

# GOLDEN EAGLE VILLAGE

CLERMONT, FL



## 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 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

Jamie Pearson  
Mobile (770) 355-0954  
jpearson@phillipsedison.com

## MORE INFO

[www.phillipsedison.com](http://www.phillipsedison.com)



**PHILLIPS EDISON & COMPANY®**

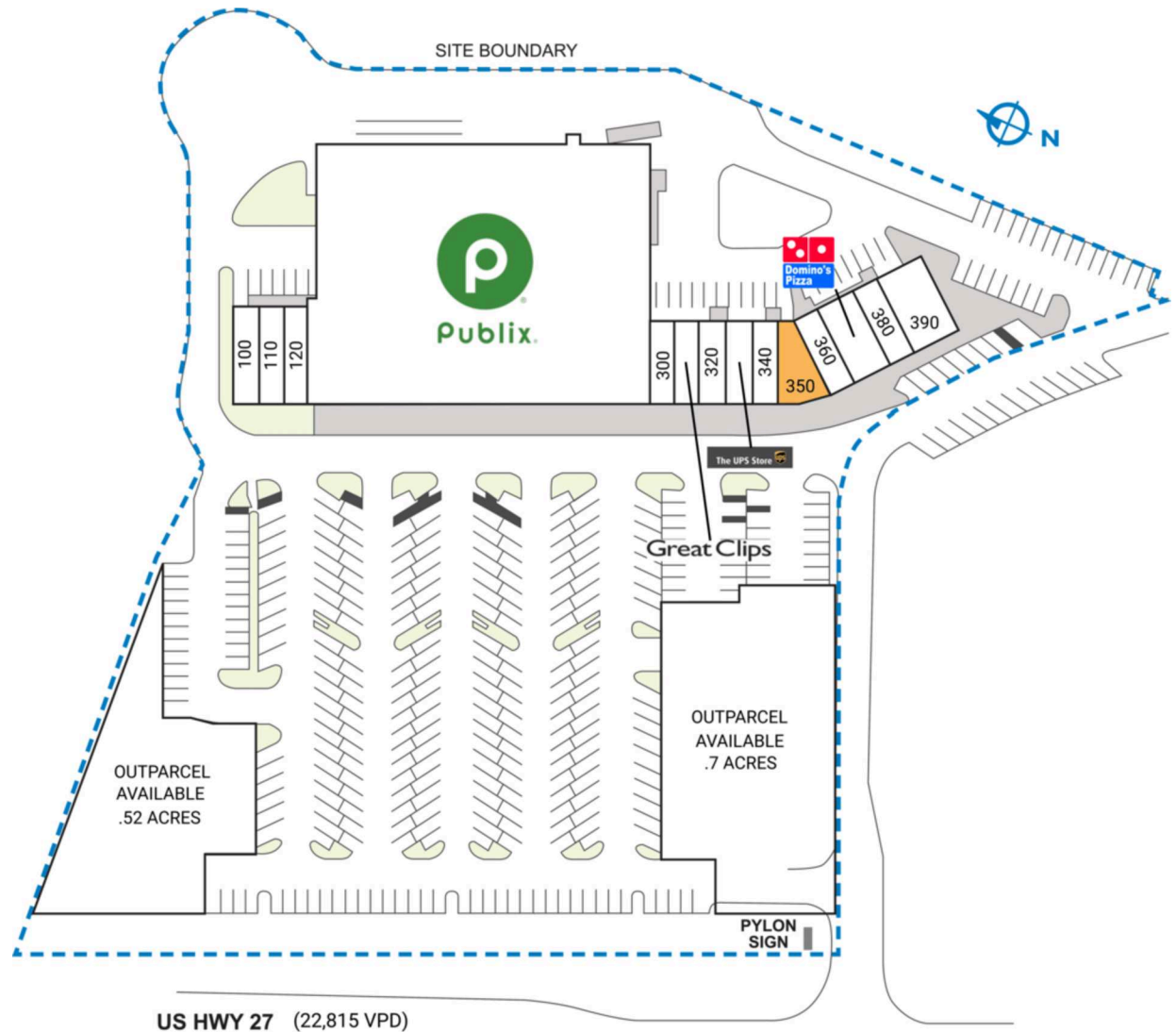
# GOLDEN EAGLE VILLAGE

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                  | Pirate Ice Gelato and Ice Cream  | 1,300 SF      |
| 330                  | The UPS Store                    | 1,300 SF      |
| 340                  | Bamboo Garden Chinese Restaurant | 1,300 SF      |
| 350                  | AVAILABLE                        | 1,518 SF      |
| 360                  | Nothing But Hemp                 | 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: #f4a460; border: 1px solid black;"></span> Available             | <span style="display: inline-block; width: 15px; height: 15px; background-color: #d3d3d3; border: 1px solid black;"></span> Occupied        |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #add8e6; border: 1px solid black;"></span> Leased (not occupied) | <span style="display: inline-block; width: 15px; height: 15px; background-color: #808080; border: 1px solid black;"></span> Owned by Others |
| <span style="display: inline-block; border-bottom: 2px dashed blue; width: 20px;"></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.

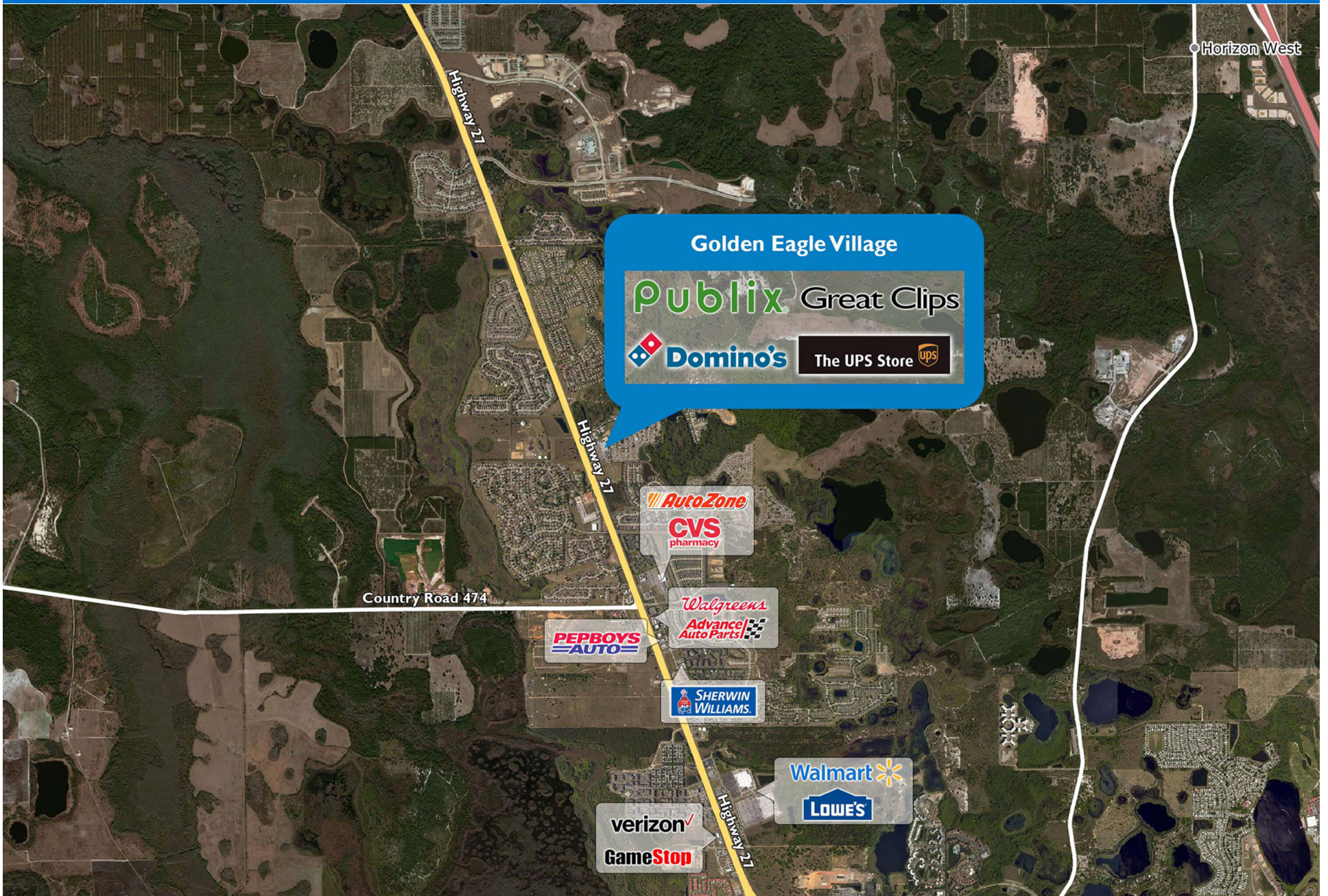
# GOLDEN EAGLE VILLAGE

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



# GOLDEN EAGLE VILLAGE

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



# Demographic Summary Report

1990 - 2000 Census, 2022 Estimates & 2027 Projections

Calculated using TAS Retrieval Retrieval

Mar 20, 2023



| Golden Eagle Village<br>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.