

Vista Center

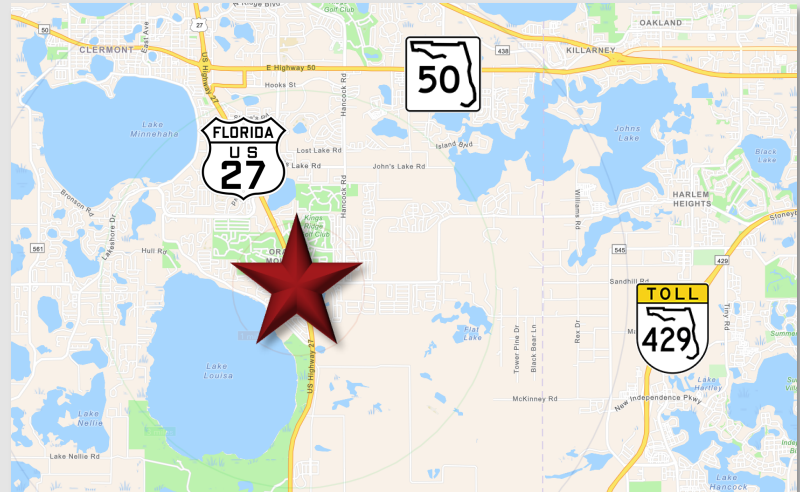
4420 S US Hwy 27, STE 01, Clermont, FL 34711



FOR LEASE: \$24 NNN

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 now
- Located in a ±10,000 SF multi-tenant retail center
- Strong tenants include a new **Papa Johns** (coming soon), as well as a variety of retailers and services such as a nail salon, health clinic, and more
- Previously used as a hair salon, featuring a **mostly open layout**, with a private 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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