

# SOUTH LAKE COMPLEX

1050 US HIGHWAY 27  
CLERMONT, FL 34714

Lauren Smith, CCIM, CPM

O: 877.518.5263 x428 | C: 863.873.1970

[lauren.smith@svn.com](mailto:lauren.smith@svn.com)

Ryan Smith

O: 877.518.5263 x476 | C: 407.616.3301

[ryansmith@svn.com](mailto:ryansmith@svn.com)







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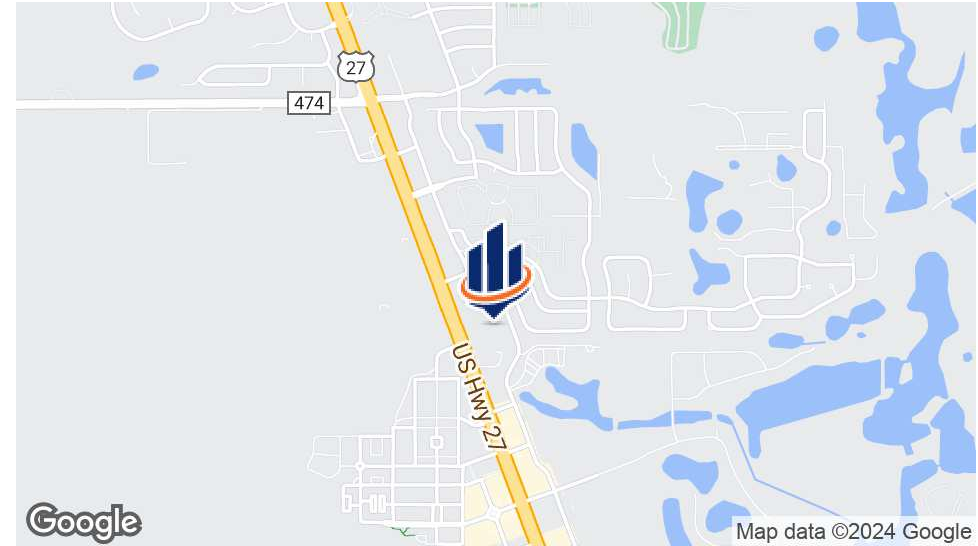


# 1 PROPERTY INFORMATION

1050 US Highway 27  
Clermont, FL 34714



# Property Summary



## PROPERTY OVERVIEW

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

- 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

Suite 15  
 Suites 12-14

### SF AVAILABLE

1,200 SF  
 3,600 SF

### LEASE RATE

\$22.00 SF/yr  
 \$22.00 SF/yr

### MATTERPORT

-  
[View Here](#)



# Site Plan





# 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 15	1,200 SF	\$22.00 SF/yr	Available	-
Suites 12-14	3,600 SF	\$22.00 SF/yr	Available 2/1/2024	<a href="#">View Here</a>



# Suite 12-14 Floor Plan

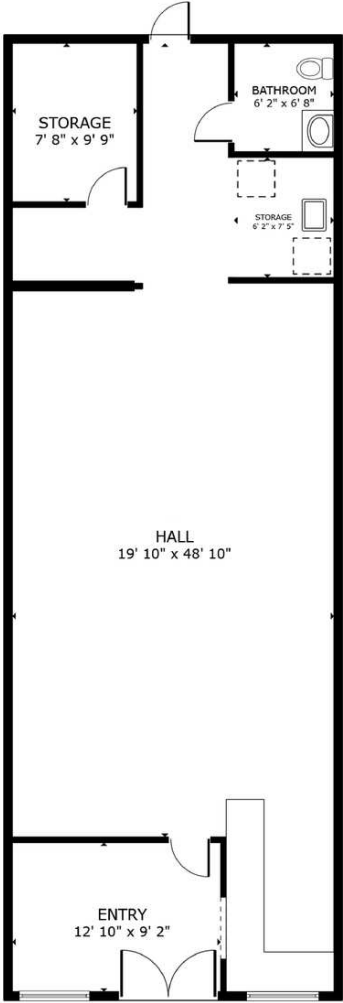




# Suite 12-14 Photos



# Suite 15 Floor Plan



FLOOR PLAN

*The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.*



# Suite 15 Photos







SOUTH LAKE  
OB/GYN

OB/GYN

OB/GYN

OB/GYN

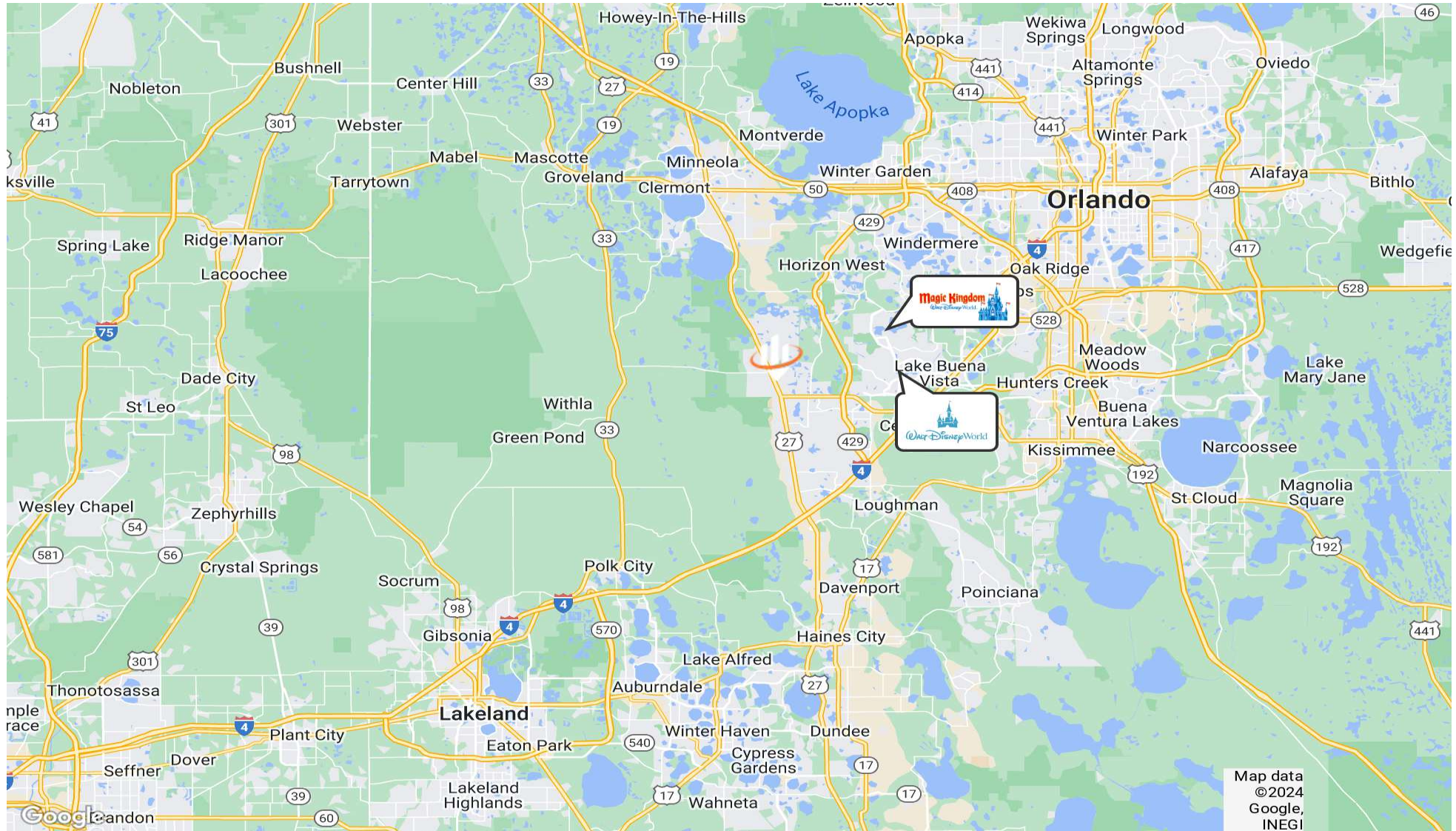
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PEDIATRICS

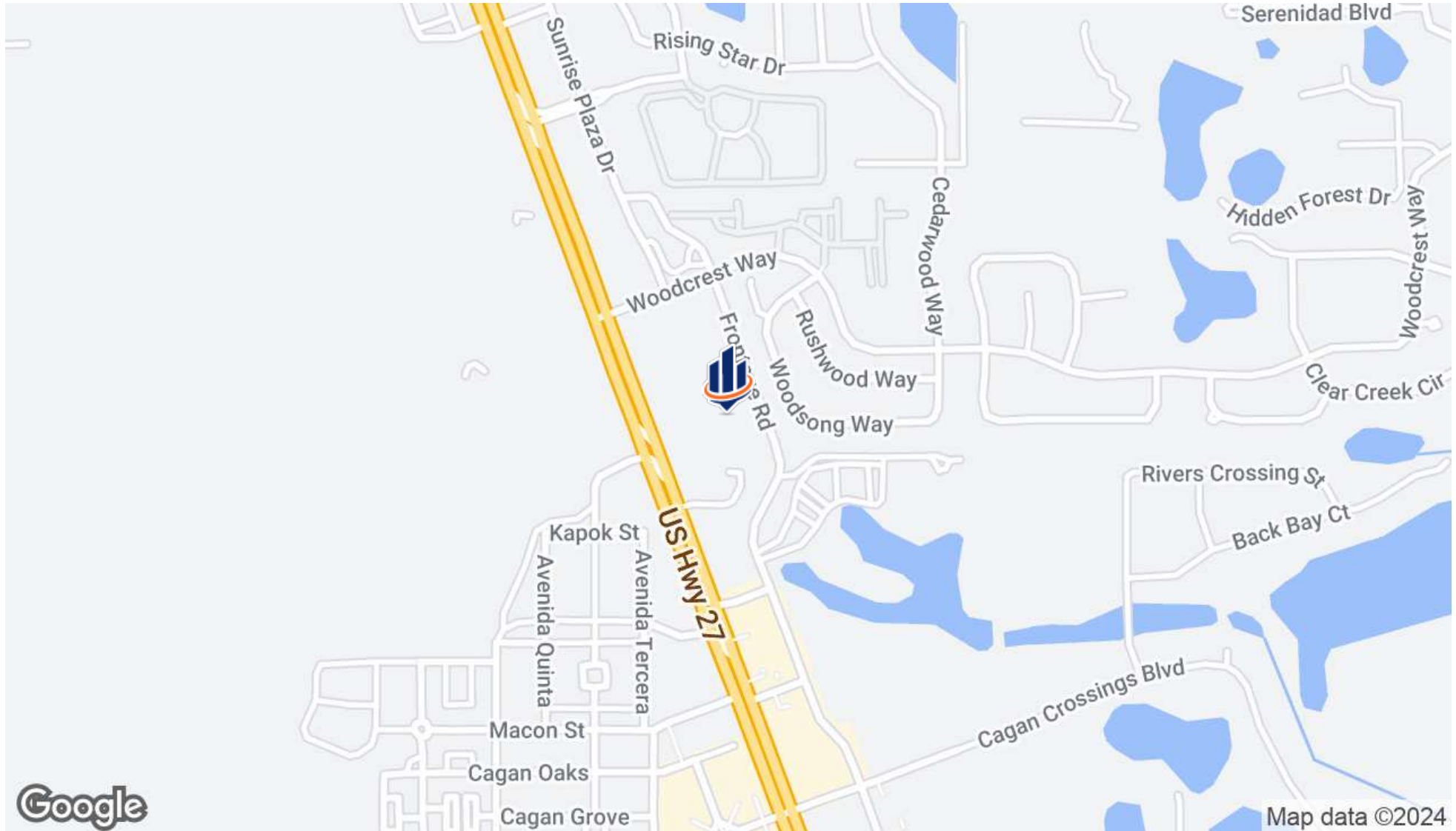
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# Regional Map



# Location Map





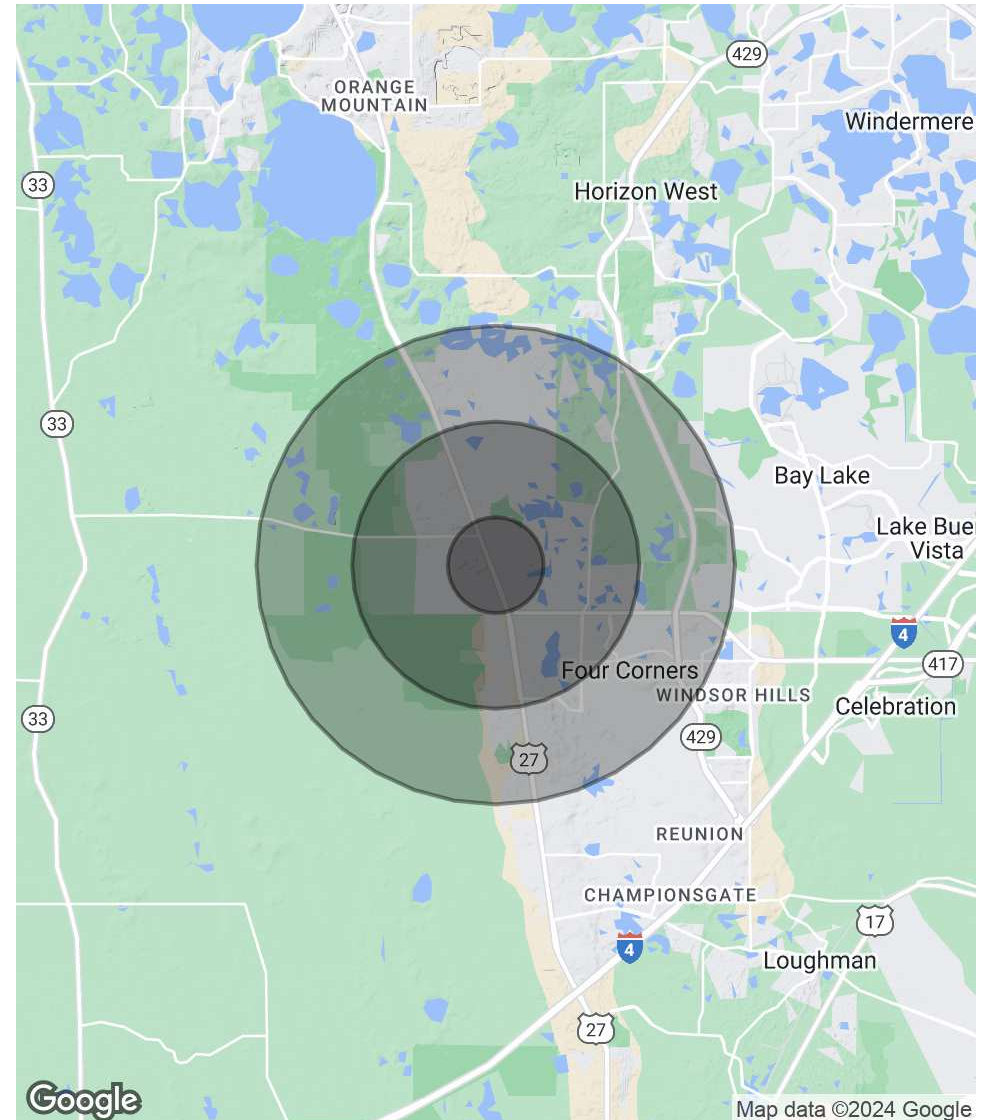
# Demographics Map & Report

<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
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

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
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**

Founded	1916
Population	47,823 (2023)
Area	11.5 sq mi
Website	<a href="http://www.clermontfl.gov">www.clermontfl.gov</a>
Major Employers	<ul style="list-style-type: none"> <li>South Lake Hospital</li> <li>Vista Clinical and Diagnostics</li> <li>PUR Clinic</li> <li>South Lake Pain Institute</li> <li>University of Florida</li> </ul>

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.



# Retailer Map





# Additional Photos





For more information visit [www.SVNsaunders.com](http://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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