SOUTH LAKE COMPLEX

1050 US HIGHWAY 27
CLERMONT, FL 34714

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SVN
SAUNDERS
RALSTON DANTZLER

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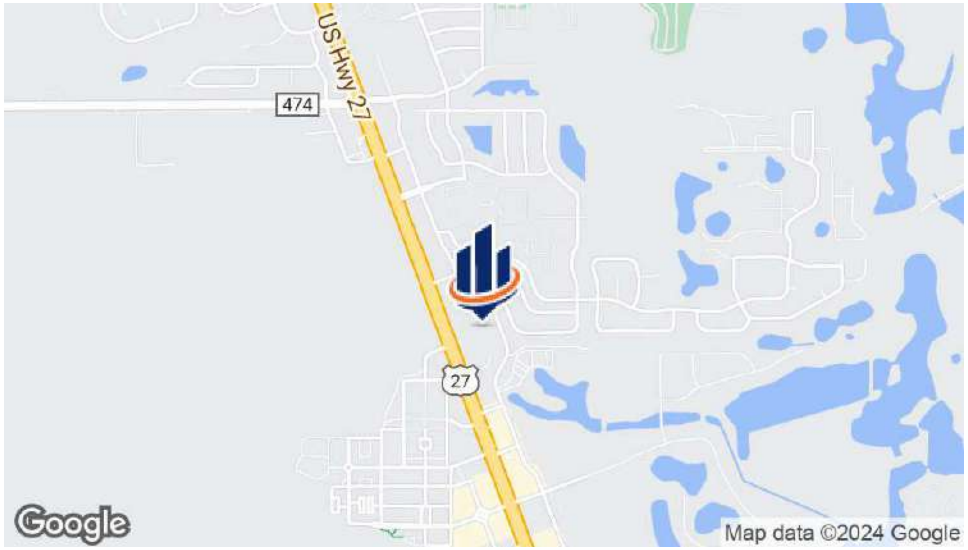
SVN SAUNDERS RALSTON DANTZLER

1 PROPERTY INFORMATION

1050 US Highway 27
Clermont, FL 34714

Property Summary



Lease Rate **$22.00 SF/YR ($5.97/SF NNN)**

PROPERTY OVERVIEW

- 135 parking spaces
- 42,000 AADT on US Hwy 27
- Within 5 minutes of Disney World and 20 minutes of Orlando

OFFERING SUMMARY

Building Size:	27,199 SF
Zoning:	3.58 Acres
APN:	262426000400004500, 262426000400003300

SPACES	SF AVAILABLE	LEASE RATE	MATTERPORT
Suite 16	1,200 SF	$22.00 SF/yr	View Here
Suite 15	1,200 SF	$22.00 SF/yr	-
Suites 12-14	3,600 SF	$22.00 SF/yr	View Here

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Site Plan

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Lease Spaces

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,200 - 3,600 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
Suite 15	1,200 SF	$22.00 SF/yr	Available	-
Suites 12-14	3,600 SF	$22.00 SF/yr	Available 2/1/2024	View Here

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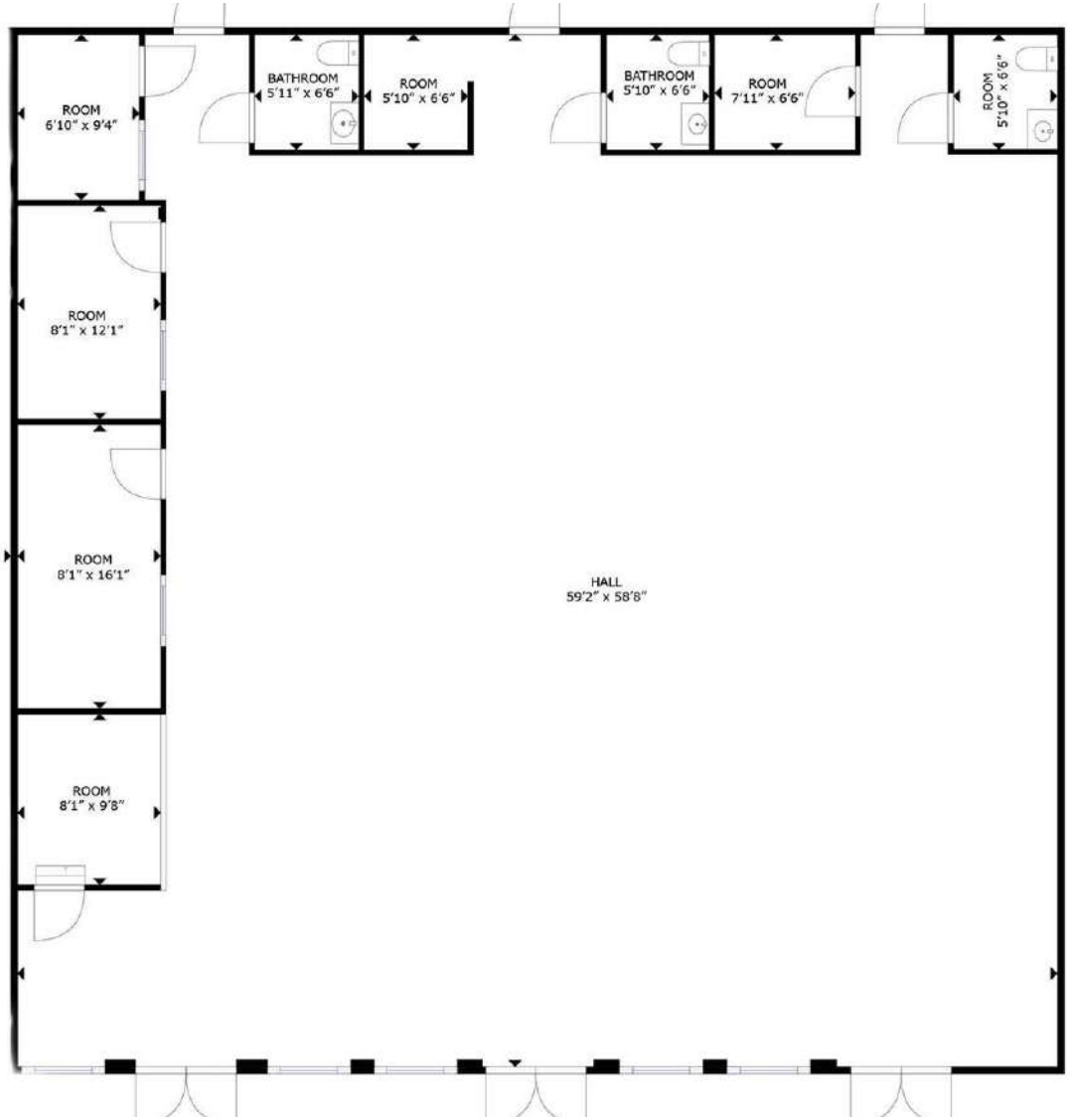
Suite 12-14 Floor Plan



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Suite 12-14 Photos

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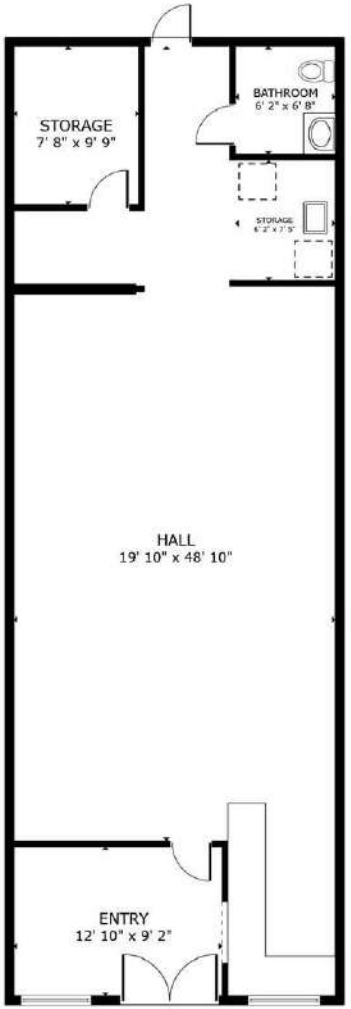
Suite 15 Floor Plan



FLOOR PLAN

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Suite 15 Photos

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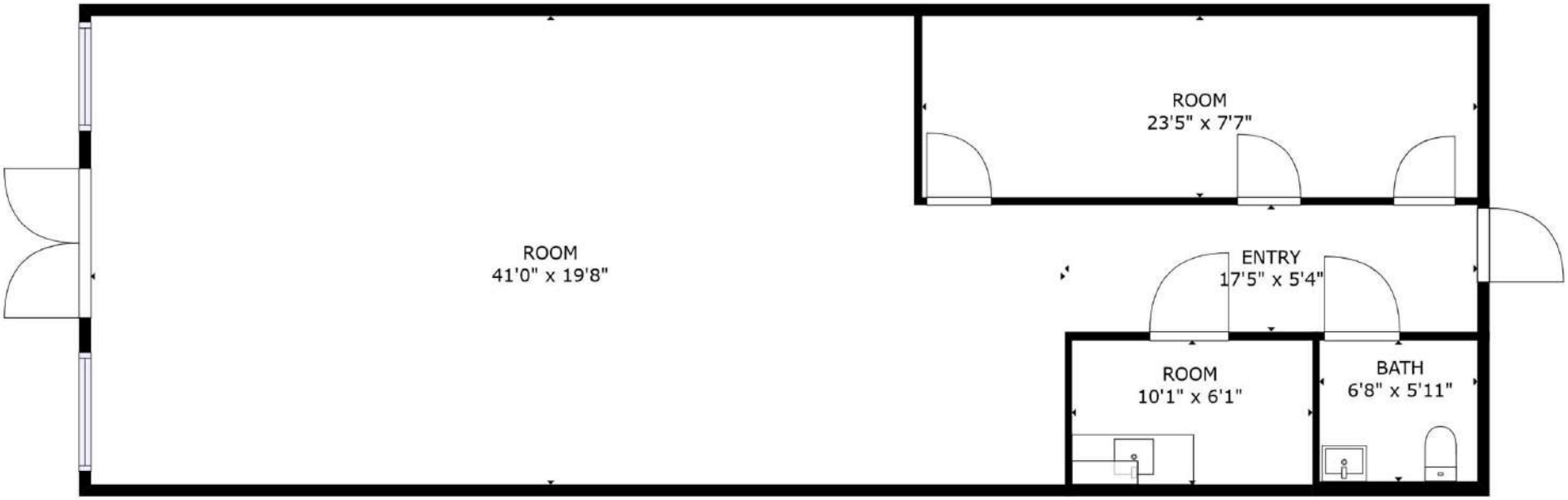
Suite 16 Floor Plan



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Suite 16 Photos

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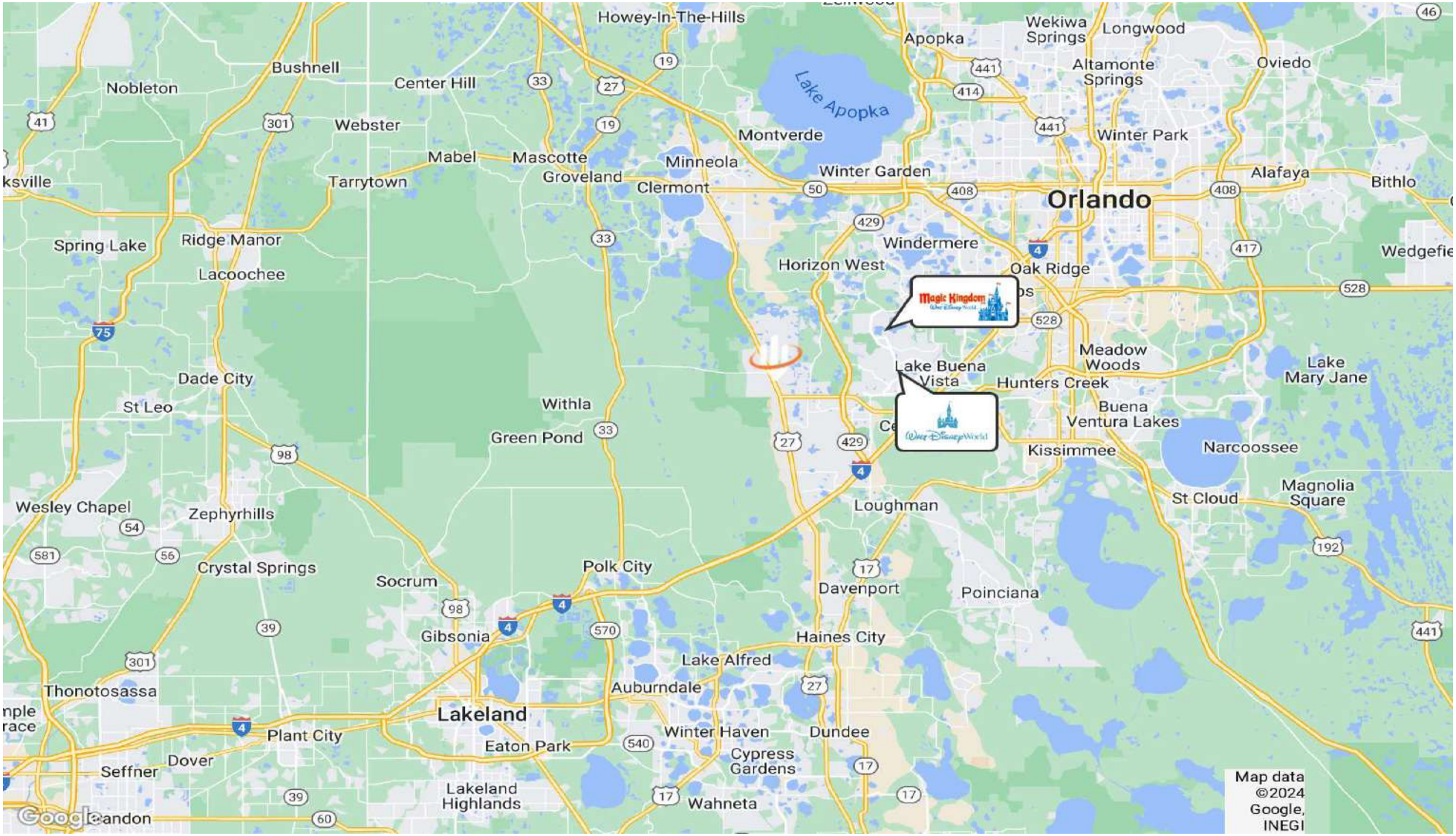
SOUTH LAKE
OB/GYN
PEDIATRICS

Regional Map



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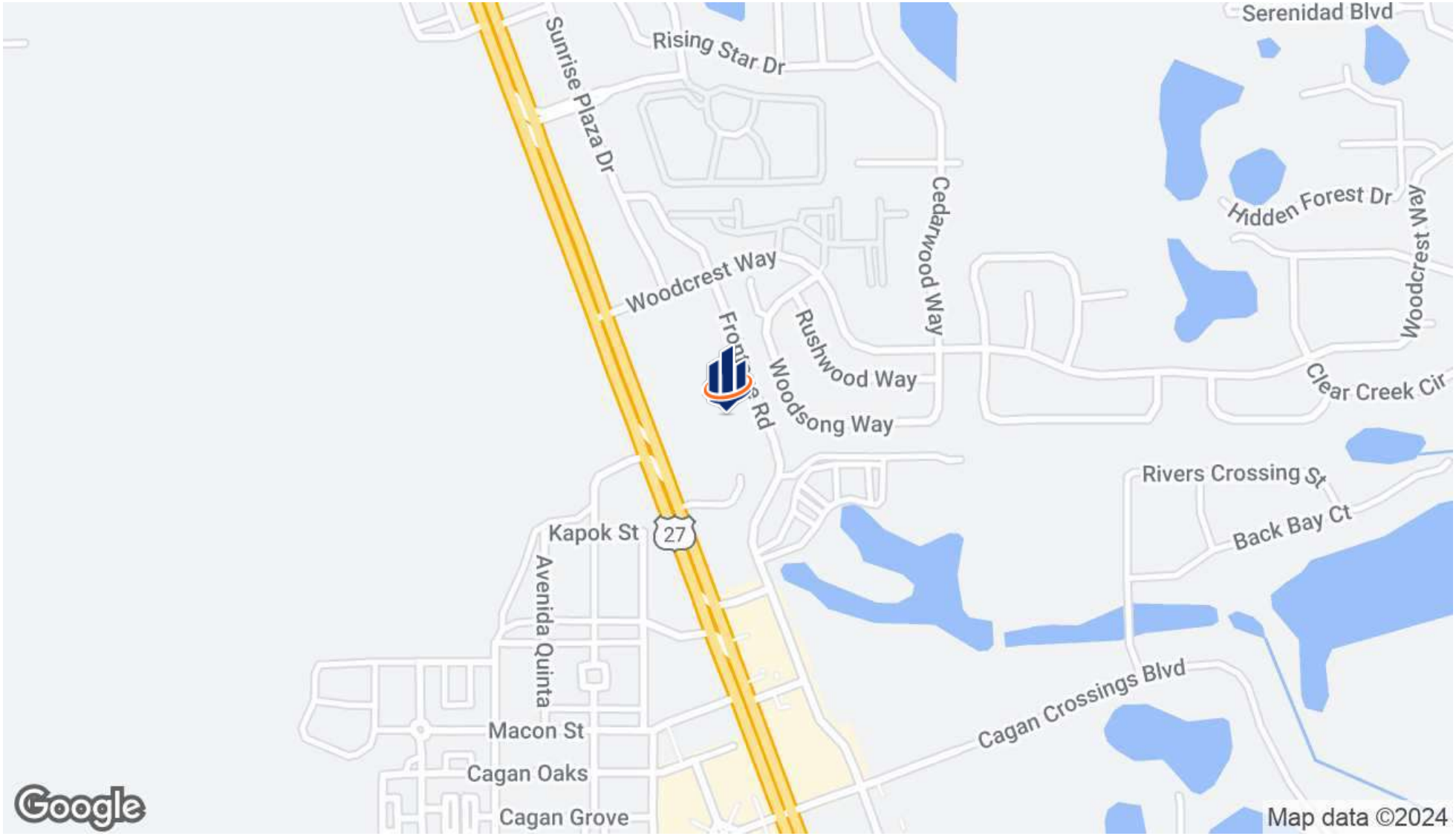
Location Map



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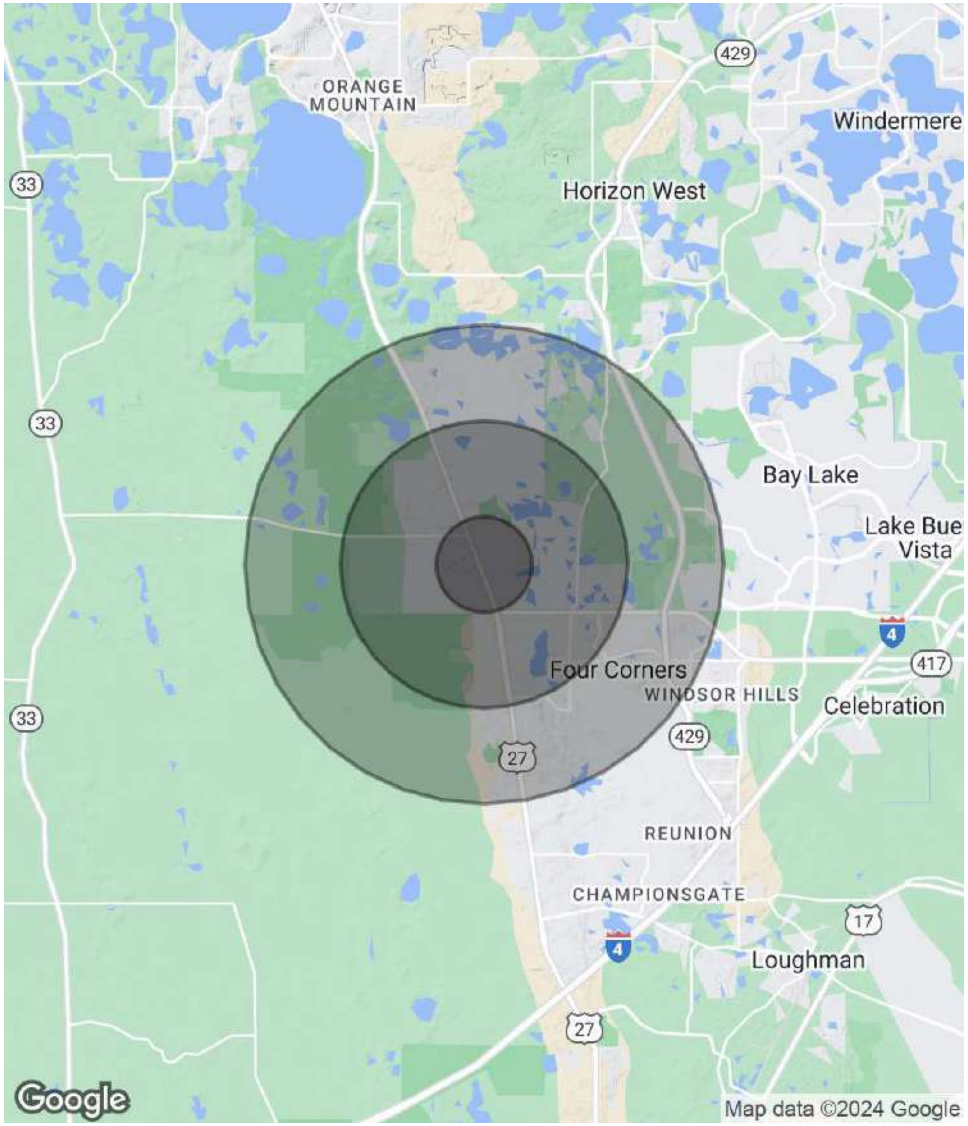
Demographics Map & Report

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*



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County

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

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City

CLERMONT

LAKE COUNTY

Founded	1916
Population	47,823 (2023)
Area	11.5 sq mi
Website	www.clermontfl.gov
Major Employers	South Lake Hospital Vista Clinical and Diagnostics PUR Clinic South Lake Pain Institute University of Florida

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.

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.

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.

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Retailer Map

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Additional Photos

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SVN SAUNDERS RALSTON DANTZLER

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