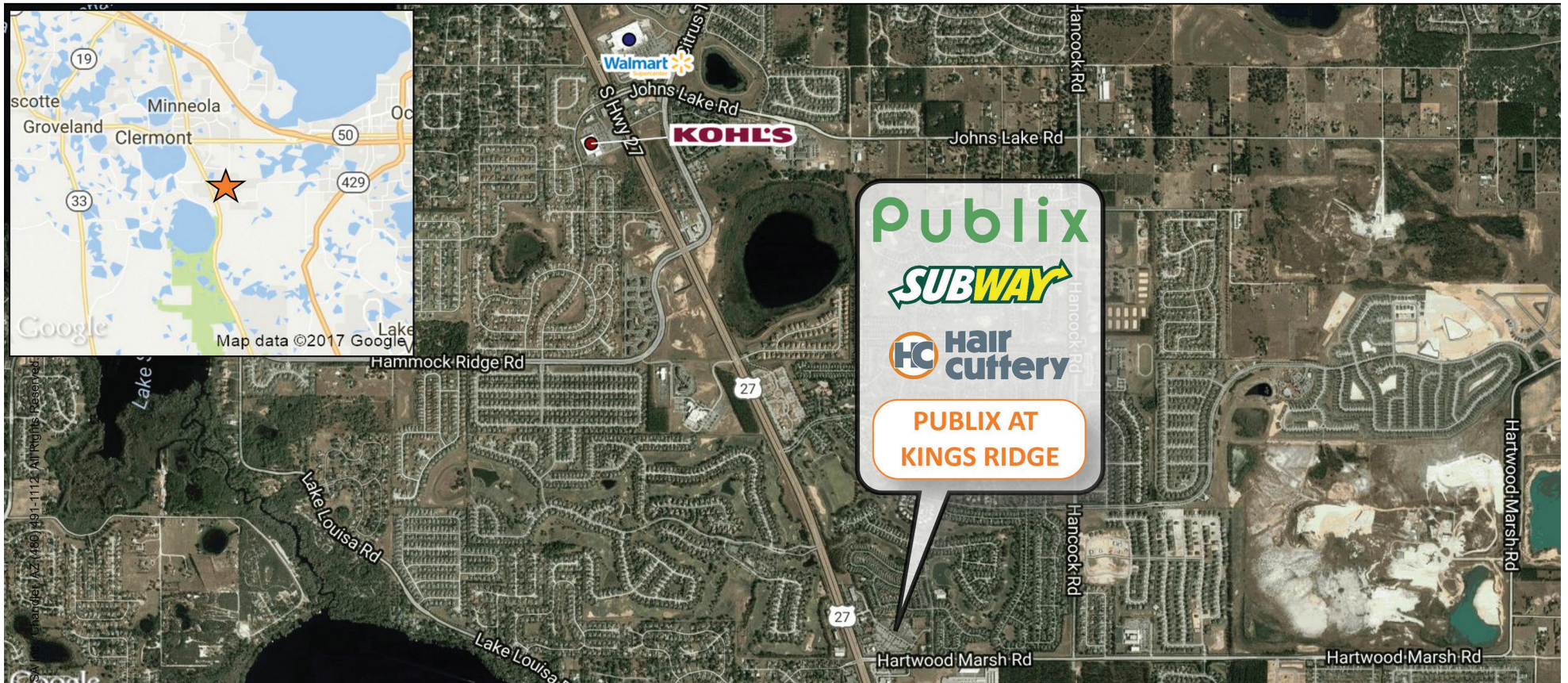




KINGS RIDGE

4351 South Highway 27, Clermont, FL 34711



MARKET: Central Florida

COUNTY: Lake

GLA: 78,979 SF

TRAFFIC COUNT: 39,000



	TOTAL POPULATION	MEDIAN AGE	AVG. HH INCOME
1 MILE	5,096	49	\$66,337
3 MILES	32,247	43	\$70,313
5 MILES	63,786	41	\$67,684

JASON REISMAN | LEASING AGENT

jreisman@secenters.com

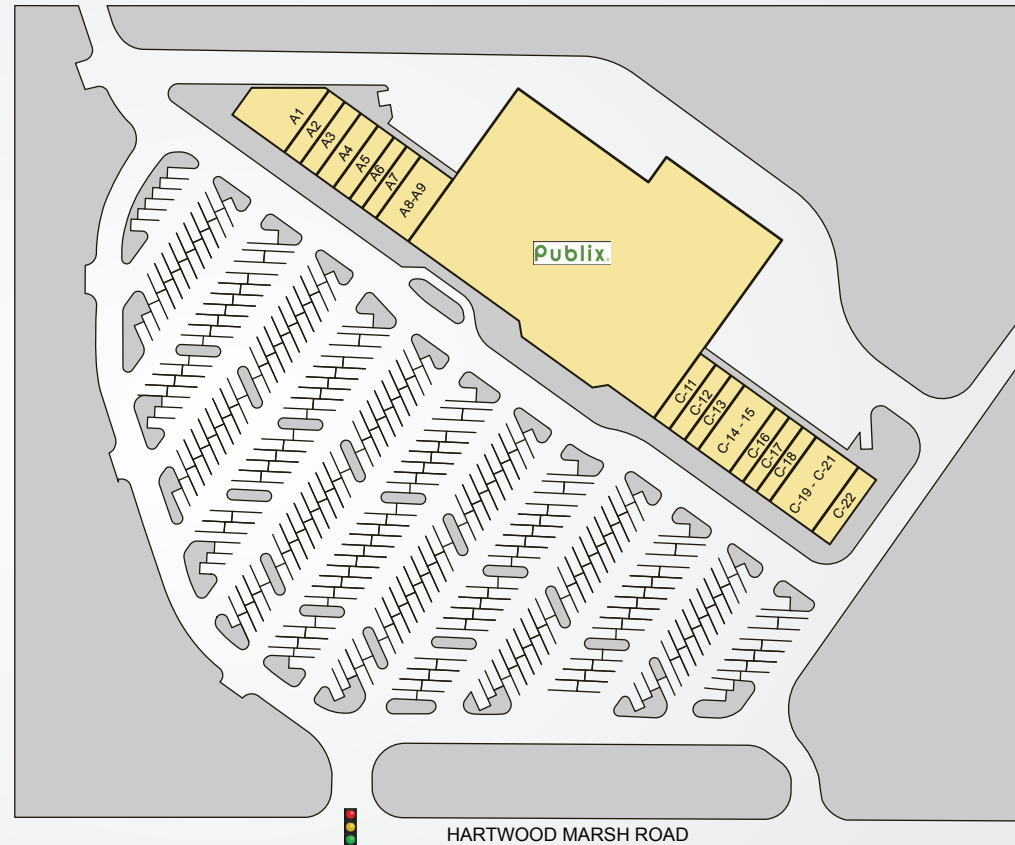
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KINGS RIDGE

TENANTS	UNIT	SF
San Jose Mex. Rest.	A-1	3,140
Subway	A-2	1,225
Nationwide Insurance	A-3	1,225
The UPS Store	A-4	1,400
Precision Hearing	A-5	1,225
China Taste	A-6	1,050
Hollywood Nails	A-7	1,050
Michaux Chiropractic	A-8-9	26,25
Publix	ANCH	51,674
Edible Arrangements	C-11	1,225
Le Pup Pet Supplies	C-12	1,260
Hair Cuttery	C-13	1,080
Ridge Dental	C-14-15	2,520
Discount Vitamins	C-16	1,080
Total Valet & Wardrobe	C-17	1,080
Pool Doctor	C-18	1,080
Title Boxing Club	C-19-21	3,240
Empire liquors	C-22	1,800



4351 South Highway 27, Clermont, FL 34711

This bustling Publix-anchored shopping plaza is located on US HWY 27 and the NEC of Hartwood Marsh Road. Immediately adjacent to the shopping center is the 55+ community of King's Ridge Golf Club with 2,100 homes in fifteen different neighborhoods, where residents can even drive their golf carts to King's Ridge shopping center and park in the dedicated "golf cart parking areas". In addition to a strong Publix, our robust tenant mix includes a diversity of national and local retailers, local service uses and restaurants.

Best-in-class service and value creation through diligent, return-driven property management, leasing, development, and construction management



This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy.