

GATEWAY CENTER

State Road 50, Clermont, FL



A STOREFRONT RETAIL / OFFICE CENTER PRIME LOCATION – 20,000 SF CENTER

Located at the intersection of State Road 50 and S. Greater Hills Blvd in Clermont, Florida, this center offers a convenient location as well as an upscale environment. Gateway Center is situated on 2.06 acres and is surrounded by upscale neighborhoods, shopping centers, hospitals and schools. Clermont has been named one of the fastest growing suburban areas of Metro Orlando.

- Class A Retail & Office space
- Parking Ratio 5/1000
- Easy ingress and egress
- Traffic light at entrance from State Road 50 & Greater Hills Blvd.
- Monument sign on State Road 50 for tenant usage
- ****Only one 1,606 SF Office Space Left****

TENANT MIX

Florida Hospital Centra Care ■ Wachovia Mortgage ■ Wells Fargo Financial
 ■ Allstate Insurance ■ Asset Title ■ Construction Development Company

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	3,176	31,012	59,870
Avg. income	\$80,124	\$71,780	\$74,583

Quality, Location & Value!



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