GOLDEN EAGLE COMMONS

FOR SALE



COMMERCIAL LAND FOR SALE · FOUR CORNERS

GOLDEN EAGLE COMMONS

On the signal. Inside the Publix node.

US Hwy 27 & Golden Eagle Blvd | Clermont, Florida 34714

2.22± AC
C-2 commercial land with ±470' of boulevard frontage

$1.8 M
Asking price · ±$811K per acre

28,500 AADT
On US 27 at the Golden Eagle Blvd signal

74,000 Pop.
Four Corners residents, 2025 estimate

CONTACT: DANIEL BUTTS | DANIEL@4ACRE.COM | C: 407.637.9162 | O: 407.601.1466

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THE OPPORTUNITY

Inside the node. On the signal.

Golden Eagle Commons is a 2.22± acre C-2 development site inside Golden Eagle Village, the only Publix-anchored node on US 27 between US 192 and Wellness Way, with ±470 feet on the signalized boulevard every Publix, daycare and Eagleridge trip already uses.

Demand arrives in two streams. Four Corners has grown from about 26,000 residents in 2010 to roughly 74,000 today, with another 14,800 projected within five miles by 2030. A vacation-rental population holds daytime demand above the census count year-round.

The node is already built. Publix, Chase, The Learning Experience, McDonald's, Dental Care of Eagleridge, Mavis and Wawa are open around the site. What the corner still lacks is everyday medical care: the nearest urgent care is about two miles south and the nearest primary care about nine miles north.

C-2 keeps the options open. Lake County's Community Commercial district allows medical and professional office, restaurant, retail, veterinary and service uses, so a buyer can choose the program that fits.

DETAILS AT A GLANCE

LOCATION	US Hwy 27 & Golden Eagle Blvd, Clermont (Four Corners), FL 34714
ASKING PRICE	$1,800,000 · ±$811,000/AC · ± $18.61/SF[1]
LAND AREA	2.22± acres
ZONING	C-2 Community Commercial (Lake County)
FRONTAGE	±470' on Golden Eagle Blvd; signalized access to US 27
ACCESS	Two curb cuts possible on Golden Eagle Blvd
TRAFFIC	28,500 AADT on US 27
PARCEL ID	23-24-26-0003-000-04000

[1] Price per acre and per square foot derived from the asking price and 2.22± deeded acres. Demographics per listing broker (Esri). Distances to care straight-line, September 2026. Parcel boundary drawn for illustration only.

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SITE AERIAL

On the Boulevard Every Trip Uses

±470 feet on Golden Eagle Blvd, one turn from the US 27 signal and directly across from Publix.

GOLDEN EAGLE COMMONS



SITE FACTS

LAND	2.22± AC (deeded)
SHAPE	±570' long, 160'–220' deep
FRONTAGE	±470' on Golden Eagle Blvd
ACCESS	Signalized US 27 entrance; two curb cuts possible
ZONING	C-2 Community Commercial
NEIGHBORS	Publix center W · Eagleridge homes E · RV resort N · self-storage S

GOLDEN EAGLE VILLAGE

Publix & Publix Liquors · Jersey Mike's · The UPS Store · Great Clips · Domino's · Tamaya Sushi · Dos Cafes · Bamboo Garden · Philly Cheese & Wings · Golden Nails & Spa · Heavy Light BJJ · Expedia Cruises · Peak Health

±470 ft
Frontage on Golden Eagle Blvd

1 turn
From the signalized US 27 intersection

2
Curb cuts possible on the boulevard

C-2
Community Commercial, Lake County

Parcel boundary, frontage and dimensions are approximate and drawn for illustration; verify against the survey. The site has no US 27 frontage; access is from Golden Eagle Blvd, behind the McDonald's, Dental Care and Mavis outparcels. Shape per Lake County Property Appraiser GIS.

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LOCATION

The corridor in numbers

74,000
Four Corners population, 2025 est. — up from 26,116 in 2010

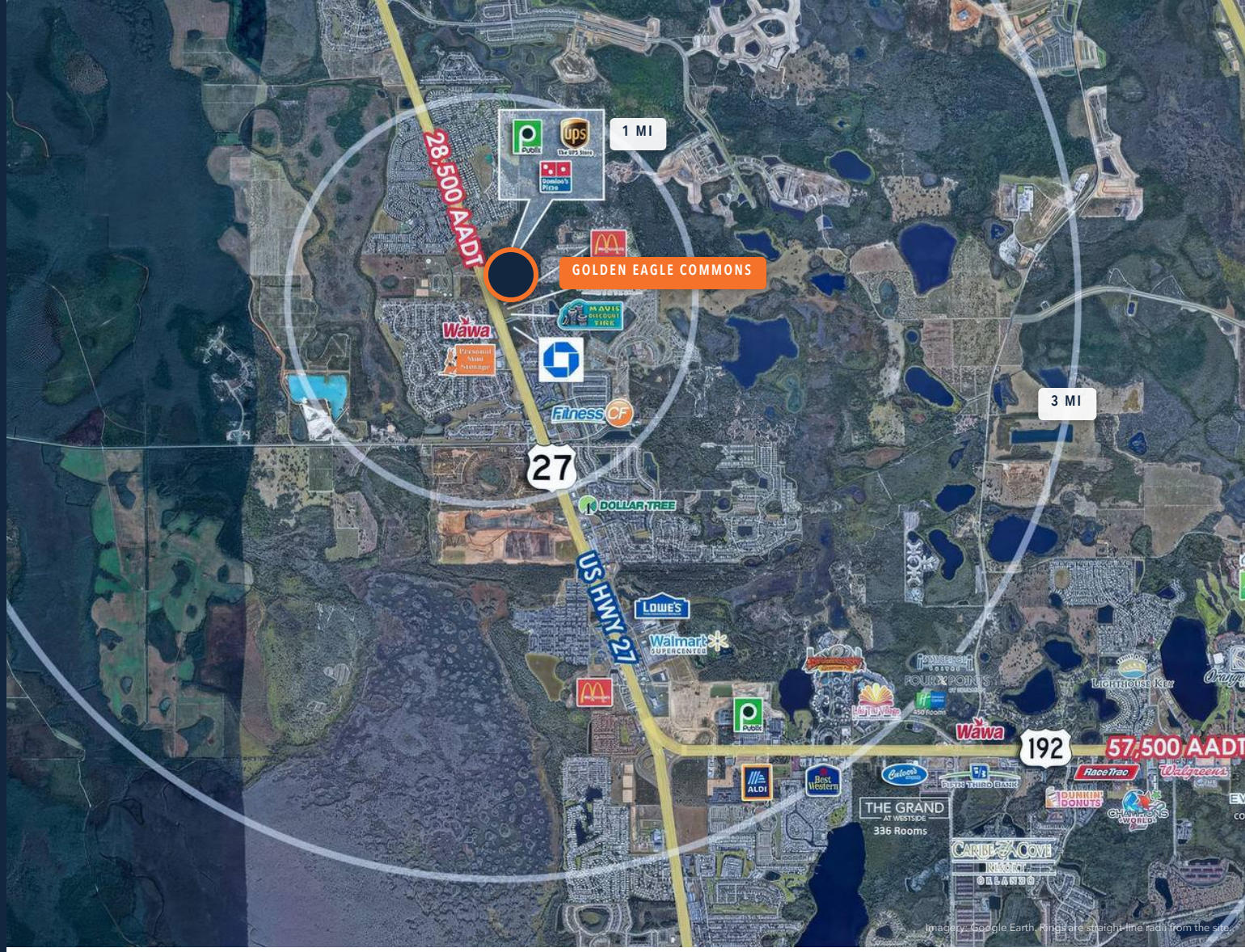
71,926
People within five miles · $85,705 average household income

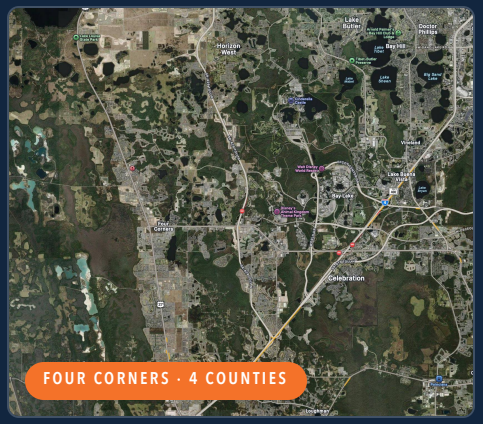
+17.6%
Projected five-mile growth 2025–2030, about 14,800 new residents

28,500
Vehicles per day on US 27 at the signal

75.3M
Annual Orlando visitors, about 206,000 in market on any day

10–15 min
To Walt Disney World





DID YOU KNOW?

Four Corners is the only community in Florida that spans four counties: Lake, Orange, Osceola and Polk. One site here draws on four residential growth engines filling in at the same time, and Golden Eagle Village is the Publix node the northern half of the community uses every day.

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HIGHEST & BEST USE

What the node still needs

Every use that needs highway visibility here is already built. The gap is the one that doesn't need frontage at all.

CATEGORY	WHAT'S ALREADY HERE	VERDICT
Grocery & pharmacy	Publix + pharmacy next door; Walgreens 0.7 mi	SERVED
Drive-thru QSR	McDonald's in front of the site	SERVED
Bank · tire · fuel · car wash	Chase, Mavis, Wawa, Big Dan's – all in the node	SERVED
Childcare	The Learning Experience adjacent; two more within 0.7 mi	SATURATED
Self-storage	Extra Space adjacent; two more within ¼ mile	SATURATED
Dental	Dental Care of Eagleridge in front	SERVED
Urgent care	Nearest: Cagan Crossings, ±2 mi south	CLEAR GAP
Primary & specialty care	Nearest practices in Clermont, ±9 mi north	CLEAR GAP
Drive-thru coffee	None between Cagan Crossings and Clermont	GAP
Veterinary	One small clinic at 0.7 mi; hospitals in Clermont	MODERATE GAP

THE BUSINESS CASE

Medical and professional users don't need US 27 frontage. They need the signal, the rooftops and a Publix address.

That is exactly what this parcel has. Medical build-to-suits typically sign 15-20-year leases with hospital systems or strong regional operators, the kind of exit that supports a pad-tier land basis on a second-row site.

ORLANDO RETAIL MARKET · Q3 2026

$31.19
Avg. asking rent /SF, +2.6% YoY

65%
Of 835K SF under construction preleased

New space is leasing before it delivers, and rents keep rising.

±2 mi
To the nearest urgent care

±9 mi
To the nearest primary care

+14,800
New residents within 5 miles by 2030

C-2
Medical, office, restaurant, retail & vet uses

Supply audit within ±2.5 miles, September 2026 (Google Places, Lake County parcel data); distances straight-line. Uses are illustrative and subject to zoning, site plan and ownership approval; verify the current Lake County C-2 use table, setbacks and residential-buffer requirements. Market data: Cushman & Wakefield Orlando Retail MarketBeat, Q3 2026.

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DEVELOPMENT OPTIONS

Three ways to build it

Conceptual programs from the September 2026 highest-and-best-use study. The site facts support all three.



OPTION A

Medical / Professional + Café

±21,300 SF · THREE BUILDINGS

A single spine drive serves three buildings: a ±2,400 SF drive-thru café at the boulevard elbow, a ±9,800 SF urgent-care and primary-care building in the middle, and a ±9,100 SF medical and professional building at the north end with a two-story option to ±18,200 SF.

It fills the trade area's clearest gap with credit build-to-suits that don't need highway frontage.

FAR ±0.22 · ±120 SPACES



Medical + Daycare / Vet

±20,000 SF · TWO BUILDINGS

A ±10,000 SF medical building (two-story option to ±20,000 SF) and a ±10,000 SF service building — fitness, salon, veterinary or early education — with a fenced yard. Two build-to-suit exits. FAR ±0.19; ±105 spaces.



Single Retail / Medical Center

12,000–15,000 SF

One multi-tenant building on the east line with ample parking. Suits a center developer or a single medical group; simplest entitlement and lowest site cost. FAR ±0.15–0.18; ±110 spaces.

Conceptual site plans and massing renderings for marketing purposes only; not engineered and not approved. All programs are subject to zoning, site plan, stormwater and ownership approval. Building areas, FAR and parking counts are approximate.

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CO-TENANCY

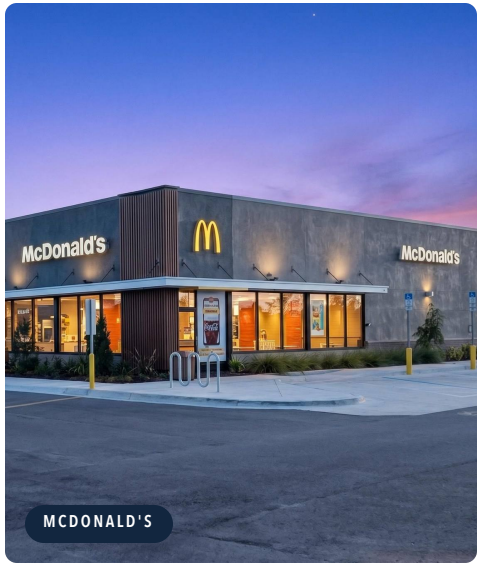
An established retail address

The buyer isn't pioneering a corner. The node is built, busy and anchored around Publix.

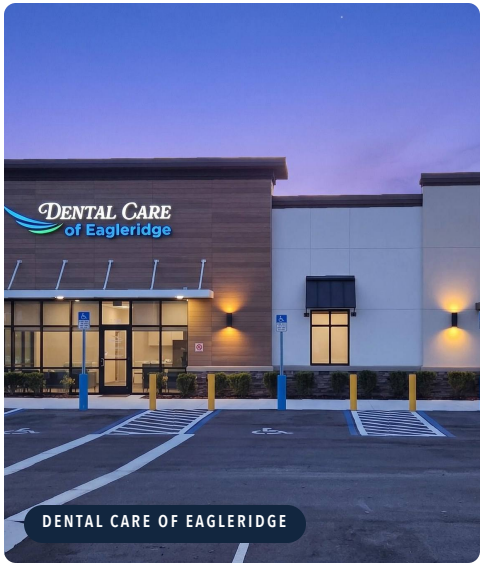
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PUBLIX · GOLDEN EAGLE VILLAGE



MCDONALD'S



DENTAL CARE OF EAGLERIDGE



VILLAGE SHOPS · DOMINO'S · THE UPS STORE



MAVIS TIRE

IN THE NODE TODAY

- Publix & Publix Liquors
- Chase
- The Learning Experience
- McDonald's
- Dental Care of Eagleridge
- Mavis Tire
- Wawa · Big Dan's Car Wash
- Extra Space Storage
- Tractor Supply

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Build Inside the Village

2.22± acres of C-2 land inside Four Corners' Publix node, on the signal at US 27.

Call Daniel for the site study, survey and concept plans.

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