# MEDICAL OFFICE FOR LEASE

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

PAULA
CRISTINA CARVALHO
LEITE
REALTOR®

SIGNAGE by FUTURE TENANT

SIGNAGE by FUTURE TENANT

**AVAILABLE NOW!**

## OFFERING SUMMARY

Lease Rate: $39.00 / SF, NNN
Building Size: 4,914 SF
Year Built: 2024

**T.I. ALLOWANCE AVAILABLE**

**DEO REALTY LLC**
7575 Dr. Phillips Blvd.
Orlando, FL 32819

**Paula Cristina Carvalho Leite**
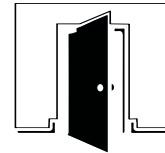Commercial Real Estate Agent
**(407)548-4626**
paulaleiteusa@gmail.com

REALTOR

GOLD KEY GKC

# Property Summary



**T.I. ALLOWANCE AVAILABLE**

**GREY SHELL DELIVERY**

**MEDICAL & OFFICE USERS WELCOMED**

**MONUMENT & BUILDING SIGNAGE AVAILABLE**

# Property Overview

Medical office space of 4,914 SF is available for lease at Clermont Cross Ridge Exchange. The property is on Highway 27, between Walmart Supercenter, BJ's Wholesale, various retail shops, restaurants, and residential areas. The building will be delivered as a grey shell, allowing the tenant to design and customize the space per their preferences. The property enjoys excellent access directly from US Highway 27 and Cross Ridge Road.

# Highlights

➡ This property boasts a versatile building structure that can accommodate a single user or multiple tenants.

➡ Two distinct entrances Ste 101 and Ste 102.

➡ The premises offer ample parking space.

➡ Monument signage on the bustling highway 27

➡ T.I. Allowance Available

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# Retailer Map



Winn✓Dixie
at home The Home Décor Superstore
THE HOME DEPOT
HomeGoods
ORLANDO HEALTH
TARGET
50
27 S HWY 27
42,000 AADT
HOBBY LOBBY
LOWE'S
AdventHealth
W Colonial Dr
49,500 AADT
Citrus Tower Blvd
EAST RIDGE MIDDLE SCHOOL & HIGH SCOOL
EPIC THEATRES
BJ's
Walmart
KOHL'S
LOST LAKE PROFESSIONAL VILLAGE
LOST LAKE ELEMENTARY SCHOOL
VA U.S. Department of Veterans Affairs

HILLSIDE TERRACE
Guru Restaurant
Go TRAVEL
CRAFT OXO AMERICAN BURGER BAR
CENTRAL FLORIDA DREAMPLEX
The DANCE ACADEMY
Arthur Murray
Family Christian Center FCCLIVE.COM

Keke's
DOLLAR TREE
GameStop
MATTRESS FIRM
EPIC THEATRES
TEXAS ROADHOUSE
Michael's
Planet Smoothie
ROSS DRESS FOR LESS
BUFFALO WILD WINGS
T-Mobile
jcp
K.A.Y.
Red Lobster
T-J-maxx
Moe's southwest grill
Arby's
Olive Garden
Steve's Rd
CLERMONT CROSSING
PANDA EXPRESS
JIMMY JOHN'S
ALDI
S HWY 27
MATTRESS FIRM
IHOP
BJ's
Citrus Tower Blvd

SHOPPES AT ANDERSON HILL
Planet Fitness
Foxtail Coffee Co.
SMOOTHIE KING
ideal dental
CLUB PILATES
real life
Green Eatz
BROOKS Rehabilitation
Walmart
Calvers
Bob Evans RESTAURANT

# Site Map



BJ's
US HWY 27 36,500 AADT
Building 1 Suite 101 POMDMOTO
JOSH'S
Swig
Building 2 Suite 103
CLERMONT
Scientific
PINKY'S NAIL SALON
TENKAEO LLC
CATHCART BUSINESS SERVICES INC.
MAGRUDER
M STER
MEDICAL OFFICE
RHEUMA-TOLOGY
BROOKLYN
Florida Blue
Cross Ridge Road
**FOR LEASE**
Walmart

50 W Colonial Dr
27 S HWY 27
Citrus Tower Blvd

## RETAIL USERS COMING SOON

JOSIE'S Pizza & Wings
A Family Favorite Since 1992

ANOTHER
Broken Egg Cafe

THE HONEYBAKED HAM COMPANY

B
BROOKLYN
WATER BAGEL CO.

POKÉMOTO®
Hawaiian Poké

Swig

## MEDICAL USERS COMING SOON

Florida Blue

CLERMONT
KIDS DENTISTRY

Z Scientific.

MASTER
DENTAL & ORTHODONTICS

MAGRUDER
LASER VISION

Rheumatology

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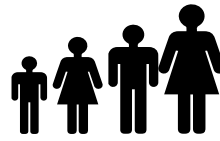Commercial Real Estate Agent
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# DEMOGRAPHICS

|  | 2 Miles | 5 Miles | 10 Miles |
|---|---|---|---|
| Population | 26,398 | 96,713 | 132,509 |
| Avrg HH Income | 85,409 | 90,627 | 101,851 |

**28% INCREASE**
Population Growth by 2030

**EMPLOYMENT POPULATION**
± 21,094
(10 min drive time)

**MEDIAN AGE**
40.0
(5 min drive time)

# CLERMONT 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

## Drive Times & Traffic Counts

**50**
2 minutes
(1.2 miles)

**FLORIDA'S TURNPIKE**
12 minutes
(7.6 miles)

**TOLL 408**
19 minutes
(14.8 miles)

**INTERSTATE 4**
23 minutes
(21 miles)

**DOWNTOWN ORLANDO™**
32 minutes
(24.6 miles)

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