

SOUTH LAKE COMPLEX

1050 US HIGHWAY 27
CLERMONT, FL 34714

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PROPERTY INFORMATION

1

- Property Summary
- Site Plan
- Lease Spaces
- Suite 12-15 Floor Plan
- Suite 12-15 Photos
- Suite 16 Floor Plan
- Suite 16 Photos
- Full Bleed Photo
- Regional Map
- Location Map
- Demographics Map & Report
- County
- City
- Retailer Map
- Additional Photos



1 PROPERTY INFORMATION

1050 US Highway 27
Clermont, FL 34714

Site Plan



Lease Spaces



LEASE INFORMATION

Lease Type: NNN Lease Term: Negotiable
Total Space: 1,200 - 4,800 SF Lease Rate: \$22.00 SF/yr

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE RATE	AVAILABILITY	MATTERPORT
Suite 16	1,200 SF	\$22.00 SF/yr	Available	View Here
Suites 12-15	4,800 SF	\$22.00 SF/yr	Available 2/1/2024	View Here

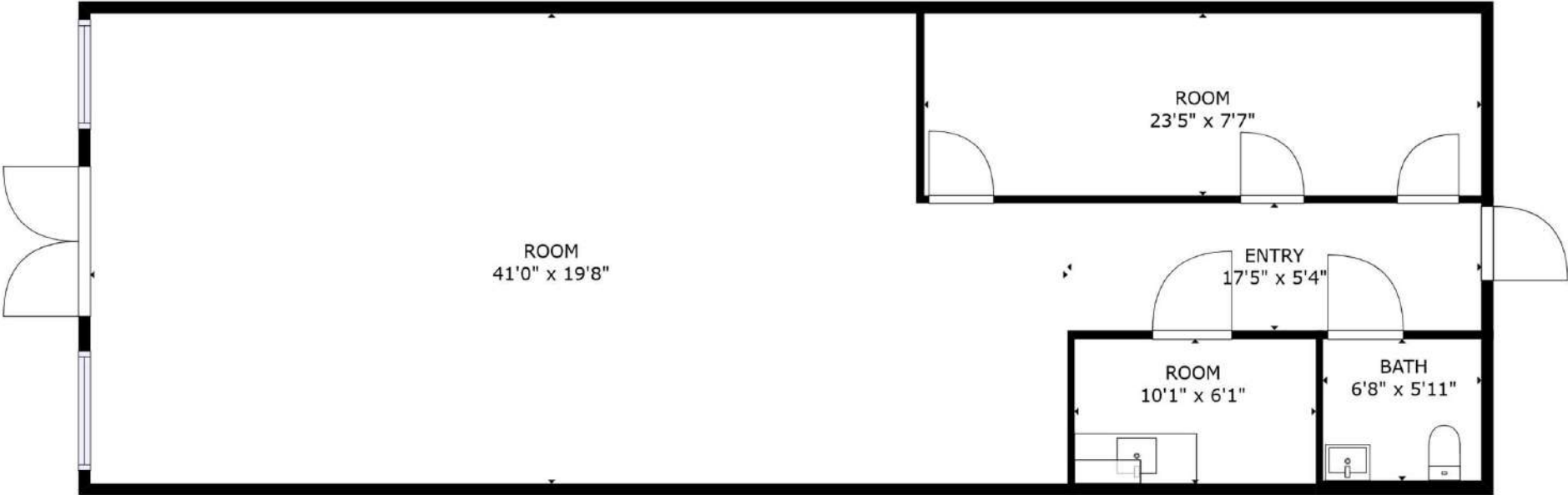
Suite 12-15 Floor Plan



Suite 12-15 Photos



Suite 16 Floor Plan



Suite 16 Photos





SOUTH LANE
OB/GYN

PHYSICIAN OFFICES

PHYSICIAN OFFICES

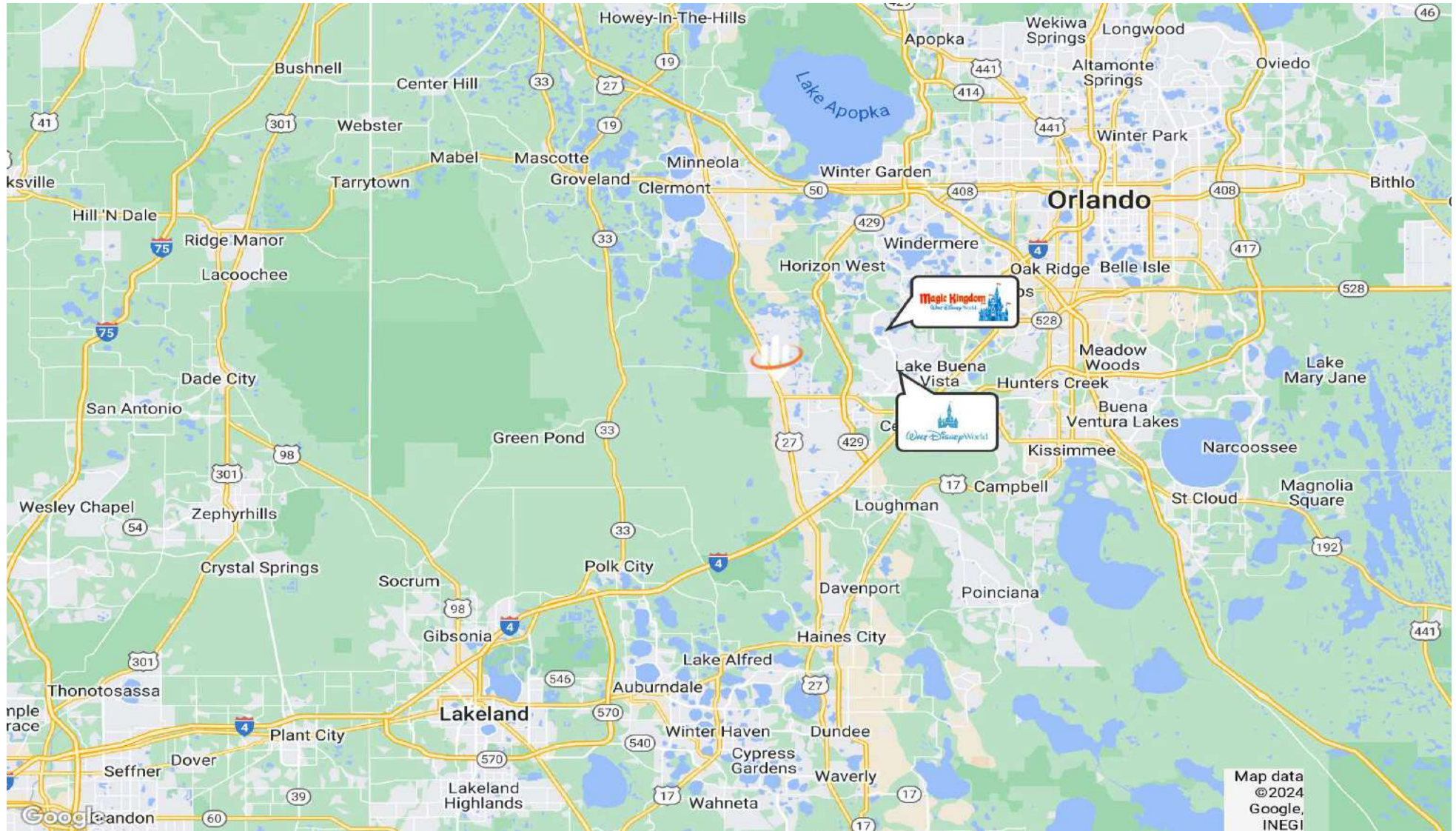
PHYSICIAN OFFICES

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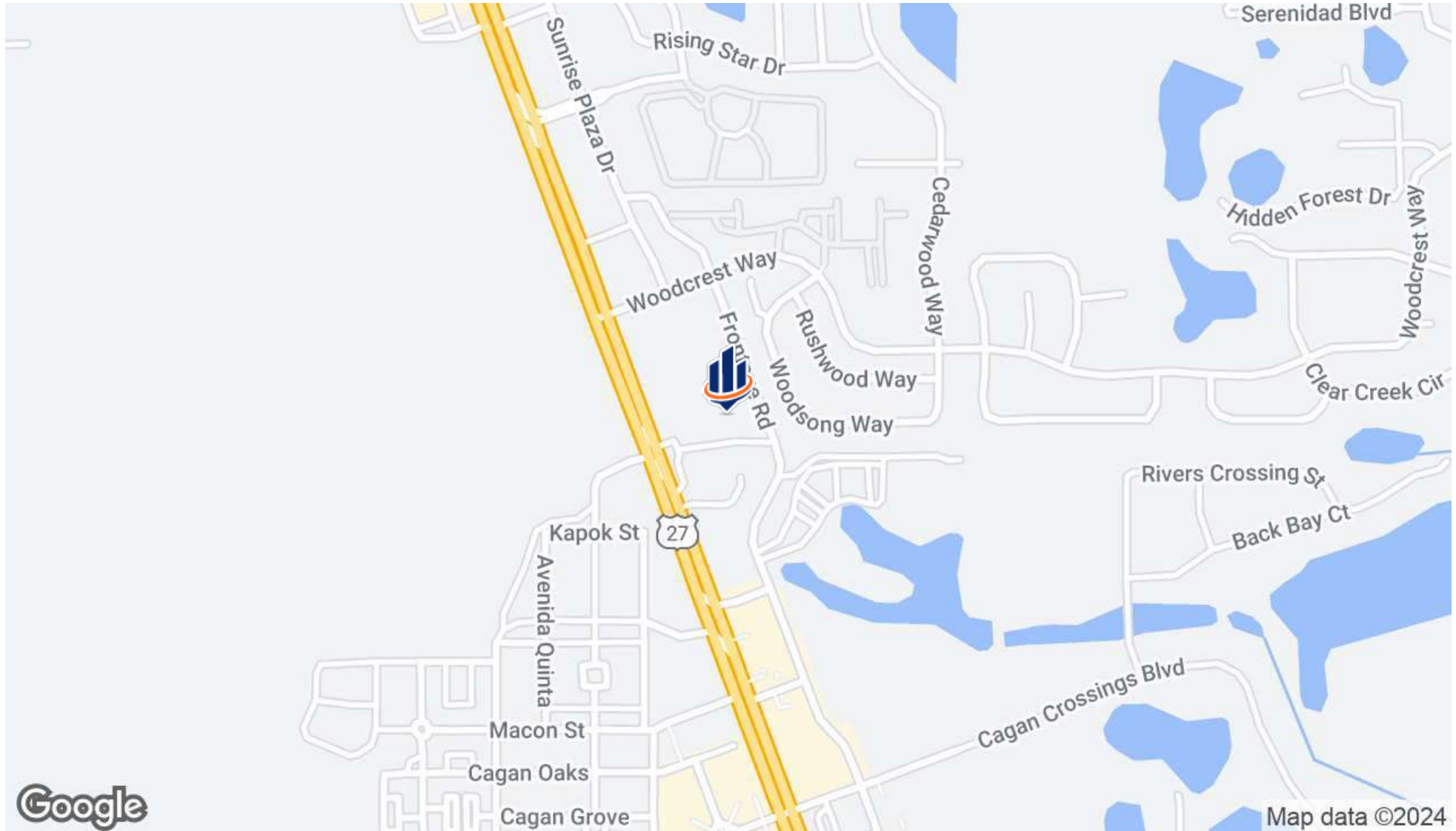
PEDIATRICS

OPT

Regional Map



Location Map

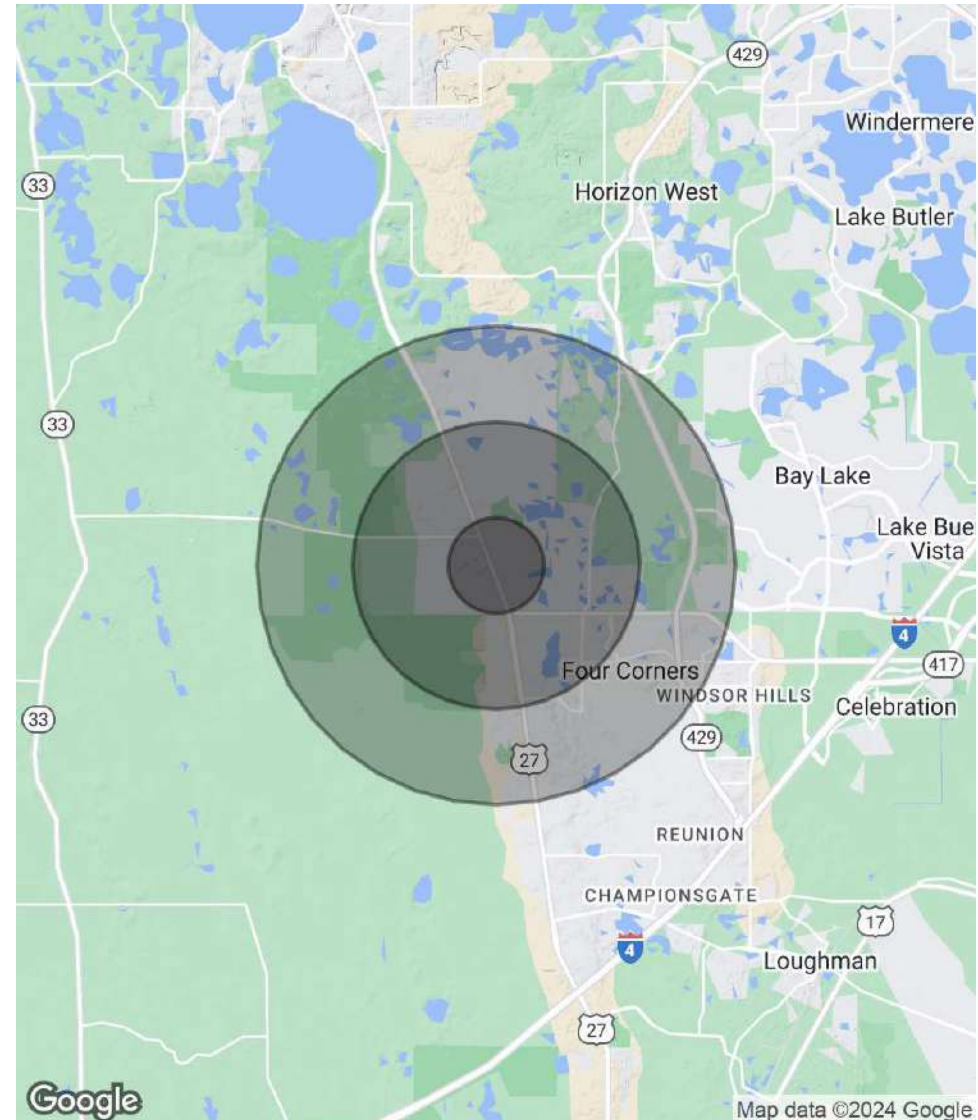


Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,184	31,679	41,773
Average Age	30.0	41.8	38.5
Average Age (Male)	30.0	41.2	38.0
Average Age (Female)	30.1	42.4	38.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,223	12,031	15,421
# of Persons per HH	2.33	2.6	2.7
Average HH Income	\$61,567	\$72,415	\$73,404
Average House Value		\$150,005	\$166,913

* Demographic data derived from 2020 ACS - US Census





LAKE COUNTY FLORIDA

Founded	1887	Density	385.2 [2019]
County Seat	Tavares	Population	416,179 [2023]
Area	953 sq mi	Website	lakecountyfl.gov

Lake County is part of the Orlando-Kissimmee-Sanford, FL Metropolitan Statistical Area, and its largest city is Clermont. The county was created in 1887 from portions of Sumter and Orange counties and was named for the many lakes contained within its borders. During the 1800s, growing cotton and breeding cattle were the two main industries driving the economy. In the latter part of the 19th century, citrus tree cultivation gained momentum and eventually became the region's leading industry during the 1940s and 50s.

Lake County is the 18th largest county in Florida today, as the area has tripled in size over the past 15 years. With its Central Florida positioning, Lake County boasts great access to US Hwy 27, I-75, the Florida Turnpike, and the



CLERMONT
LAKE COUNTY

Clermont was founded in 1884 and incorporated in 1916. Located just west of Orlando and north of Walt Disney World, Clermont is part of the Orlando-Kissimmee-Sanford Metropolitan Statistical Area. As the largest city in Lake County, Clermont continues to expand along with Central Florida's growing population.

Founded	1916
Population	47,823 (2023)
Area	11.5 sq mi
Website	www.clermontfl.gov

Clermont's rolling hills and lakes are a strong draw to homebuyers, and Clermont still has that 'small town' feel they crave. Overall, lifestyle and amenities have been the primary reasons why homebuyers choose to purchase their homes in Clermont. With a surging population of over 40,000, traffic counts nearing 60,000 daily trips, and an average annual household income of more than \$68,000, Clermont is also a prime location for commercial real estate.

Major Employers	South Lake Hospital Vista Clinical and Diagnostics PUR Clinic South Lake Pain Institute University of Florida
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Branded as 'The Choice of Champions,' Clermont is becoming a mecca for health and fitness. The city has become a great home or training location for 20 recent Olympians. Keeping health in mind, Clermont also boasts a thriving healthcare industry with world-class orthopedics, cancer treatment, and robotic urologic services.

Retailer Map



Additional Photos





For more information visit www.SVNsaunders.com

HEADQUARTERS

1723 Bartow Rd
Lakeland, FL 33801
863.648.1528

ORLANDO

605 E Robinson Street, Suite 410
Orlando, Florida 32801
386.438.5896

NORTH FLORIDA

356 NW Lake City Avenue
Lake City, Florida 32055
352.364.0070

GEORGIA

203 E Monroe Street
Thomasville, Georgia 31792
229.299.8600

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