket, Burger King, Dunkin Donuts, Subway, UPS, Great Clips and many more
- Excellent ingress and egress to center with a signalized intersection at CR 565A and SR 50
- Convenient access to the Florida Turnpike and just over a 30-minute drive to Downtown Orlando and Disney World.



<u>Demographics</u>	<u>3-Mile</u>	<u>5-Mile</u>
Population	11,161	37,011
Average HH Income	\$62,222	\$60,333
Households	4,216	14,060

Traffic Count: 38,100 vehicles daily
on SR-50 & CR-565A combined



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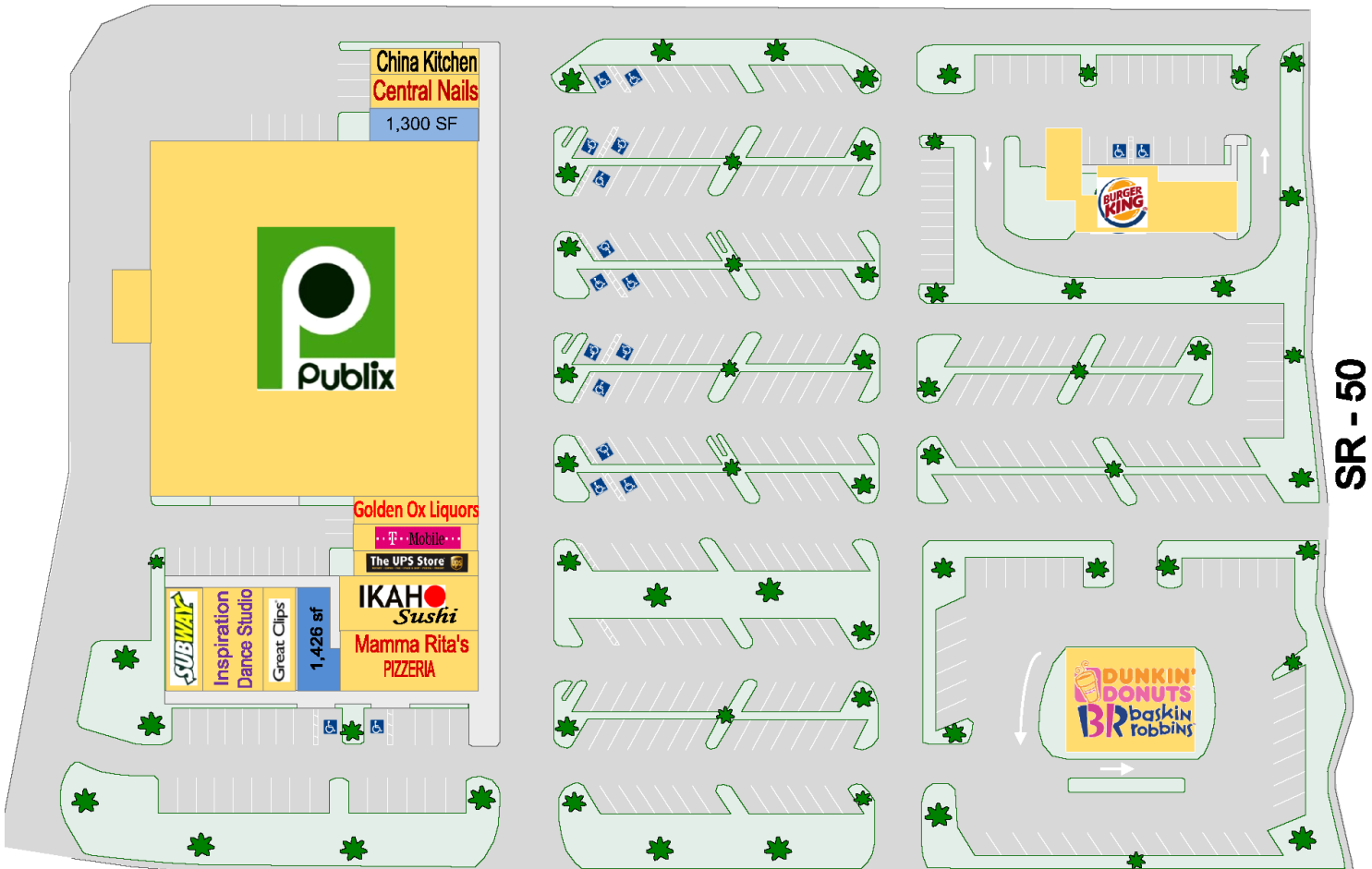
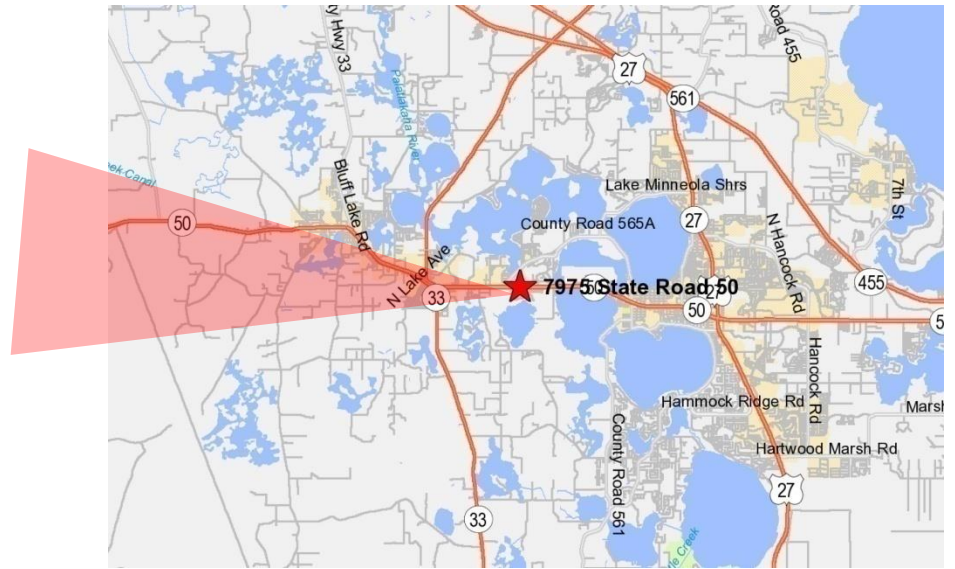
Acquisition | Development
Brokerage | Management | Leasing

Please contact: Connie Hull
Connie@FragaProperties.com

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1,300 SF & 1,426 SF Retail Spaces Available



CR - 565A



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