



**CITRUS TOWER PARK**



# MEDICAL & PROFESSIONAL SPACE FOR LEASE

2757 Citrus Tower Blvd, Clermont, FL 34711

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 Contact: Dan Van Nada, CCIM  
 Vice President of Brokerage Services  
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 Sales & Capital Advisory

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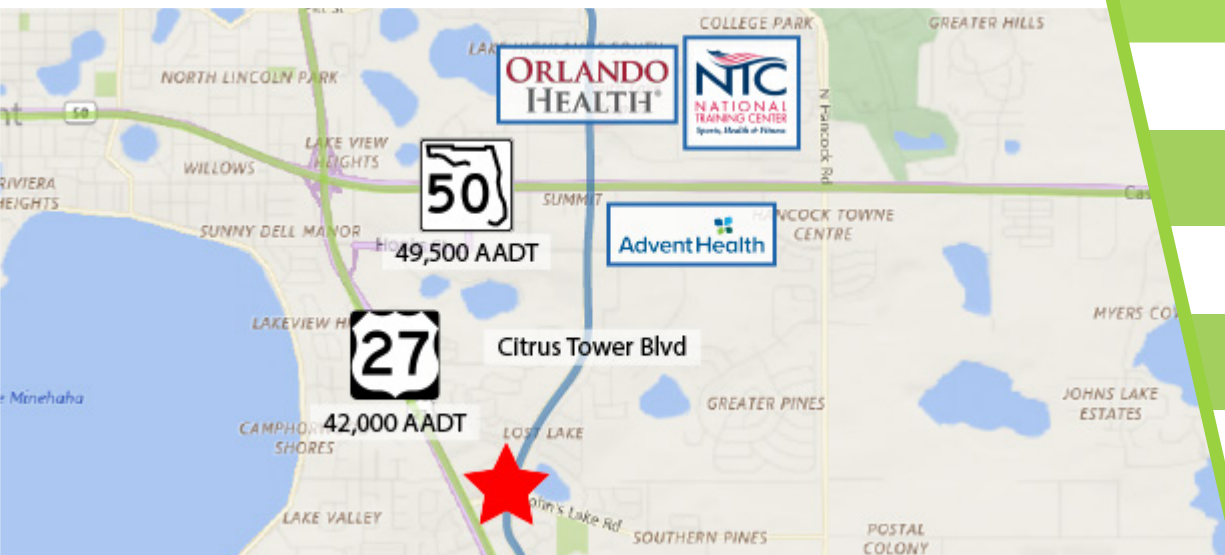
**For Lease: \$25.00 / RSF, NNN**

Suite 102: 2,336 RSF  
 Suite 201: 2,594 RSF  
 Suite 202: 2,482 RSF  
 Suite 203: 4,826 RSF

Contiguous Space: 10,933 RSF  
 Total Available within Building: 13,269 RSF  
 Parking Ratio: 5.5 / 1,000



**NEW OWNERSHIP  
 OFFERING INCREASED  
 BUILD-OUT ALLOWANCE**



Anchor building situated within medical and professional office park

Building Façade & prominent monument signage available, directly facing signaled intersection

First Generation Class "A" build out with high-end medical finishes

Strategically located within residential proximity of 42,760 households within 15 minutes

Located directly across from Walmart Supercenter, & just South of Clermont Landing, a 340,000 SF retail power center

Located less than 2 miles from both South Lake Hospital (Orlando Health) and AdventHealth's Clermont Health Park

Under new institutional ownership, a national healthcare REIT

IN COLLABORATION WITH:

JOIN CO-TENANT:

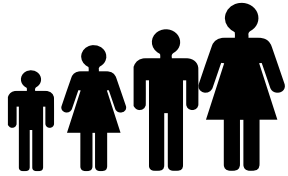


615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 Fax: 407.426.8542

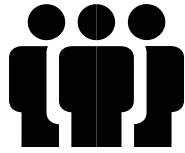
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# DEMOGRAPHICS



**28% INCREASE**  
Population Growth by 2030



**EMPLOYMENT  
POPULATION**  
± 20,581  
(10 min drive time)



**MEDIAN AGE**  
40.4  
(5 min drive time)



Total Population



Total Families



Total Households



Average  
Income



Total \$ Spent  
on Medical  
Care

		Total Population	Total Families	Total Households	Average Income	Total \$ Spent on Medical Care
5 mins	2023	10,330	2,896	3,924	\$110,315	\$9,869,939
	2028	9,991	2,836	3,863	\$125,581	
10 mins	2023	63,045	18,202	24,427	\$103,274	\$57,677,811
	2028	66,072	19,116	25,771	\$117,239	
15 mins	2023	116,408	32,105	42,760	\$108,819	\$105,846,045
	2028	130,379	35,741	47,803	\$123,653	



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# SITE MAP



PAD	STATUS
A	Relevé School of Dance
B	Clermont Oncology Center
C	Rheumatology Care Associates
D	South Lake Wellness & Injury Center
E	Florida Pain Care
F	Synapse Neurology
<b>G</b>	<b>FOR LEASE</b>
	IMA Medical Group
H	Burn Boot Camp
	Select Physical Therapy

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# THE NEIGHBORHOOD



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# LOCATION

## Drive Times & Traffic Counts



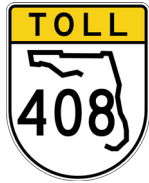
3 minutes  
(1.4 miles)



2 minutes  
(0.4 miles)



8 minutes  
(6.5 miles)



14 minutes  
(13.7 miles)



18 minutes  
(19.7 miles)



35 minutes  
(23.4 miles)



### Average Annual Daily Trips

#### 2022

Citrus Tower Park Blvd	12,300
S Hancock Rd	10,000
US 27	42,000

### Surrounding Businesses

#### 2023

	5 Mins	10 Mins	15 Mins
Retail Businesses	101	493	655
Food & Drink Businesses	39	155	195

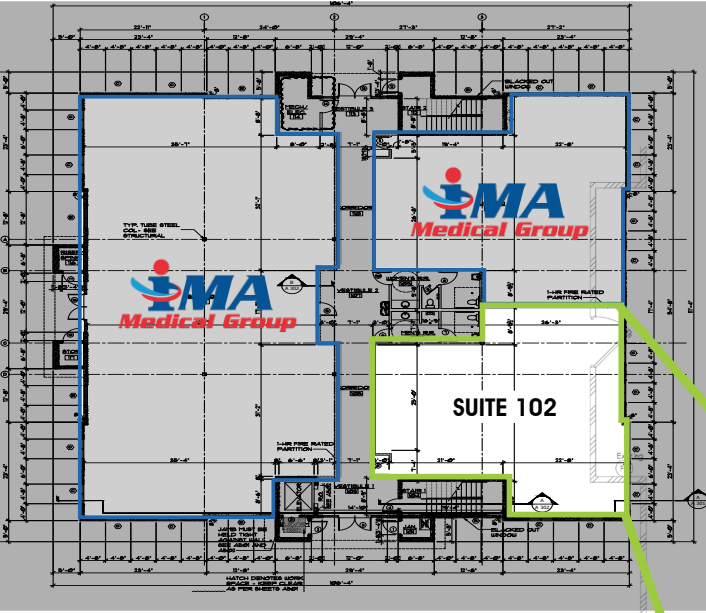
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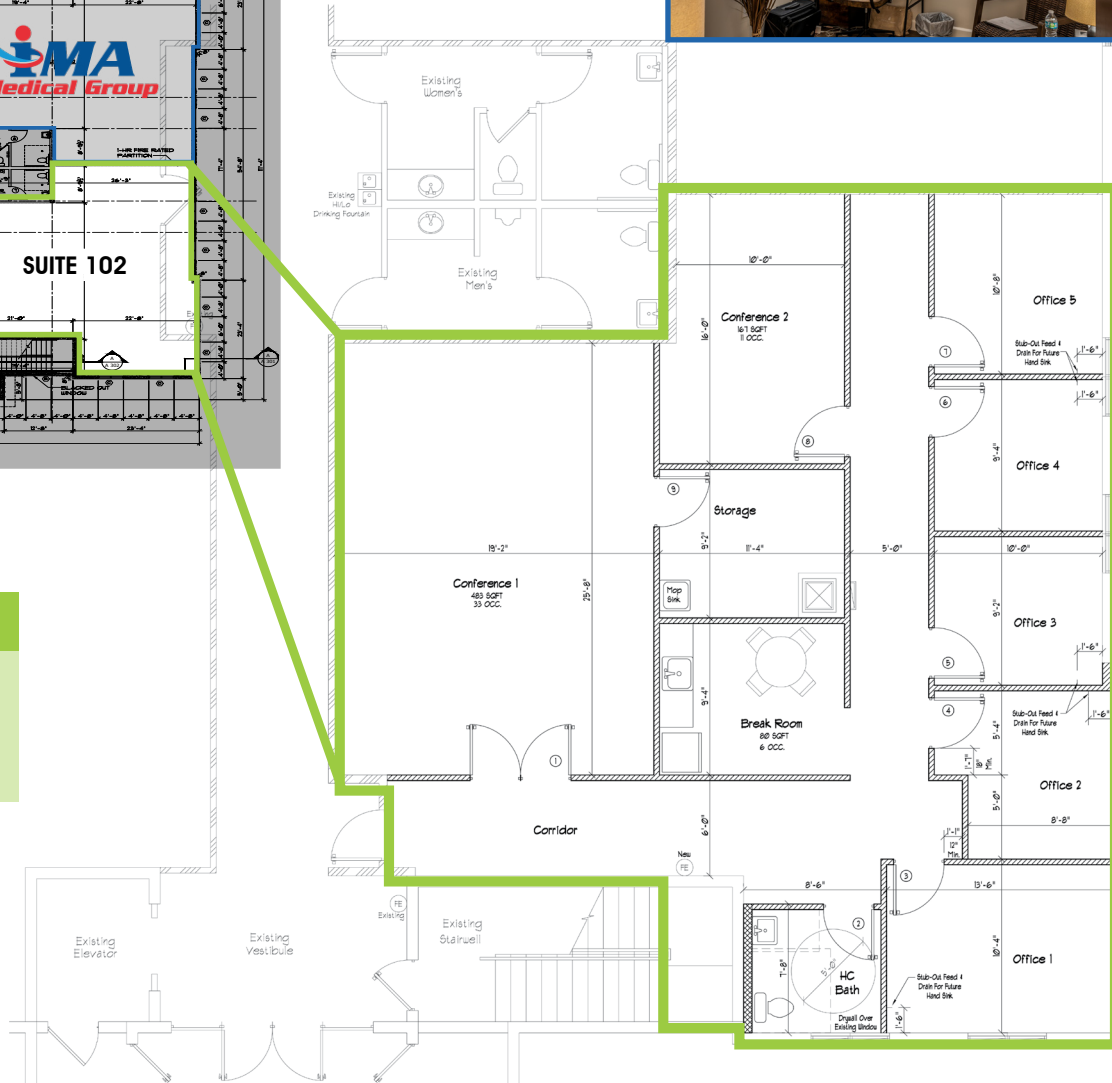


# FIRST FLOORPLAN



## AVAILABILITY

Suite 102: 2,336 RSF

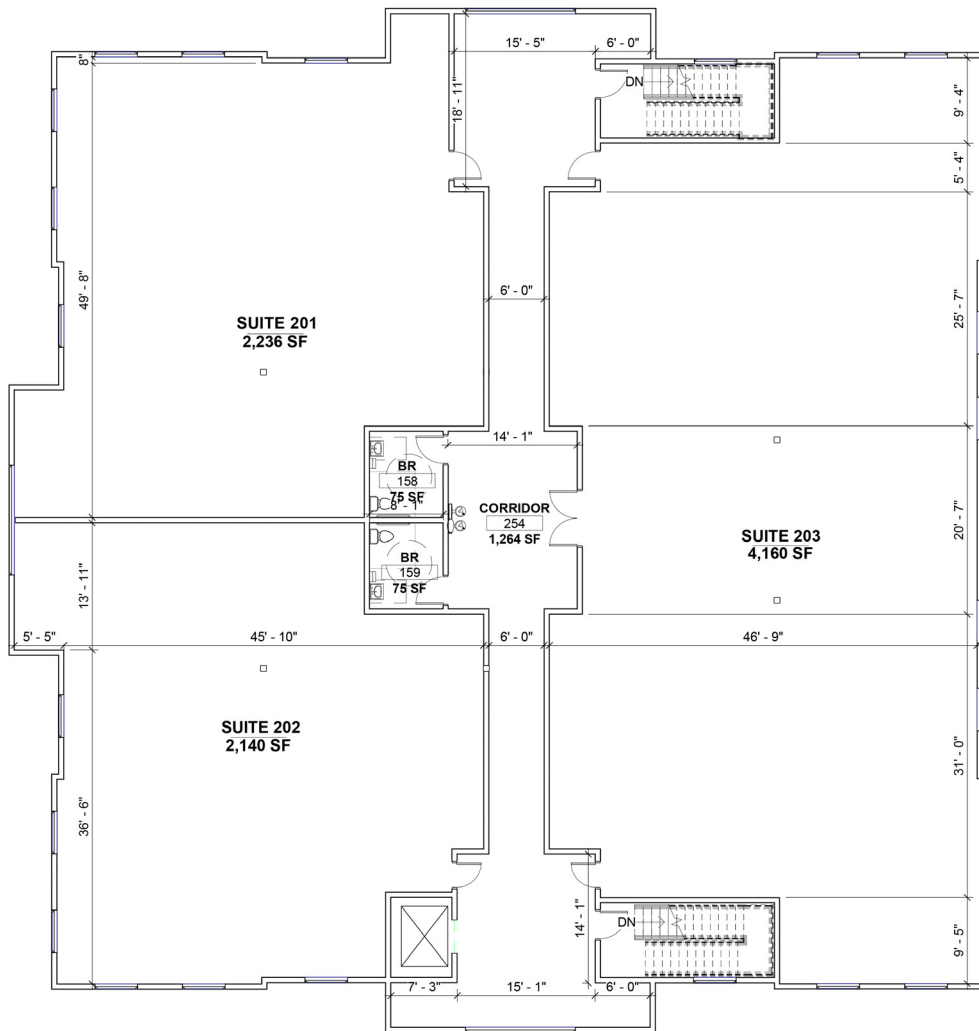


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# SECOND FLOORPLAN



## AVAILABILITY

### SECOND FLOOR

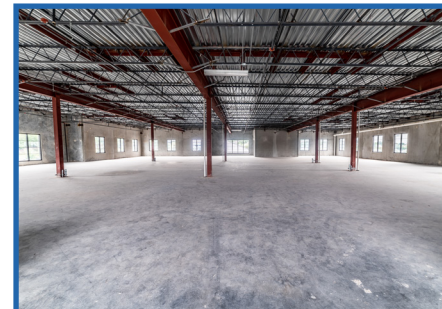
Suite 201: 2,594 RSF

Suite 202: 2,482 RSF

Suite 203: 4,826 RSF

Contiguous Space: 10,933 SF

- First Generation build out available for entire second floor
- Size flexibility ranges from quarter-floor plates to the entire floor plate
- Partner with Building Ownership's architect to lay out your company's ideal floor plan with common corridor and restrooms



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# SIGNAGE

## SIGNAGE AVAILABILITY

- Prominent Monument Signage available
- Center / largest monument sign
- Directly facing the signalized intersection
- Angled for maximum visibility
- Building Signage available for full floor plate tenants



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# CLERMONT MARKET HIGHLIGHTS

Clermont is the **largest city in Lake County** at a population of over 44,800 within the 19 square miles of city limits. Located just 20 minutes west of Orlando near major transportation networks, the **picturesque hills and pristine lakes** draw a diverse demographic.

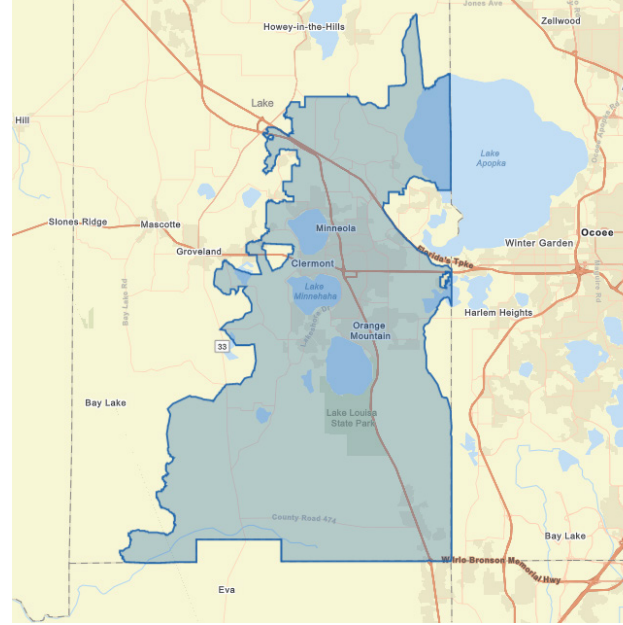
From those who want to be close to Orlando for work, enjoy being close to the **theme parks**, desire an abundance of **outdoor activity** options, want world-class **healthcare** options or top-notch **training opportunities**, Clermont has something for everyone.

Over 23 parks, 3.5 miles of paved trails, 4 piers, a boardwalk, splash pad and boat ramps are some of the **recreation programs, sports and activities** available in the Clermont area.

## GROWTH

The area's **low cost of living** coupled with the area's focus on **innovation**, including but not limited to the 18 miles of optical fiber and cutting edge healthcare service options, continues to drive an influx of people moving to the region.

**Advent Health is investing \$35 million** into Clermont with their first facility in the region. Located at SR 50 and Citrus Tower Blvd, the campus will include a 19,000 SF ER with 24 patient rooms and a 36,000 SF health park with primary and specialty care practices. The campus will **fill the need for specialty physicians** in the area and provide a seamless experience with single check-in, single bill, online forms and overall more convenient experience.



**3.67% ANNUAL POPULATION INCREASE SINCE 2010 (ESRI)**



**2,093 HOUSING UNITS UNDER CONSTRUCTION IN 2018/2019 CLERMONTFL.GOV**

## DEMOGRAPHICS

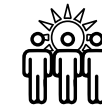
### Population



**POPULATION**  
± 113,775



**PROJECTED ANNUAL GROWTH**  
2.44%



**DAYTIME POPULATION**  
± 99,138



**MEDIAN AGE**  
± 40.1

### Income



**AVERAGE HOUSEHOLD INCOME**  
\$85,366



**AVERAGE DISPOSABLE INCOME**  
\$70,582



**AVERAGE NET WORTH**  
\$706,705

### Employment



**EMPLOYEES**  
26,092

### Housing



**HOUSEHOLDS**  
40,298



**AVERAGE HOME VALUE**  
\$293,401

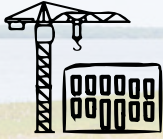
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# CLERMONT MARKET HIGHLIGHTS



± \$20,000,000  
INVESTMENT INTO  
DOWNTOWN  
MASTER-PLAN



± 100 EVENTS  
DOWNTOWN  
ANNUALLY



"TOP 25 PLACES  
TO RETIRE"  
BY MONEY MAGAZINE  
& FORBES (2016)



"MOST BUSINESS  
FRIENDLY CITY IN  
CENTRAL FL"  
BY WALLET HUB



"BEST CITY TO LIVE  
IN CENTRAL FL"  
ORLANDO BUSINESS JOURNAL  
READERS CHOICE, 2017



TOP 15 BEST LAKE  
TOWNS IN THE U.S.  
TRAVEL & LEISURE,  
2021

## DOWNTOWN MASTER PLAN

The City of Clermont is **investing over \$20 million into the award-winning Master Plan** to redevelop the Downtown core which includes over 32 projects. The Master Plan offers insight on how to keep the community growing and continue to maintain Clermont as one of the nations **top places to live and train for the world's elite athletes** tagging Clermont as the "Choice of Champions."



## CHOICE OF CHAMPIONS

Clermont is home to the National Training Center which draws athletes from around the world. In the 2020 Tokyo Summer Olympics, at least **eighteen athletes trained in Clermont** and represented ten different countries across various track and field events. These Olympians earned 8 medals.

If Lake County were an independent country, it would have finished in the top three in the final medal count at the 2016 Summer Olympics in Rio de Janeiro. Clermont is also home to the Special Olympics Florida Headquarters, and Sommer Sports, the oldest American owned multi-sport event company. A **10-mile clay loop** also attracts Olympians and residents alike with its scenic views and rolling hills.



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