

# Vista Center

4420 S US Hwy 27, STE 01, Clermont, FL 34711

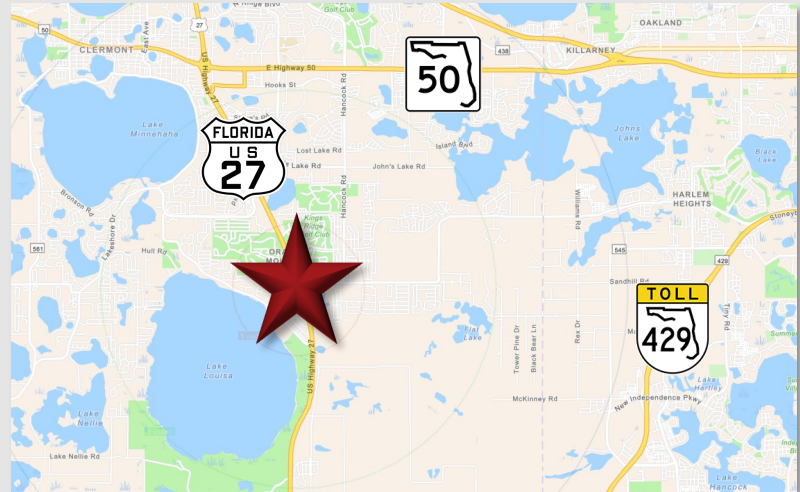


## LOCATION DETAILS

Located on S US Hwy 27, with a high traffic count of +31,500 CPD. Conveniently situated **next to Walgreens, with shared access from the lighted intersection of Hartwood Marsh Rd and US 27.** Across from Publix, McDonald's, and Starbucks. Nearby Kings Ridge Golf Club, a 55+ active adult golf community with over 2,100 homes. Less than 4 miles south of SR 50, providing easy connectivity to major routes in Central Florida.

## LISTING DETAILS

- **±2,500 SF** End-cap retail space available
- Located within a ±10,000 SF multi-tenant retail center
- Strong tenants include a variety services with new **Papa Johns coming soon**
- Previously used as a hair salon, featuring a **mostly open layout**, with a bathroom and back work area
- Monument and storefront signage available
- 48 shared parking spaces



### 2022 DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
Population	5,249	34,826	73,695
Average HH Income	\$111,466	\$106,609	\$102,739
Median HH Income	\$87,643	\$83,460	\$81,616

## CONTACT FOR MORE INFORMATION

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 **Palkiper**  
Commercial Real Estate Services  
Licensed Real Estate Broker



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