



# PUBLIX AT KINGS RIDGE

4351 South Highway 27, Clermont FL 34711

# CLERMONT, FL

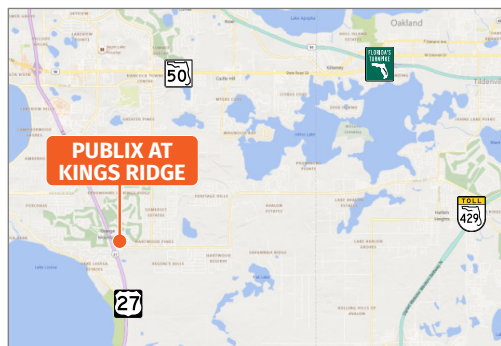


**MARKET:** Central Florida

**COUNTY:** Lake

**GLA:** ±78,979 SF

**TRAFFIC COUNT:** ±71,036



- Located on US Highway 27 at the northeast corner of Hartwood Marsh Road
- Immediately adjacent to Kings Ridge, a 55+ active adult community featuring two 18-hole golf courses and ±2,100 homes spread across fifteen neighborhoods
- The center offers dedicated golf cart parking for Kings Ridge residents
- The anchor Publix is supported by a robust and diverse mix of national and local retailers, local service users, and restaurants

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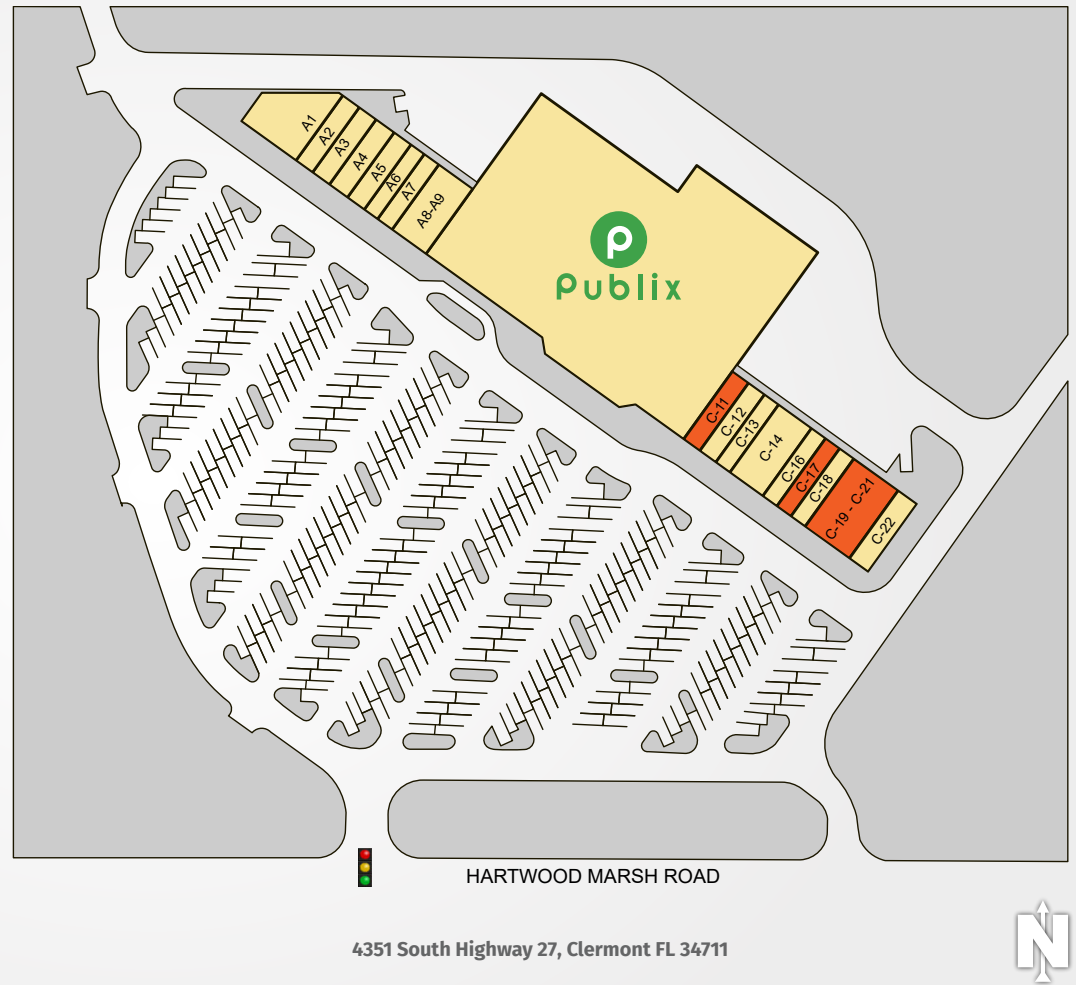
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TENANTS	UNIT	SIZE
San Jose Mexican Restaurant	A-1	3,140 SF
Subway	A-2	1,225 SF
Burton Construction Management	A-3	1,225 SF
The UPS Store	A-4	1,400 SF
Precision Hearing	A-5	1,225 SF
China Taste	A-6	1,050 SF
Hollywood Nails	A-7	1,050 SF
Michaux Chiropractic	A-8-9	2,625 SF
Publix	ANCH	51,674
<b>Available</b>	<b>C-11</b>	<b>1,225 SF</b>
Le Pup Pet Supplies	C-12	1,260 SF
Hair Cuttery	C-13	1,080 SF
Ridge Dental	C-14-15	2,520 SF
Discount Vitamins	C-16	1,080 SF
<b>Available</b>	<b>C-17</b>	<b>1,080 SF</b>
Pool Doctor	C-18	1,080 SF
<b>Available</b>	<b>C-19-21</b>	<b>3,240 SF</b>
Empire Liquors	C-22	1,800 SF



### DEMOGRAPHICS

### TOTAL POPULATION

### MEDIAN AGE

### AVERAGE HH INCOME

1 MILE	7,756	46.7	\$100,835
3 MILES	34,006	43.5	\$98,724
5 MILES	70,004	42.0	\$93,502

Southeast Centers offers 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.