



GO FLORIDA COMMERCIAL
REAL ESTATE SERVICES



Retail Space

*3301 S Highway 27
Clermont, FL 34711*

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PROPERTY INFO:

RETAIL SPACE

ANNUAL RENT:

\$36.00/ PER SQ. FT.

PROPERTY ADDRESS:

*SUITE B
3301 S HIGHWAY 27
CLERMONT, FL 34711*

YEAR BUILT:

2021

RENTABLE AREA

1,408 SQ. FT.

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PROPERTY OVERVIEW

A 2021 building with an available built-out 1,408 SF retail space attached to a Dunkin. This space features tall ceiling heights, two ADA restrooms, an HVAC system, tile flooring, plenty of natural light, kitchen equipment, 3 sink cleaning stations, and commercial-grade refrigeration. The growing population in Clermont provides high traffic volume throughout the day at this location. Surrounded by shopping, dining, office space, and future planned development this space represents an outstanding opportunity for a sandwich shop, burger restaurant, pizza place, hair / nail salon, or any other type of retail space looking to thrive in a bustling environment. The NNN fee is \$8.52 SF.

Retail Space

Clermont FL 34711



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PROPERTY PHOTOS



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PROPERTY PHOTOS



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PROPERTY PHOTOS



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PROPERTY PHOTOS



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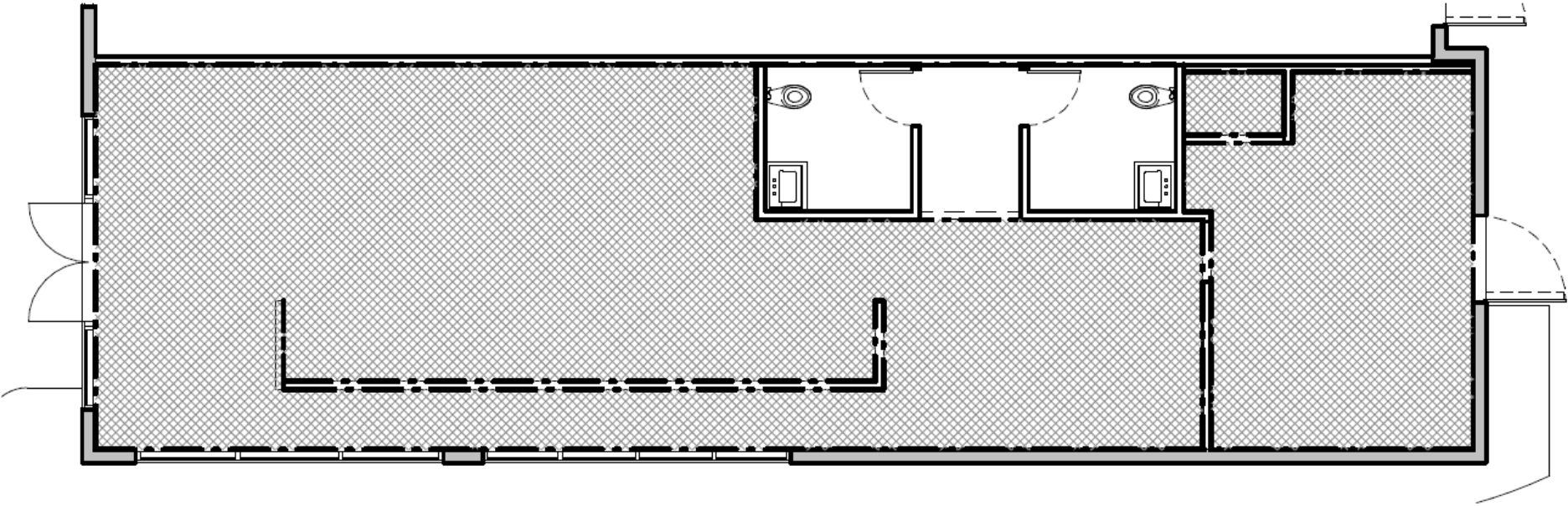
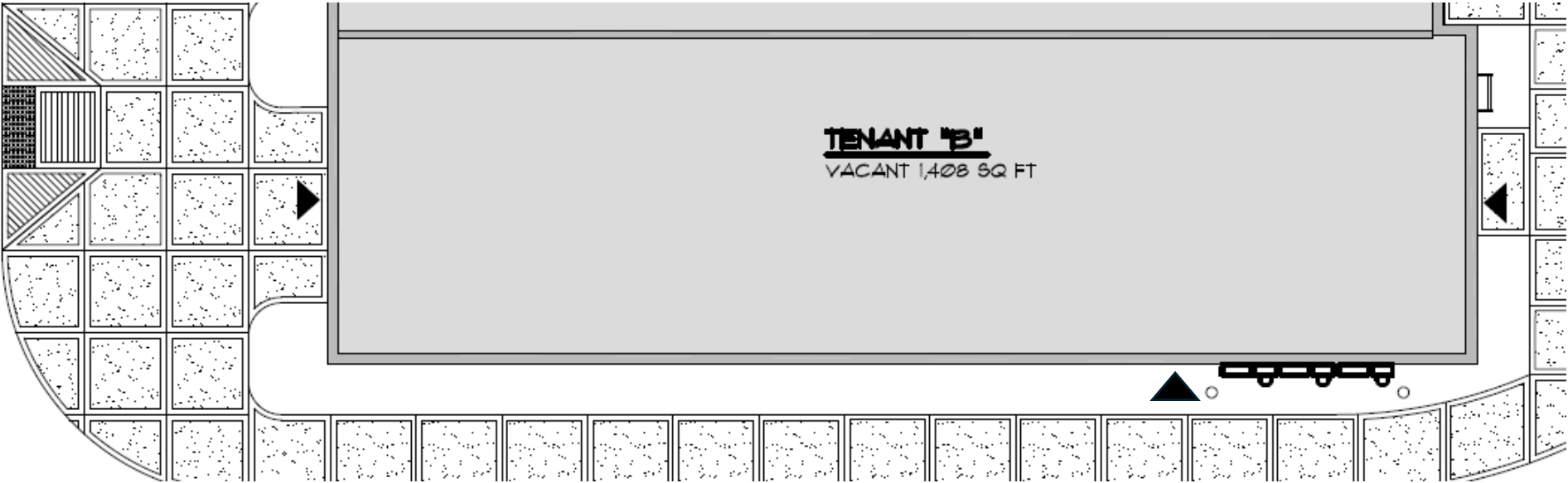
PROPERTY PHOTOS



COMPANY DISCLAIMER

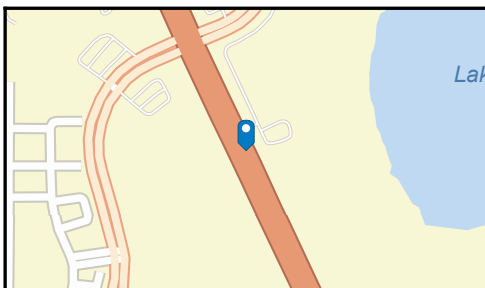
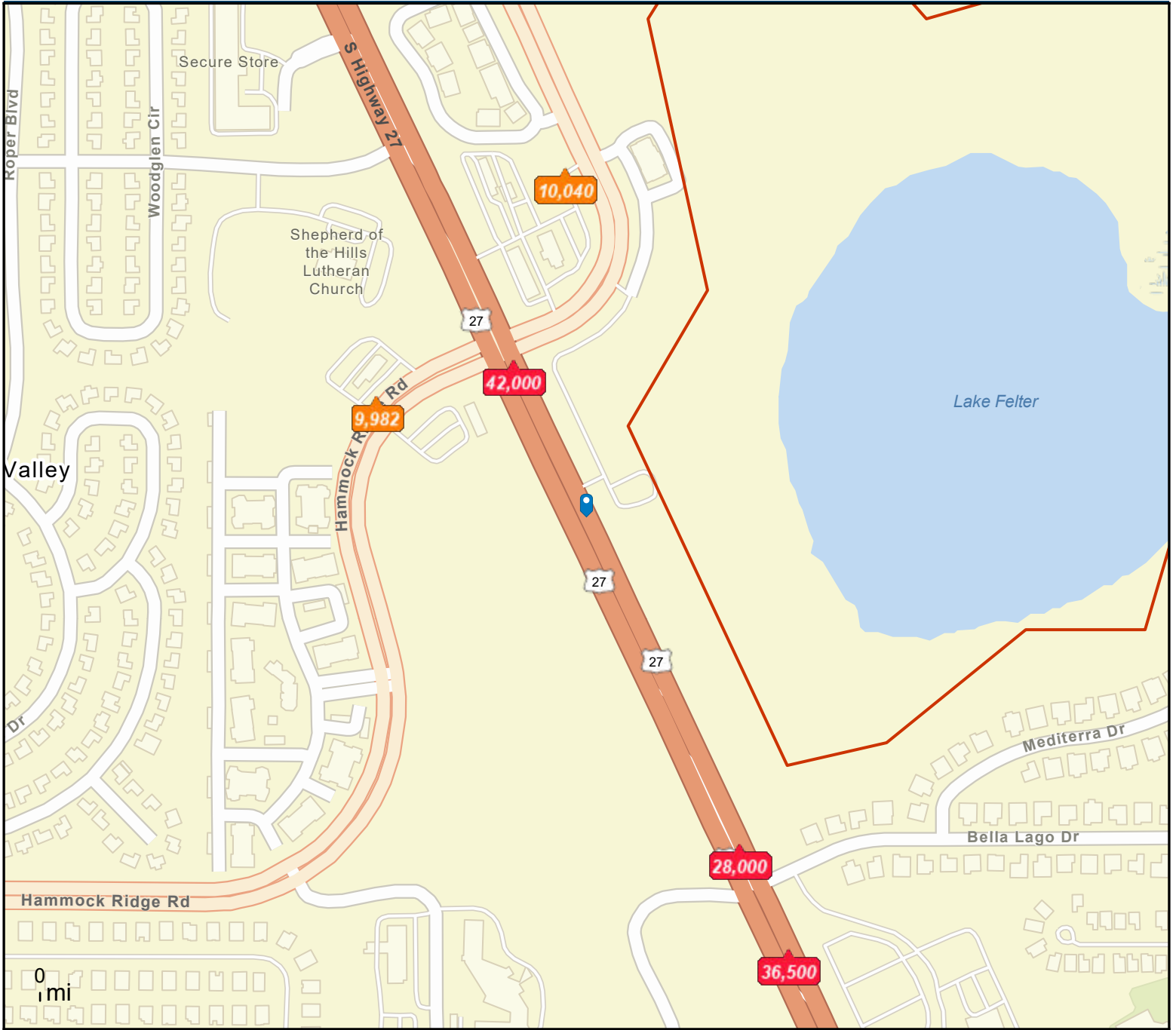
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Tenant B 1,408 SF



US-27 N, Clermont, Florida, 34711
 Drive time: 5, 10, 15 minute radii

Prepared by Esri
 Latitude: 28.51798
 Longitude: -81.72725



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2023 Kalibrate Technologies (Q4 2023).

3301 US Hwy 27 Clermont, FL 34711

US-27 N, Clermont, Florida, 34711 2 (5 minutes)

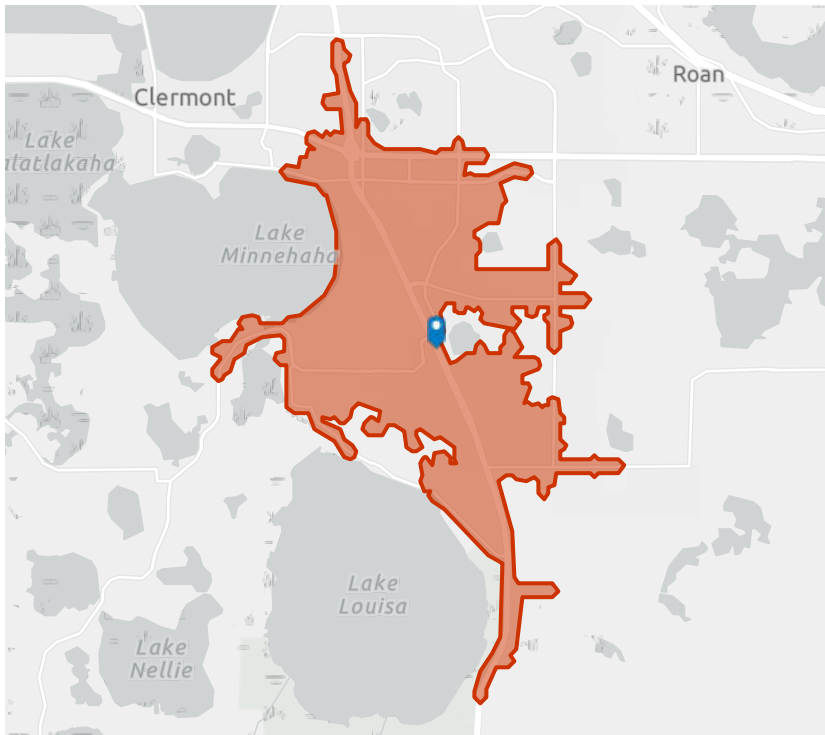
US-27 N, Clermont, Florida, 34711

Drive time of 5 minutes

Prepared by Esri

Latitude: 28.51795

Longitude: -81.72723



POPULATION TRENDS AND KEY INDICATORS

US-27 N, Clermont, Florida, 34711 2
Drive time of 5 minutes

18,261	7,376	2.46	42.6	\$77,095	\$316,922	100	99	73
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

MORTGAGE INDICATORS



\$13,613

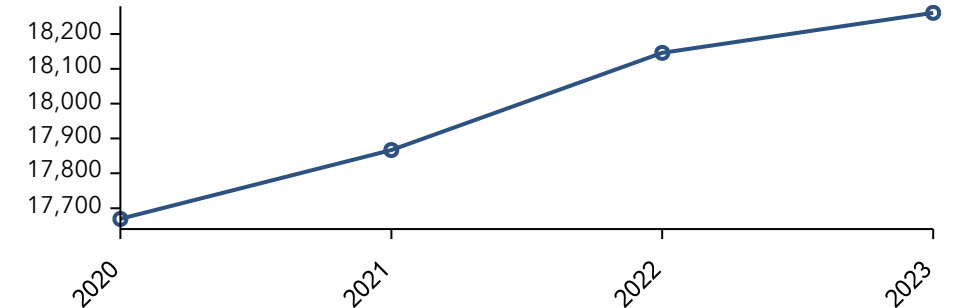
Avg Spent on Mortgage & Basics



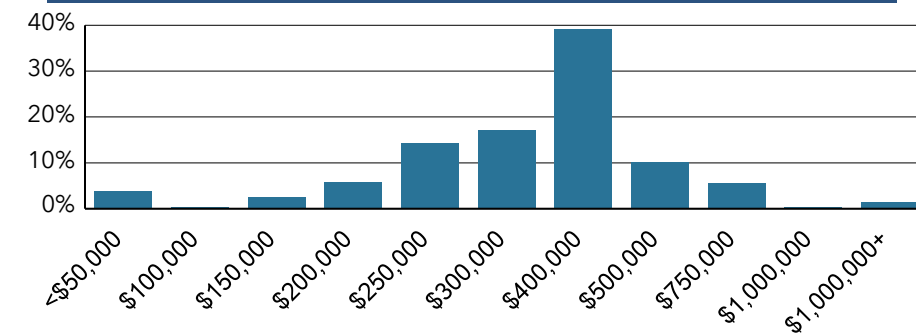
24.7%

Percent of Income for Mortgage

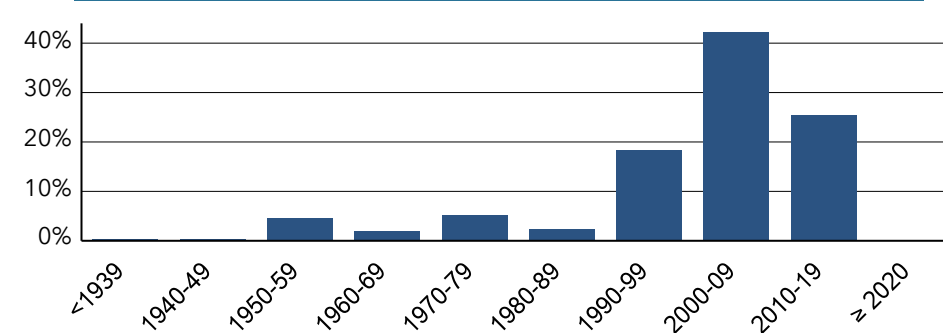
Historical Trends: Population



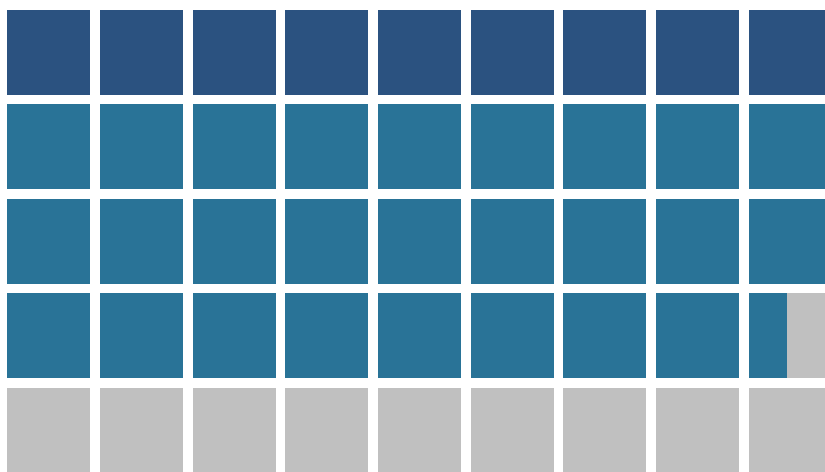
Home Value



Housing: Year Built

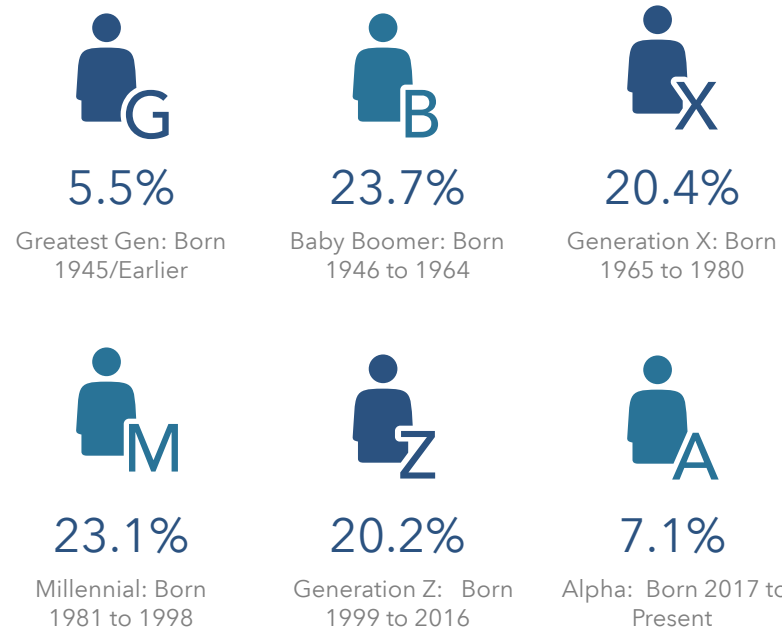


POPULATION BY AGE



■ Under 18 (20.0%) ■ Ages 18 to 64 (58.9%)
■ Aged 65+ (21.2%)

POPULATION BY GENERATION



Source: This infographic contains data provided by Esri (2023, 2028), Esri-U.S. BLS (2023), ACS (2017-2021).
© 2024 Esri



3301 US Hwy 27 Clermont, FL 34711

US-27 N, Clermont, Florida, 34711 2 (10 minutes)

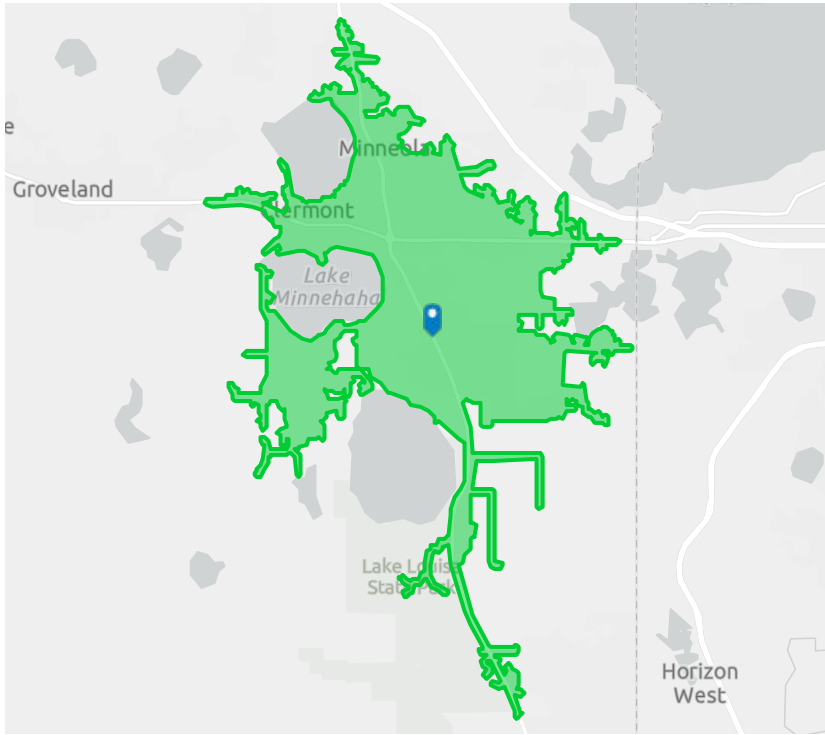
US-27 N, Clermont, Florida, 34711

Drive time of 10 minutes

Prepared by Esri

Latitude: 28.51795

Longitude: -81.72723



POPULATION TRENDS AND KEY INDICATORS

US-27 N, Clermont, Florida, 34711 2
Drive time of 10 minutes

71,256	27,300	2.59	41.4	\$81,329	\$330,010	94	101	72
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

MORTGAGE INDICATORS



\$13,385

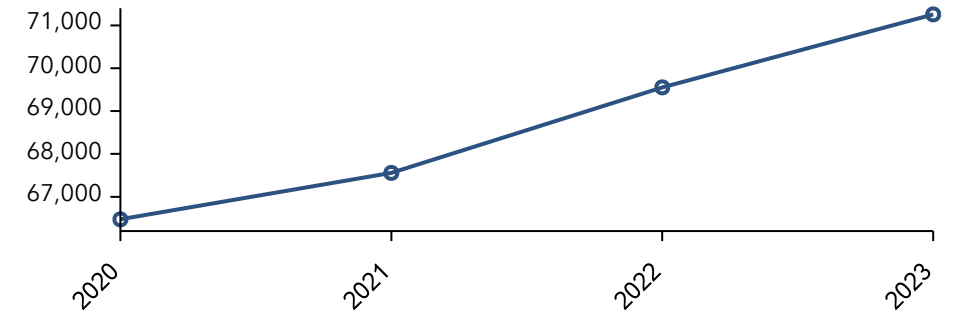
Avg Spent on Mortgage & Basics



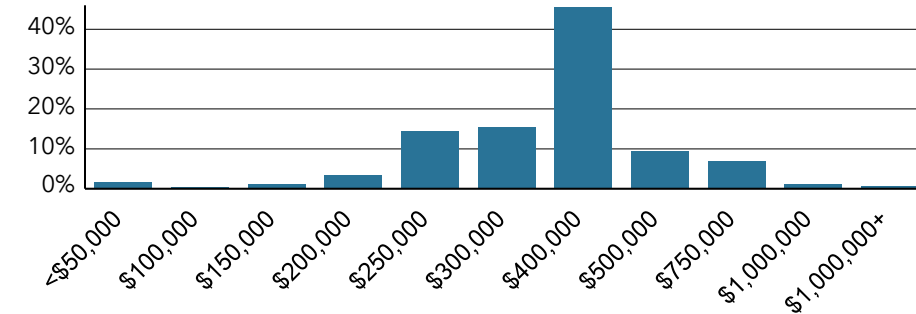
24.4%

Percent of Income for Mortgage

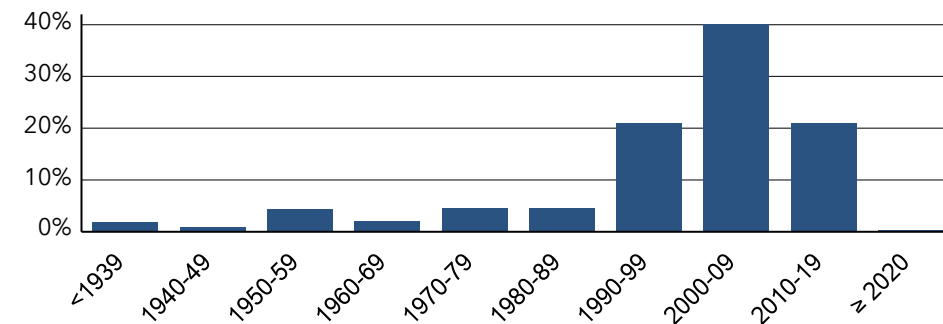
Historical Trends: Population



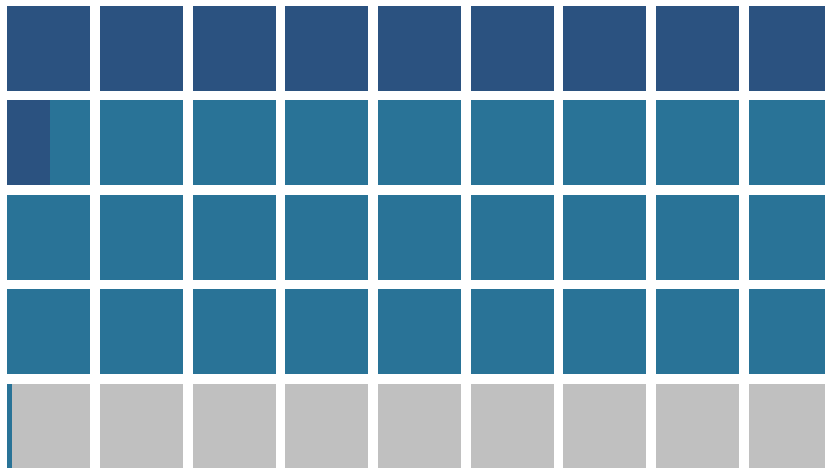
Home Value



Housing: Year Built

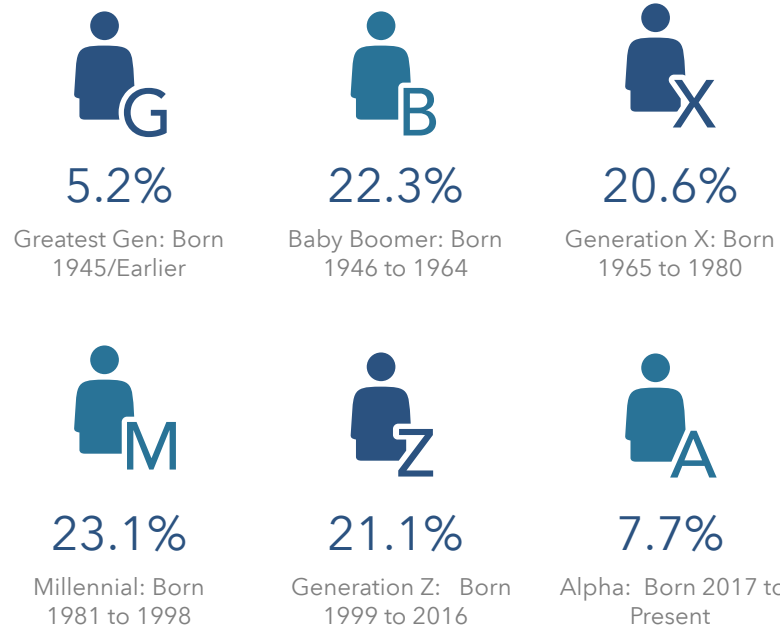


POPULATION BY AGE



Under 18 (21.2%) | Ages 18 to 64 (59.0%) | Aged 65+ (19.8%)

POPULATION BY GENERATION



Source: This infographic contains data provided by Esri (2023, 2028), Esri-U.S. BLS (2023), ACS (2017-2021). © 2024 Esri



3301 US Hwy 27 Clermont, FL 34711

US-27 N, Clermont, Florida, 34711 2 (15 minutes)

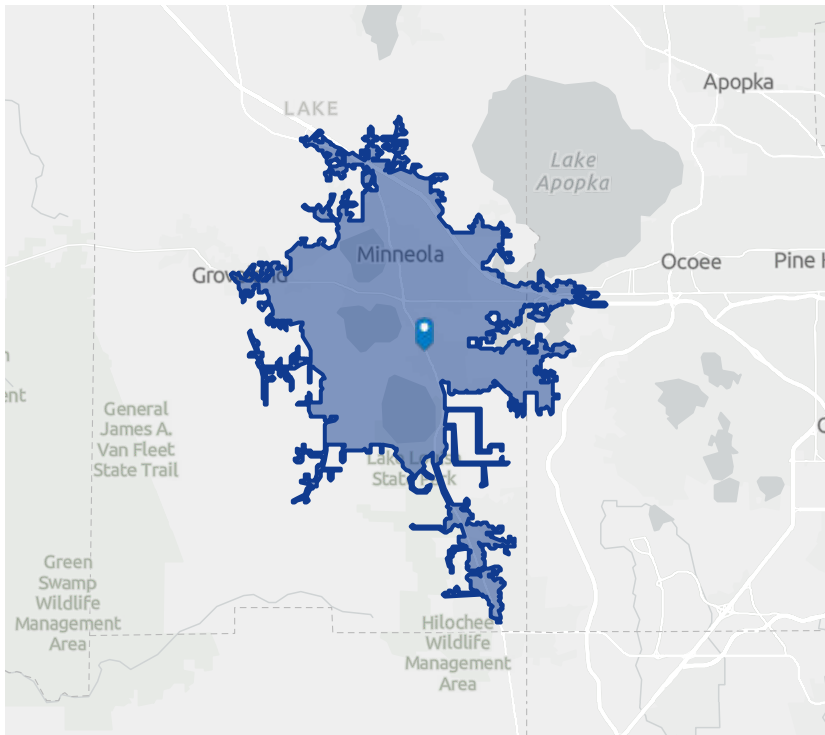
US-27 N, Clermont, Florida, 34711

Drive time of 15 minutes

Prepared by Esri

Latitude: 28.51795

Longitude: -81.72723



POPULATION TRENDS AND KEY INDICATORS

US-27 N, Clermont, Florida, 34711 2
Drive time of 15 minutes

136,138	49,838	2.71	39.3	\$82,404	\$336,606	96	100	74
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

MORTGAGE INDICATORS



\$13,798

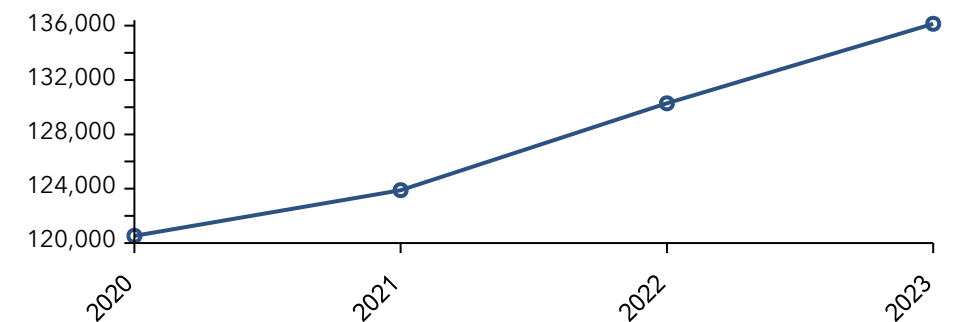
Avg Spent on Mortgage & Basics



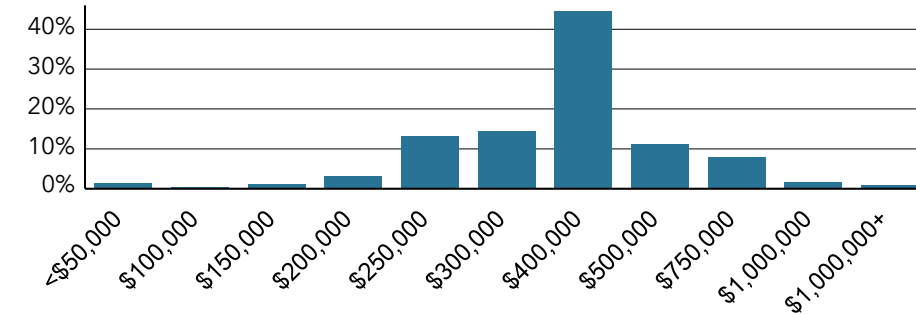
24.5%

Percent of Income for Mortgage

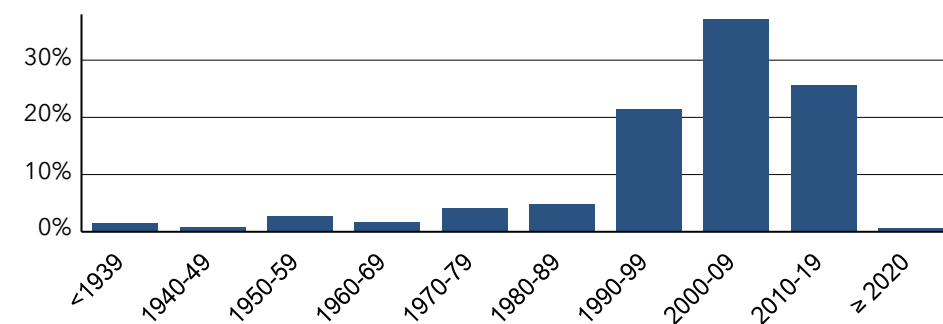
Historical Trends: Population



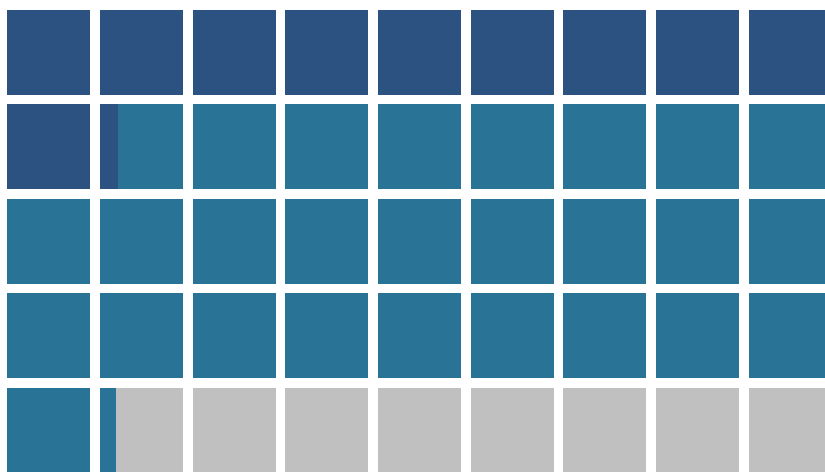
Home Value



Housing: Year Built

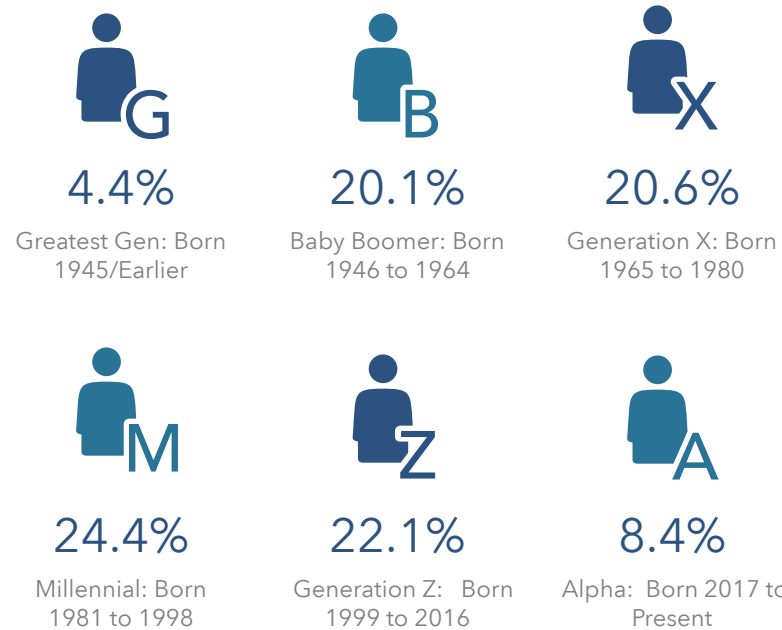


POPULATION BY AGE



Under 18 (22.7%)
Ages 18 to 64 (59.9%)
Aged 65+ (17.3%)

POPULATION BY GENERATION



Source: This infographic contains data provided by Esri (2023, 2028), Esri-U.S. BLS (2023), ACS (2017-2021).
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3301 Hwy 27 Clermont, FL 34711

US-27 N, Clermont, Florida, 34711 (5 minutes)

US-27 N, Clermont, Florida, 34711

Drive time of 5 minutes

Prepared by Esri

Latitude: 28.51798

Longitude: -81.72725

Key Facts

US-27 N, Clermont, Florida, 34711
Drive time of 5 minutes

KEY FACTS

18,287

Population



2.5

Average Household Size

42.6

Median Age

\$77,035

Median Household Income

EDUCATION

5.5%

No High School Diploma



23.3%

High School Graduate



32.0%

Some College/
Associate's Degree



39.2%

Bachelor's/Grad/
Prof Degree

BUSINESS



682

Total Businesses



5,308

Total Employees

EMPLOYMENT



70.0%

White Collar



16.6%

Blue Collar



13.4%

Services



5.5%

Unemployment Rate

INCOME



\$77,035

Median Household Income



\$41,589

Per Capita Income



\$221,873

Median Net Worth

2023 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (21.3%)

The smallest group: <\$15,000 (4.8%)

Indicator ▲	Value	Diff	
<\$15,000	4.8%	-3.3%	<div style="width: 3.3%;"></div>
\$15,000 - \$24,999	6.8%	-0.8%	<div style="width: 0.8%;"></div>
\$25,000 - \$34,999	6.5%	-2.5%	<div style="width: 2.5%;"></div>
\$35,000 - \$49,999	8.8%	-2.2%	<div style="width: 2.2%;"></div>
\$50,000 - \$74,999	21.3%	+1.1%	<div style="width: 1.1%;"></div>
\$75,000 - \$99,999	16.3%	-0.5%	<div style="width: 0.5%;"></div>
\$100,000 - \$149,999	18.2%	+3.1%	<div style="width: 3.1%;"></div>
\$150,000 - \$199,999	8.1%	+1.3%	<div style="width: 1.3%;"></div>
\$200,000+	9.2%	+3.9%	<div style="width: 3.9%;"></div>

Bars show deviation from Lake County

3301 Hwy 27 Clermont, FL 34711

US-27 N, Clermont, Florida, 34711 (10 minutes)

US-27 N, Clermont, Florida, 34711

Drive time of 10 minutes

Prepared by Esri

Latitude: 28.51798

Longitude: -81.72725

Key Facts

US-27 N, Clermont, Florida, 34711
Drive time of 10 minutes

KEY FACTS

71,208

Population



2.6

Average Household Size

41.4

Median Age

\$81,325

Median Household Income

EDUCATION

5.5%

No High School Diploma



24.5%

High School Graduate



32.3%

Some College/
Associate's Degree



37.7%

Bachelor's/Grad/
Prof Degree

BUSINESS



2,689

Total Businesses



20,935

Total Employees

EMPLOYMENT



67.8%

White Collar



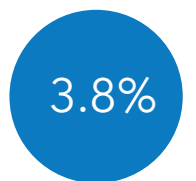
17.2%

Blue Collar



Services

15.0%



Unemployment Rate

INCOME



\$81,325

Median Household Income



\$39,456

Per Capita Income



\$228,337

Median Net Worth

2023 Households by income (Esri)

The largest group: \$75,000 - \$99,999 (20.0%)

The smallest group: <\$15,000 (5.1%)

Indicator ▲	Value	Diff	
<\$15,000	5.1%	-3.0%	<div style="width: 5.1%;"></div>
\$15,000 - \$24,999	5.2%	-2.4%	<div style="width: 5.2%;"></div>
\$25,000 - \$34,999	6.9%	-2.1%	<div style="width: 6.9%;"></div>
\$35,000 - \$49,999	8.3%	-2.7%	<div style="width: 8.3%;"></div>
\$50,000 - \$74,999	17.9%	-2.3%	<div style="width: 17.9%;"></div>
\$75,000 - \$99,999	20.0%	+3.2%	<div style="width: 20.0%;"></div>
\$100,000 - \$149,999	19.4%	+4.3%	<div style="width: 19.4%;"></div>
\$150,000 - \$199,999	9.9%	+3.1%	<div style="width: 9.9%;"></div>
\$200,000+	7.2%	+1.9%	<div style="width: 7.2%;"></div>

Bars show deviation from Lake County

3301 Hwy 27 Clermont, FL 34711

US-27 N, Clermont, Florida, 34711 (15 minutes)

US-27 N, Clermont, Florida, 34711

Drive time of 15 minutes

Prepared by Esri

Latitude: 28.51798

Longitude: -81.72725

Key Facts

US-27 N, Clermont, Florida, 34711
Drive time of 15 minutes

KEY FACTS

136,158

Population



2.7

Average Household Size

39.3

Median Age

\$82,393

Median Household Income

EDUCATION

5.9%

No High School Diploma



24.8%

High School Graduate



33.1%

Some College/
Associate's Degree



36.2%

Bachelor's/Grad/
Prof Degree

BUSINESS



3,799

Total Businesses



28,894

Total Employees

EMPLOYMENT



67.7%

White Collar



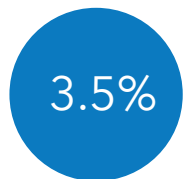
16.8%

Blue Collar



15.5%

Services



3.5%

Unemployment Rate

INCOME



\$82,393

Median Household Income



\$39,338

Per Capita Income



\$215,292

Median Net Worth

2023 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (19.8%)

The smallest group: \$15,000 - \$24,999 (5.1%)

Indicator ▲	Value	Diff	
<\$15,000	5.2%	-2.9%	<div style="width: 5.2%;"></div>
\$15,000 - \$24,999	5.1%	-2.5%	<div style="width: 5.1%;"></div>
\$25,000 - \$34,999	6.6%	-2.4%	<div style="width: 6.6%;"></div>
\$35,000 - \$49,999	8.3%	-2.7%	<div style="width: 8.3%;"></div>
\$50,000 - \$74,999	17.8%	-2.4%	<div style="width: 17.8%;"></div>
\$75,000 - \$99,999	18.9%	+2.1%	<div style="width: 18.9%;"></div>
\$100,000 - \$149,999	19.8%	+4.7%	<div style="width: 19.8%;"></div>
\$150,000 - \$199,999	10.0%	+3.2%	<div style="width: 10.0%;"></div>
\$200,000+	8.4%	+3.1%	<div style="width: 8.4%;"></div>

Bars show deviation from Lake County

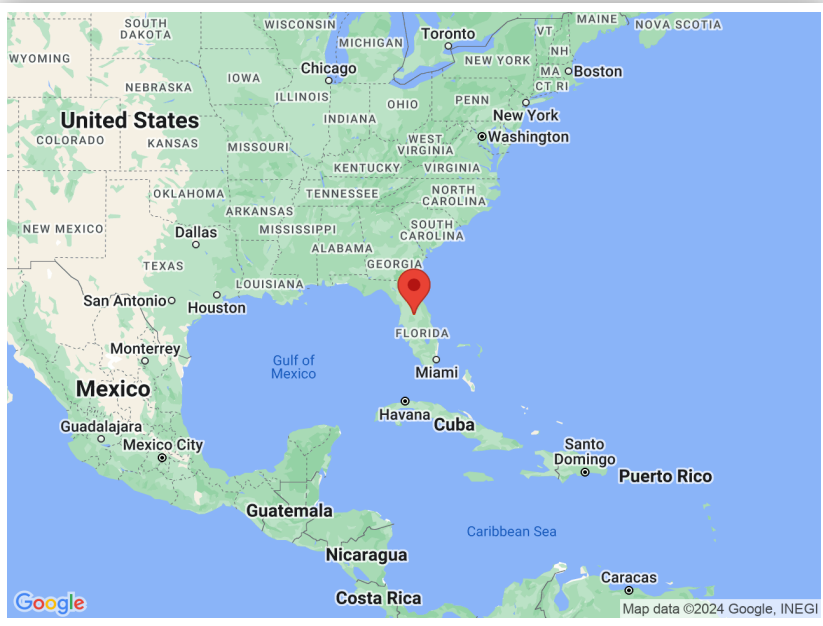
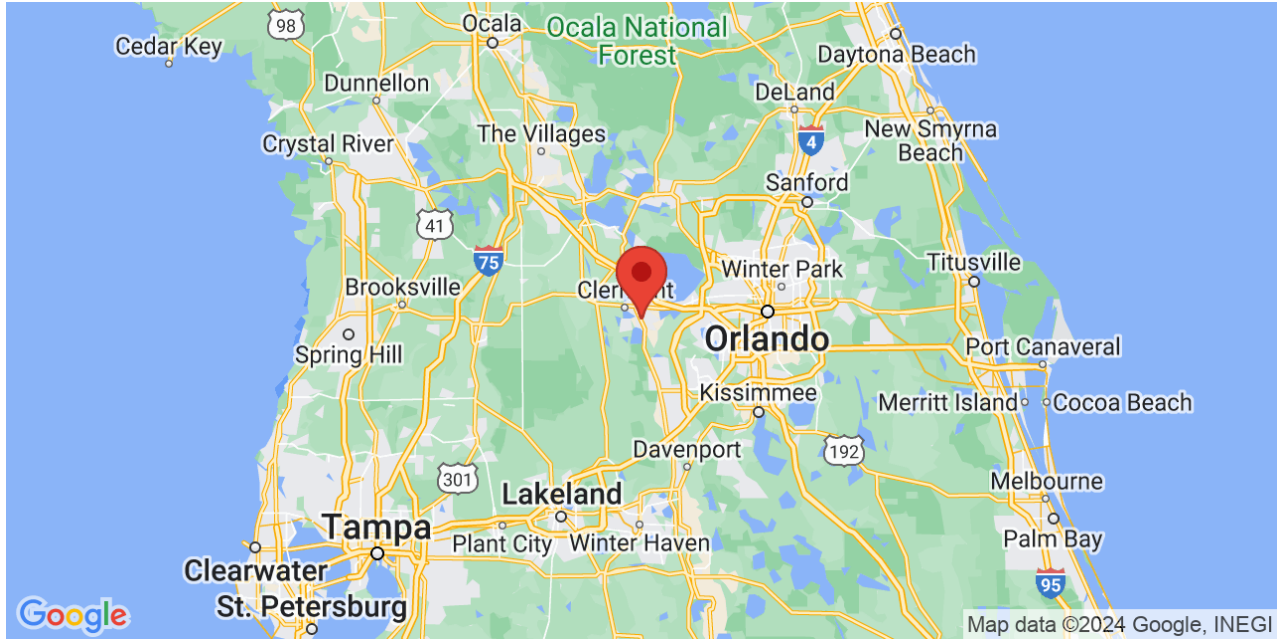
RETAIL SPACE

3301 S Highway 27, Clermont, FL, 34711

AREA LOCATION MAP

Retail Space

3301 S Highway 27, Clermont, FL, 34711



Michael Guidice

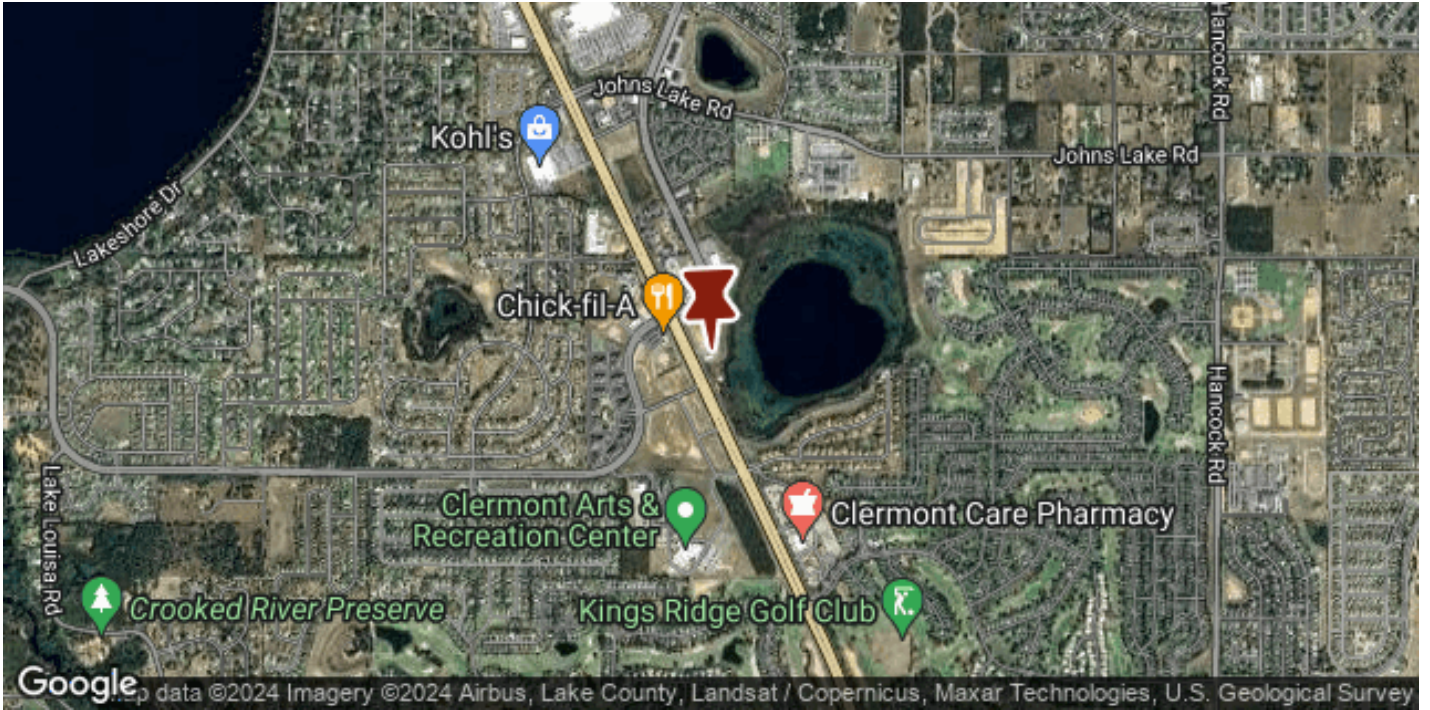
Go Florida Commercial, LLC
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213 S Dillard St 320C, Winter Garden FL 34787

RETAIL SPACE

3301 S Highway 27, Clermont, FL, 34711

AERIAL ANNOTATION MAP

Retail Space 3301 S Highway 27, Clermont, FL, 34711



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