



RETAIL SPACE FOR LEASE

1529 Sunrise Plaza Dr., Clermont, FL 34714

Contact: Trey Gravenstein
Vice President of Brokerage Services

E: Trey@FCPG.com
P: 407.872.0177 ext. 119

Contact: Michael Castrilli
Senior Sales & Leasing Associate

E: Michael@FCPG.com
P: 407.872.0177 ext. 130

For Lease: \$23.00 / SF, NNN

Suite 5: ± 2,000 SF



44,500 AADT
HWY 27

Retail space available with excellent frontage on busy Hwy 27 Clermont's primary north-south thoroughfare

3 Access points to the Center via US Hwy 27, Sunrise Plaza Drive, and Advanced Auto Parts




Positioned in the "Four Corners / Cagan Crossings" trade area less than 2-Miles from Kissimmee W Hwy 192

Monument signage and building façade signage facing Hwy 27 available

Proximity to Walt Disney World and W Hwy 192 Attractions



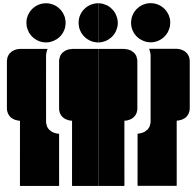
DEMOGRAPHICS

2023	 Total Population	 Total Households	 Average HH Income
5 Mins	13,178	5,150	\$72,461
10 Mins	42,552	15,915	\$83,006
15 Mins	70,617	26,316	\$88,851

615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 Fax: 407.426.8542

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2024 First Capital Property Group, Inc., Licensed Real Estate Brokers & Managers.

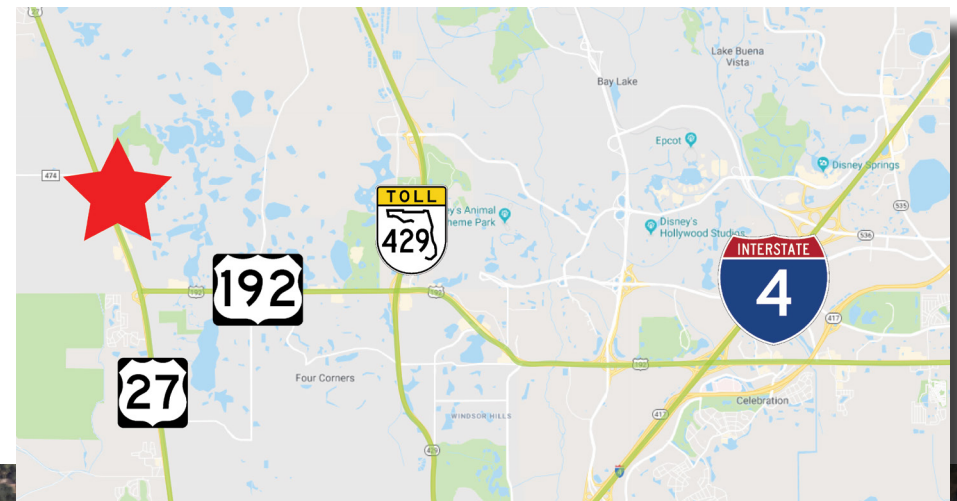
THE NEIGHBORHOOD



MEDIAN AGE (15 MINS)
37.1



DAYTIME POPULATION (15 MINS)
53,072

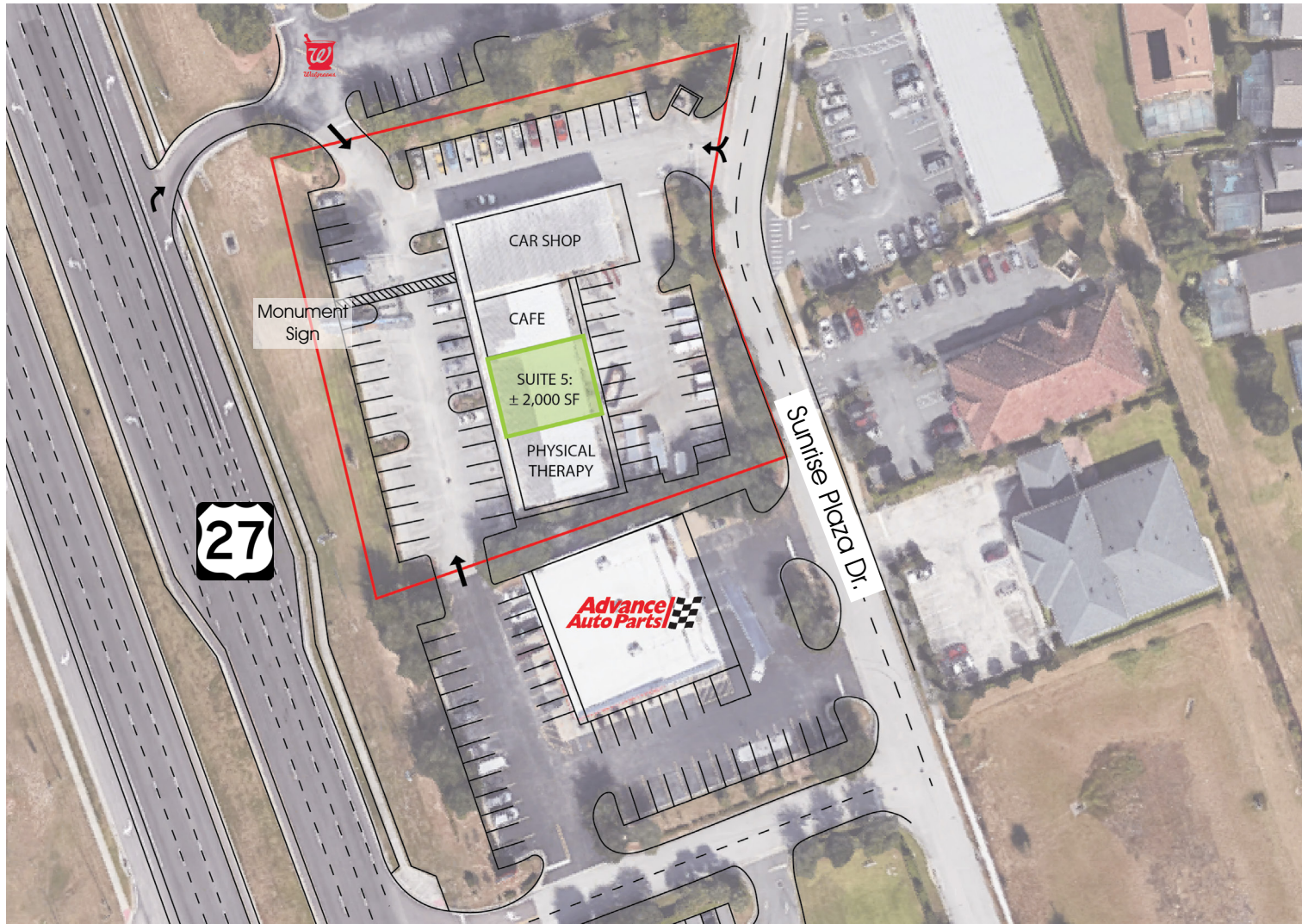


615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 Fax: 407.426.8542

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2024 First Capital Property Group, Inc., Licensed Real Estate Brokers & Managers.



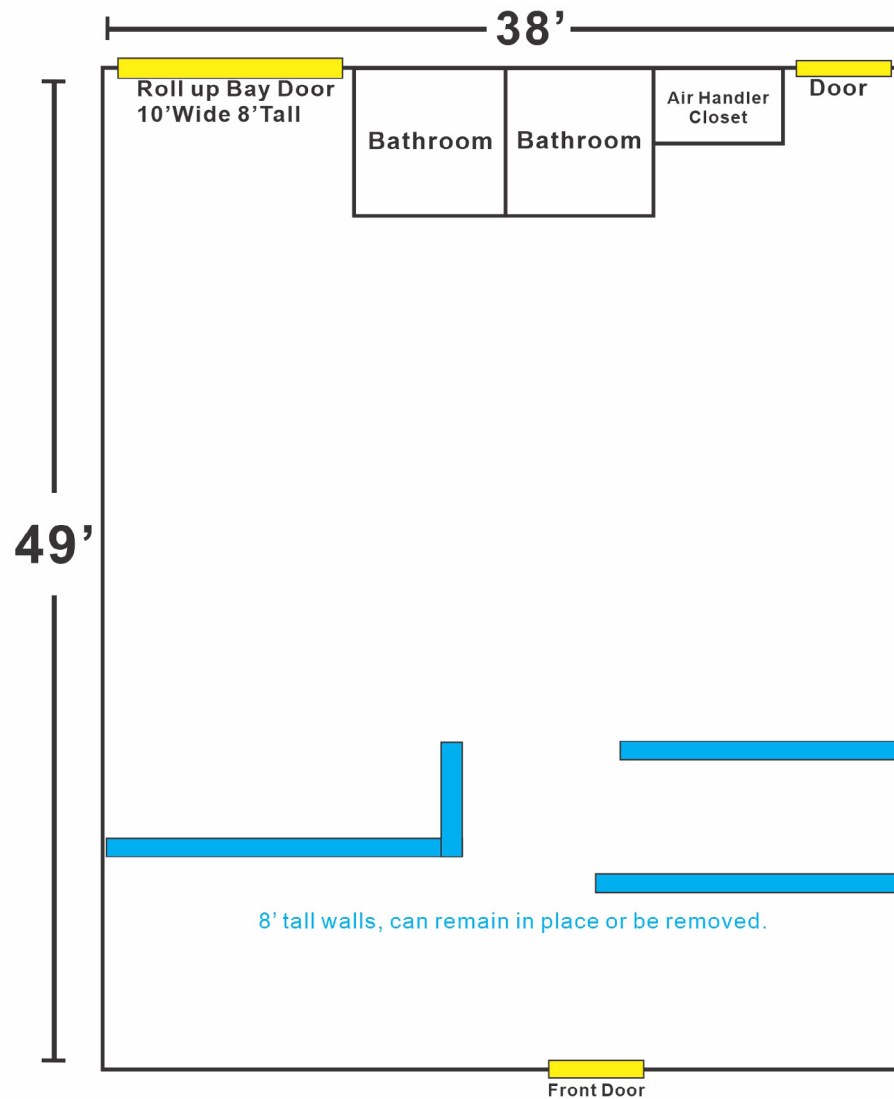
SITE MAP



■ 615 E. Colonial Dr., Orlando, FL 32803 ■ Phone: 407.872.0209 ■ Fax: 407.426.8542 ■

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2024 First Capital Property Group, Inc., Licensed Real Estate Brokers & Managers.

SUITE 5: ± 2,000 SF



■ 615 E. Colonial Dr., Orlando, FL 32803 ■ Phone: 407.872.0209 ■ Fax: 407.426.8542 ■

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2024 First Capital Property Group, Inc., Licensed Real Estate Brokers & Managers.