



## CROSS RIDGE EXCHANGE



BUILDING 12



Visit [FCPG.com/CrossRidgeExchange](https://www.FCPG.com/CrossRidgeExchange) For More Information



# RETAIL / MEDICAL / OFFICE DEVELOPMENT

### US Hwy 27 & Cross Ridge Road, Clermont, FL 34711

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Vice President of Brokerage Services

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Contact: Dan Van Nada, CCIM  
Vice President of Brokerage Services

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P: 407.872.0177 ext. 117

Contact: Michael Castrilli  
Senior Sales & Leasing Associate

E: [Michael@FCPG.com](mailto:Michael@FCPG.com)  
P: 407.872.0177 ext. 130

**For Sale:** Retail: \$333 / SF  
Medical / Office: \$269 / SF  
4,617 SF - 5,225 SF Buildings

**For Lease:** Starting at \$39.00 / SF, NNN  
2,093 SF - 2,312 SF Suites



**S HWY 27  
CLERMONT**

Pad sites and build to suit grey shell retail, restaurants and medical office opportunities

Direct street frontage with over 500 ft on Hwy 27

Located in between the Wal-Mart Supercenter, BJ's Wholesale, and less than a mile from Clermont's main retail corridor

Excellent visibility from US Hwy 27 and Cross Ridge Road with direct access on each roadway

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

Clermont ranked "Most Business Friendly City in Central Florida" for smaller municipalities by Wallet Hub

Monument signage available on busy Hwy 27 and Cross Ridge Road



\*Pricing based on November 2023 development costs, inquire for updated pricing.

615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 [www.FCPG.com](http://www.FCPG.com)

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A SCHMID CONSTRUCTION DEVELOPMENT



# SITE MAP



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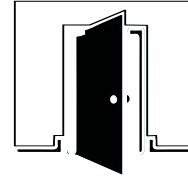
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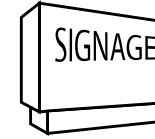
# RETAIL SALE AVAILABILITY

## RETAIL / RESTAURANT

Building Number	Building SF	List Price	Price / SF
8	5,225	\$1,740,000	\$333



GREY SHELL DELIVERY



MONUMENT & BUILDING SIGNAGE AVAILABLE



BUILDING 8

\*Pricing based on November 2023 development costs, inquire for updated pricing.

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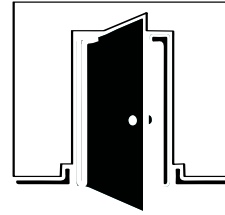
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# MEDICAL / OFFICE SALE AVAILABILITY

## MEDICAL / OFFICE

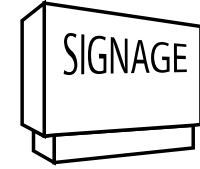
Building Number	Building SF	List Price	Price / SF
12	4,617	\$1,240,000	\$269



GREY SHELL DELIVERY



MEDICAL & OFFICE USERS WELCOMED



MONUMENT & BUILDING SIGNAGE AVAILABLE



BUILDING 12

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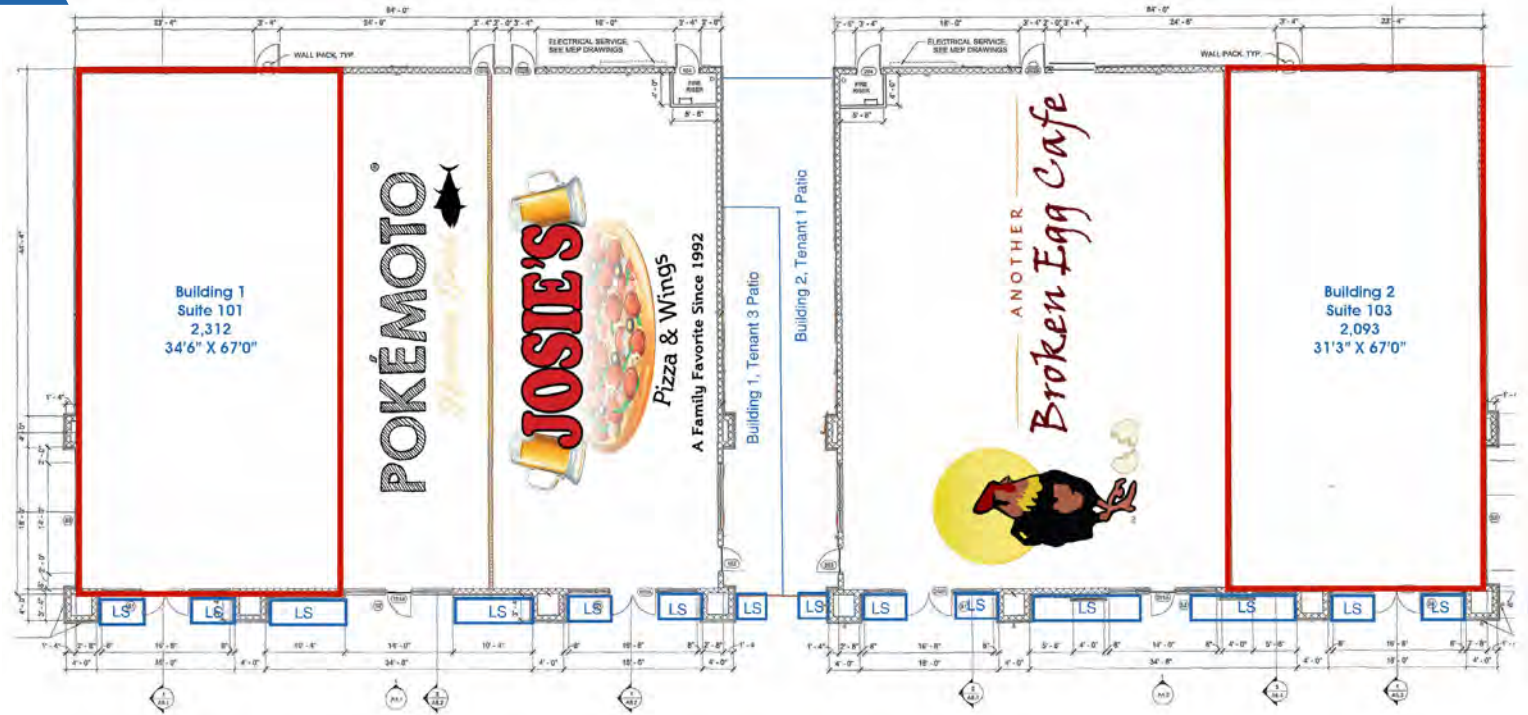
# LEASE AVAILABILITY



\$40 / SF  
T.I. ALLOWANCE  
AVAILABLE



END-CAP SUITES  
AVAILABLE



## LEASE AVAILABILITY

Building Number	Suite	Building SF	Lease Rate	Notes
Building 1	101	2,312	\$39	End Cap
Building 2	103	2,093	\$39	End Cap



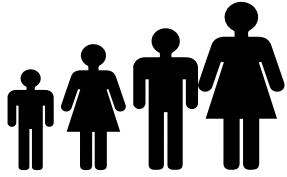
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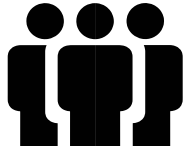


# DEMOGRAPHICS



**28% INCREASE**

Population Growth by 2030



**EMPLOYMENT  
POPULATION**

± 21,094  
(10 min drive time)



**MEDIAN AGE**

40.0  
(5 min drive time)



Total Population



Total Families



Total Households



Average  
Income



Total \$ Spent  
on Medical  
Care

	2023	10,978	3,047	4,236	\$105,817	\$10,314,011
5 mins	2028	10,622	2,983	4,172	\$120,241	
	2023	67,826	19,435	26,057	\$103,630	\$61,731,865
10 mins	2028	72,187	20,671	27,846	\$117,699	
	2023	124,712	34,467	46,046	\$109,569	\$115,223,818
15 mins	2028	138,832	38,178	51,215	\$124,662	

5 mins

2023

10,978

3,047

4,236

\$105,817

\$10,314,011

2028

10,622

2,983

4,172

\$120,241

10 mins

2023

67,826

19,435

26,057

\$103,630

\$61,731,865

2028

72,187

20,671

27,846

\$117,699

15 mins

2023

124,712

34,467

46,046

\$109,569

\$115,223,818

2028

138,832

38,178

51,215

\$124,662



BUILDING 1



BUILDING 2

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# THE NEIGHBORHOOD



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# LOCATION

## Drive Times & Traffic Counts



2 minutes  
(1.2 miles)



12 minutes  
(7.6 miles)



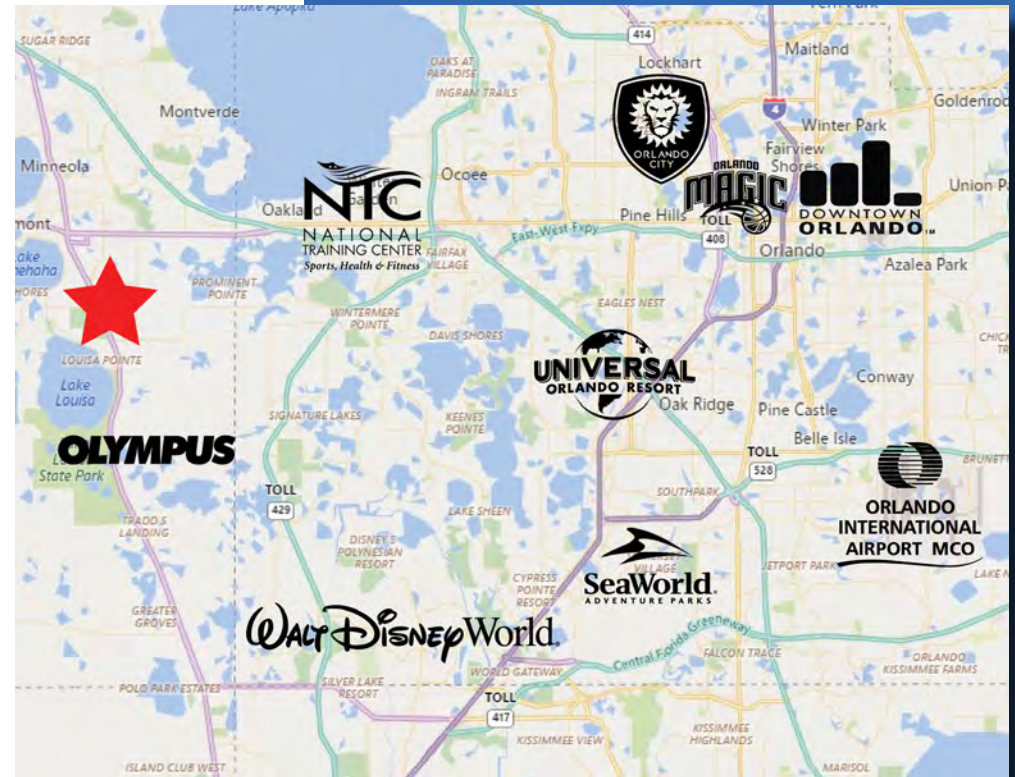
19 minutes  
(14.8 miles)



23 minutes  
(21 miles)



32 minutes  
(24.6 miles)



## Average Annual Daily Trips

### 2022

Citrus Tower Park Blvd	12,300
US HWY 27	42,000

## Surrounding Businesses

### 2023

	5 Mins	10 Mins	15 Mins
Retail Businesses	162	507	677
Food & Drink Businesses	61	158	200

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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.

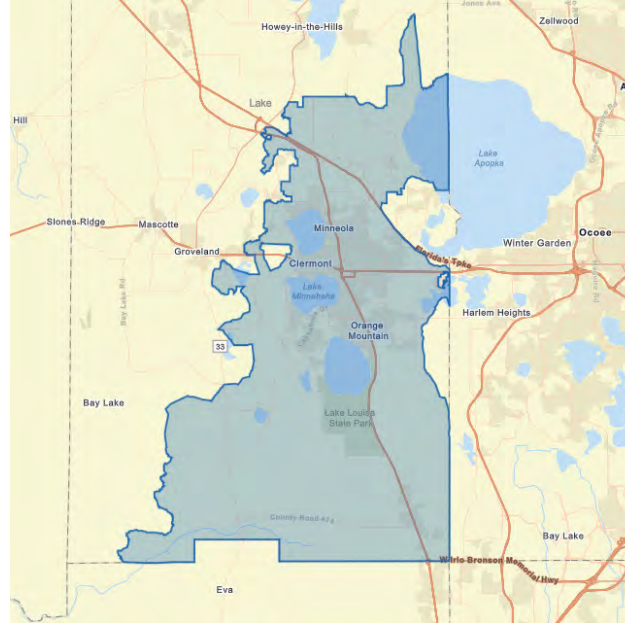
From those who want to be close to Orlando for work, enjoy being close to the **theme parks**, desire an abundance of **outdoor activity** options, want world-class **healthcare** options or top-notch **training opportunities**, Clermont has something for everyone.

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



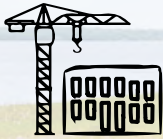
**AVERAGE HOME VALUE**  
\$293,401

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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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