

Gateway Center



OFFICE SPACE FOR LEASE

15701 State Road 50, Clermont, FL 34711

Contact: Trey Gravenstein

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Vice President of Brokerage Services

P: 407.872.0177 ext. 119

For Lease: \$22.00 / NNN

Suite 201: 2,434 SF

Suite 204: 1,695 SF

Suite 205: 1,840 SF

Suite 206: 823 SF

Max. Contiguous: 4,358 SF

Clermont ranked 2016 Best City to Live in by Orlando Business Journal

Less than 1 mile from new 328 unit apartment complex on Hwy. 50

Lake County ranked Top 10 Fastest Growing Counties in the State of Florida

Less than 4 Miles to both Florida Turnpike exits & less than 3 miles to South Lake Hospital

Co-tenancy with Centre Care Urgent Care

Direct frontage on Hwy 50 at a signalized intersection with monument signage available

Parking Ratio: 5 / 1000

2024 DEMOGRAPHICS



Total Population



Total Households



Average HH Income

5 Mins

4,811

2,029

\$127,230

10 Mins

51,216

19,344

\$114,517

15 Mins

108,592

40,884

\$118,617

615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

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.

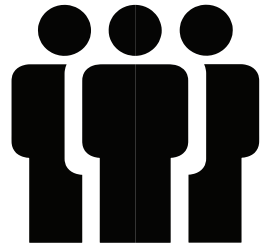
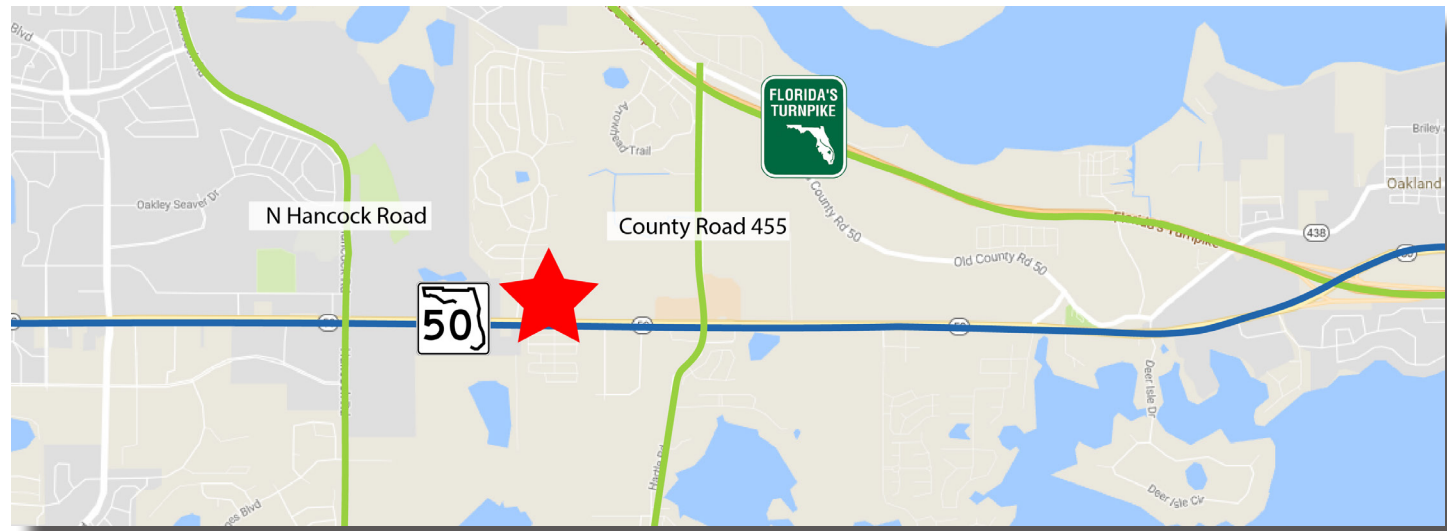


GATEWAY CENTER

mattamy HOMES

New Commercial & Residential Development

- Retail: 50,000 SF
- Home Sites: 1,100+
- Price Range: \$243,990 - \$404,990
- Size: 1,528 - 3,582 SF



± 29,406
EMPLOYEES WITHIN 15 MINS

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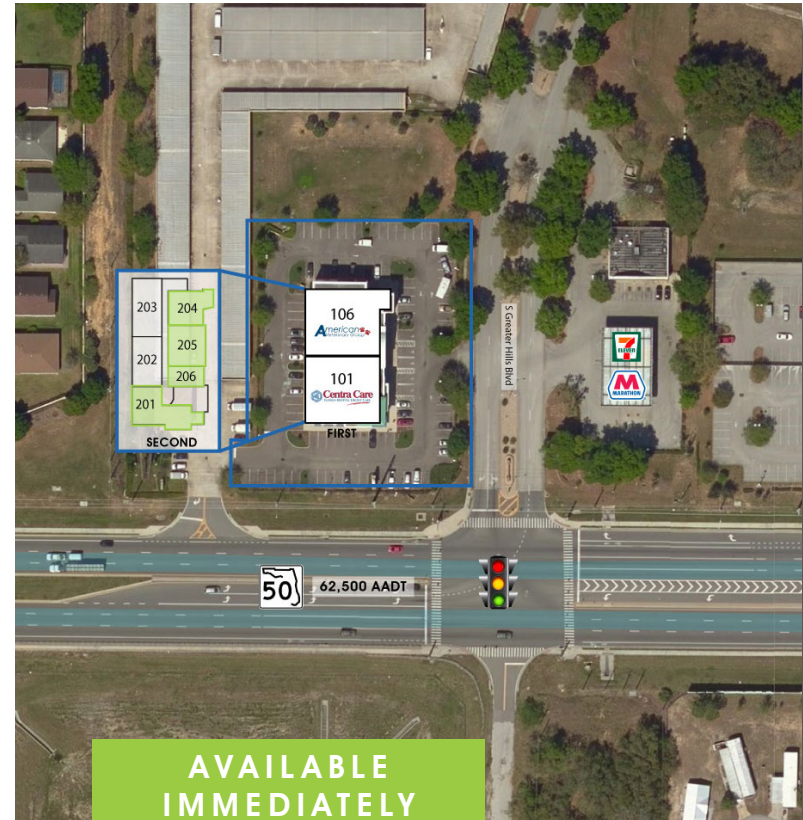
F C FIRST CAPITAL
P G Property Group, Inc.
Commercial Real Estate Services

SUITE 201



SUITE DETAILS

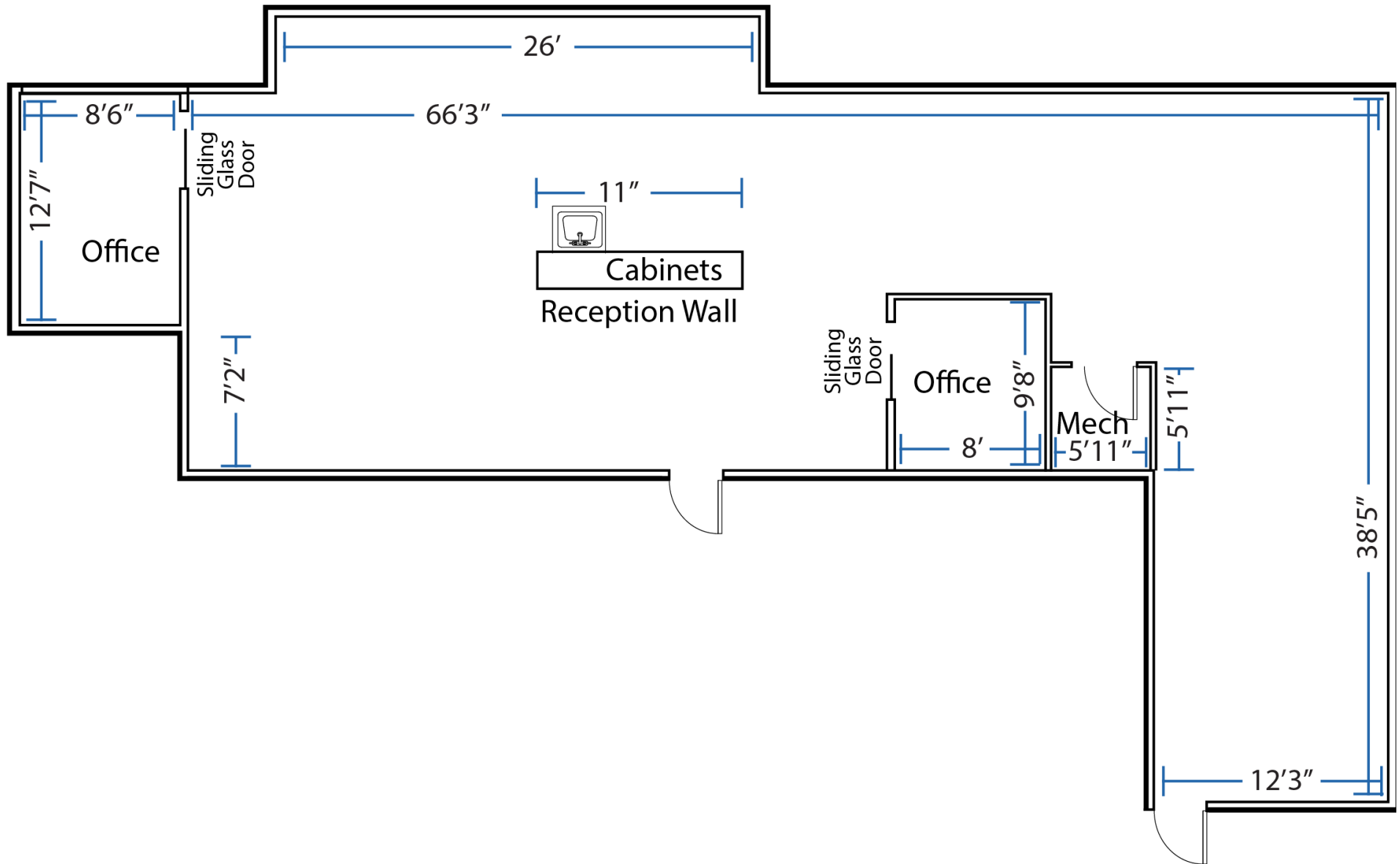
- ± 2,434 SF
- 2 Private Offices
- Large Open Workspace
- Reception Wall



AVAILABLE
IMMEDIATELY

Suite 201: ± 2,434 SF

SUITE 205



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SUITE 205



SUITE DETAILS

± 1,840 SF

3 Private Offices

Large Open Workspace

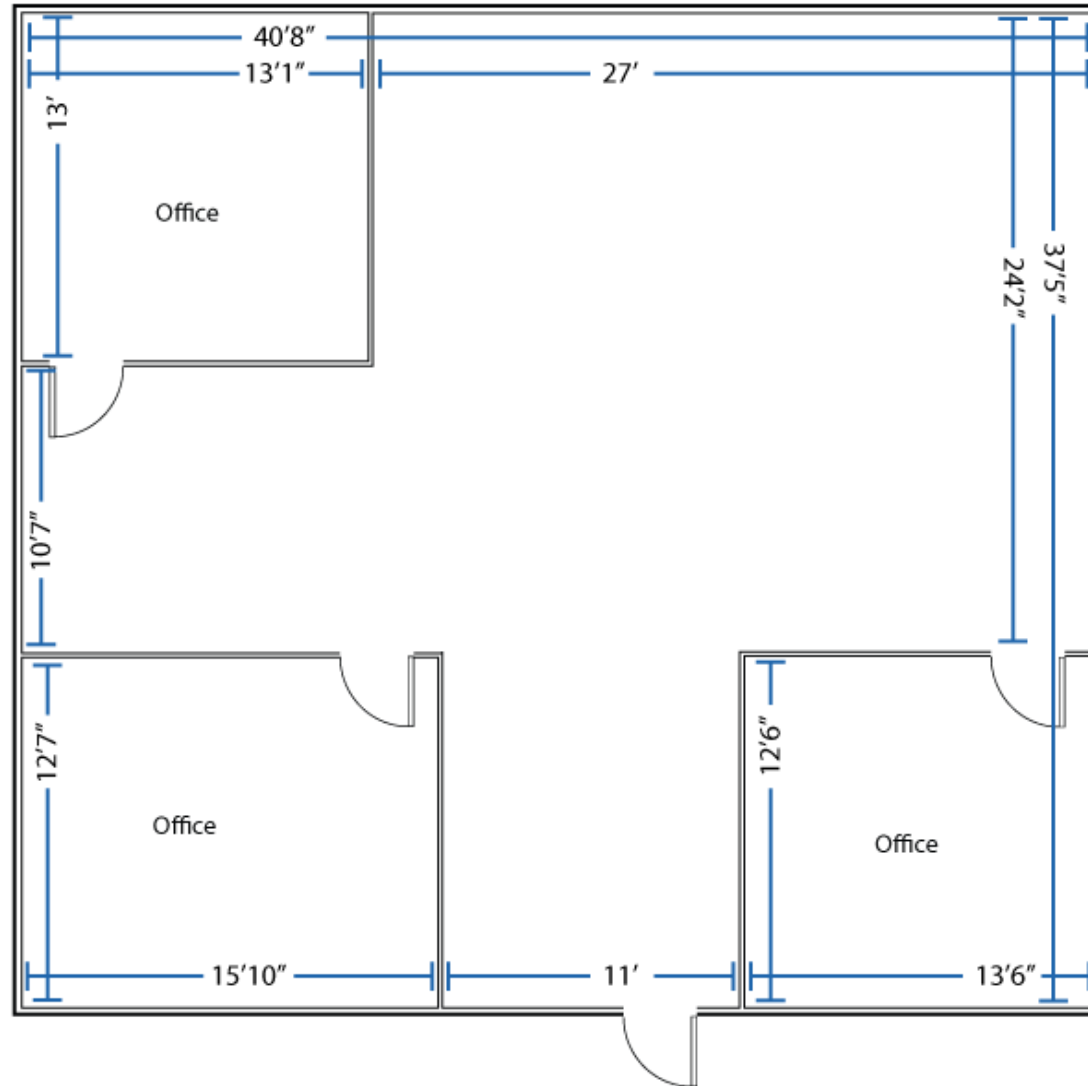
Natural Light from Large Windows



AVAILABLE
IMMEDIATELY

Suite 205: ± 1,840 SF

SUITE 205



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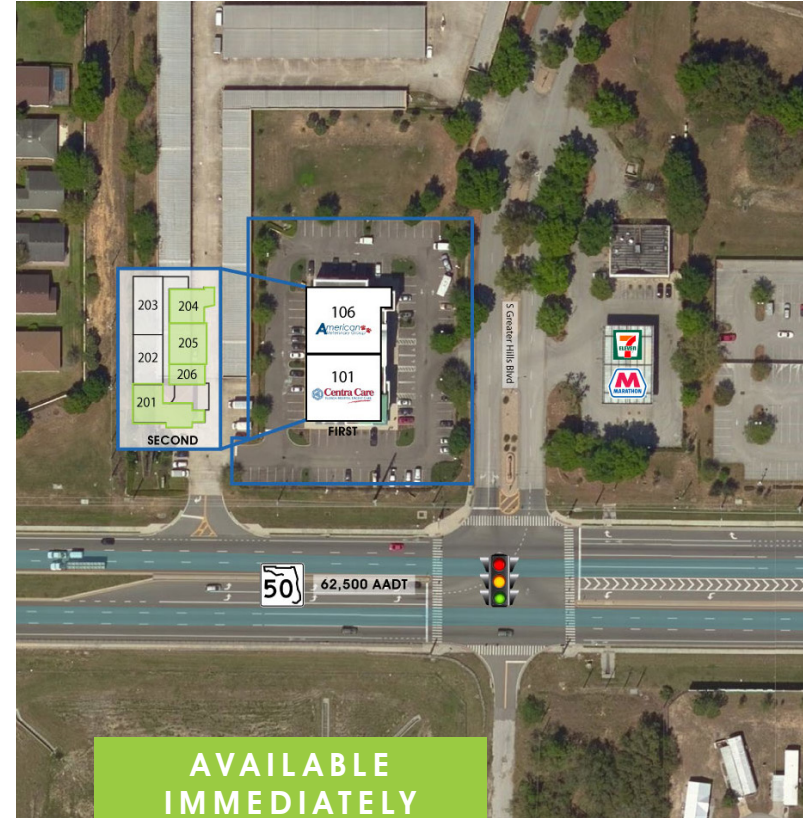
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SUITE 206



SUITE DETAILS

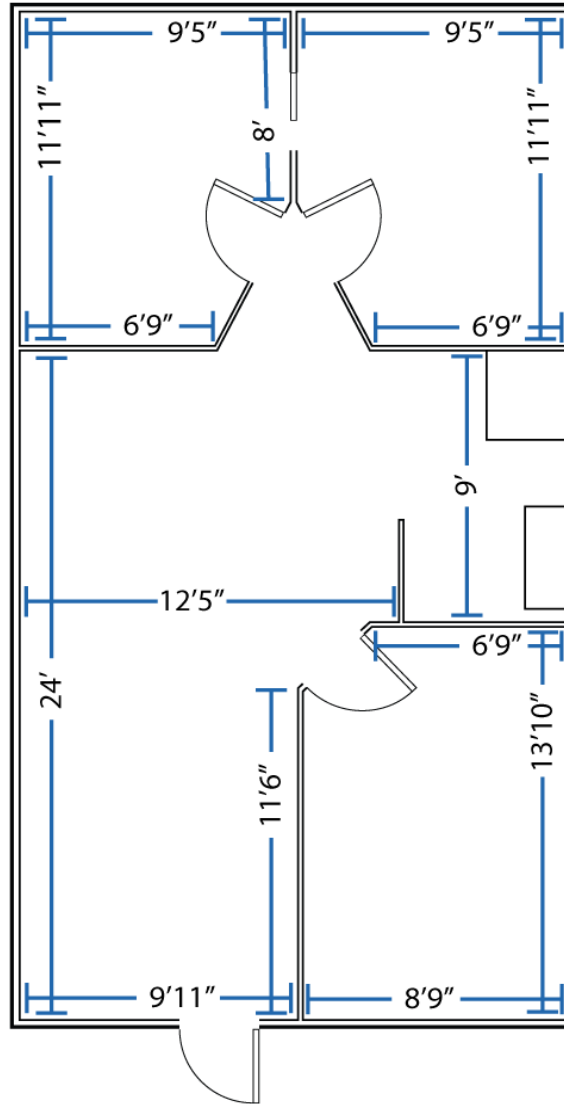
± 823 SF
2 Private Offices
Large Open Workspace
Conference Room



AVAILABLE
IMMEDIATELY

Suite 206: ± 823 SF

SUITE 206



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