



# RETAIL SPACE FOR LEASE

1529 Sunrise Plaza Dr., Clermont, FL 34714

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**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

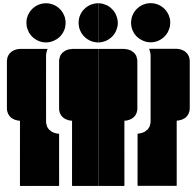
2024	 Total Population	 Total Households	 Average HH Income
5 Mins	15,107	5,892	\$80,924
10 Mins	45,421	17,009	\$90,112
15 Mins	80,737	29,863	\$94,817

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

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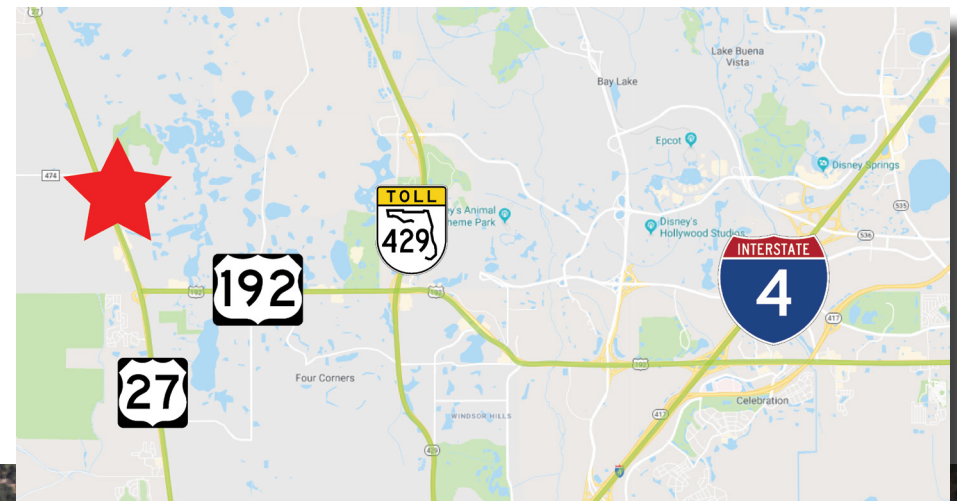
# THE NEIGHBORHOOD



**MEDIAN AGE (10 MINS)**  
37.1



**DAYTIME POPULATION (15 MINS)**  
60,210



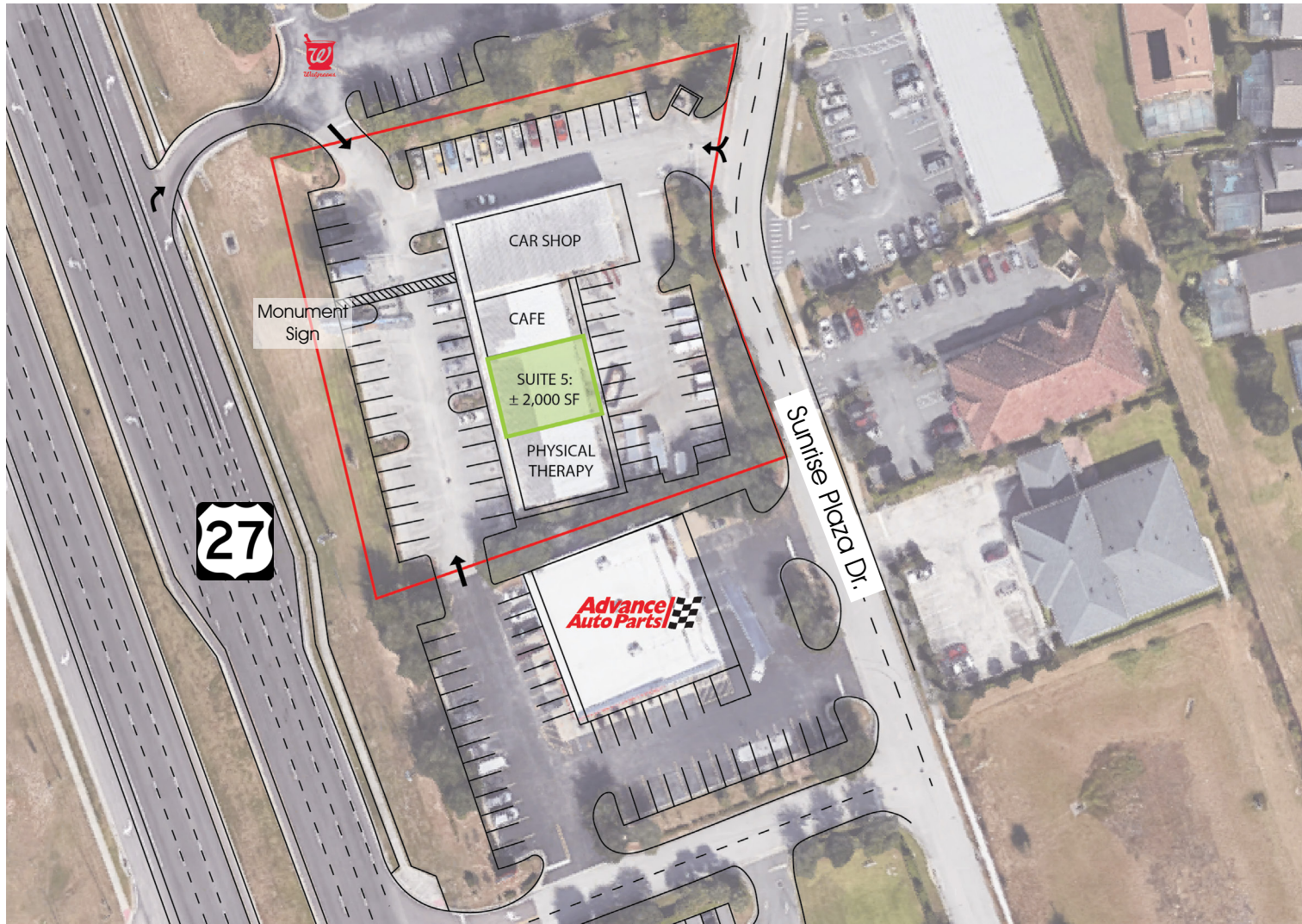
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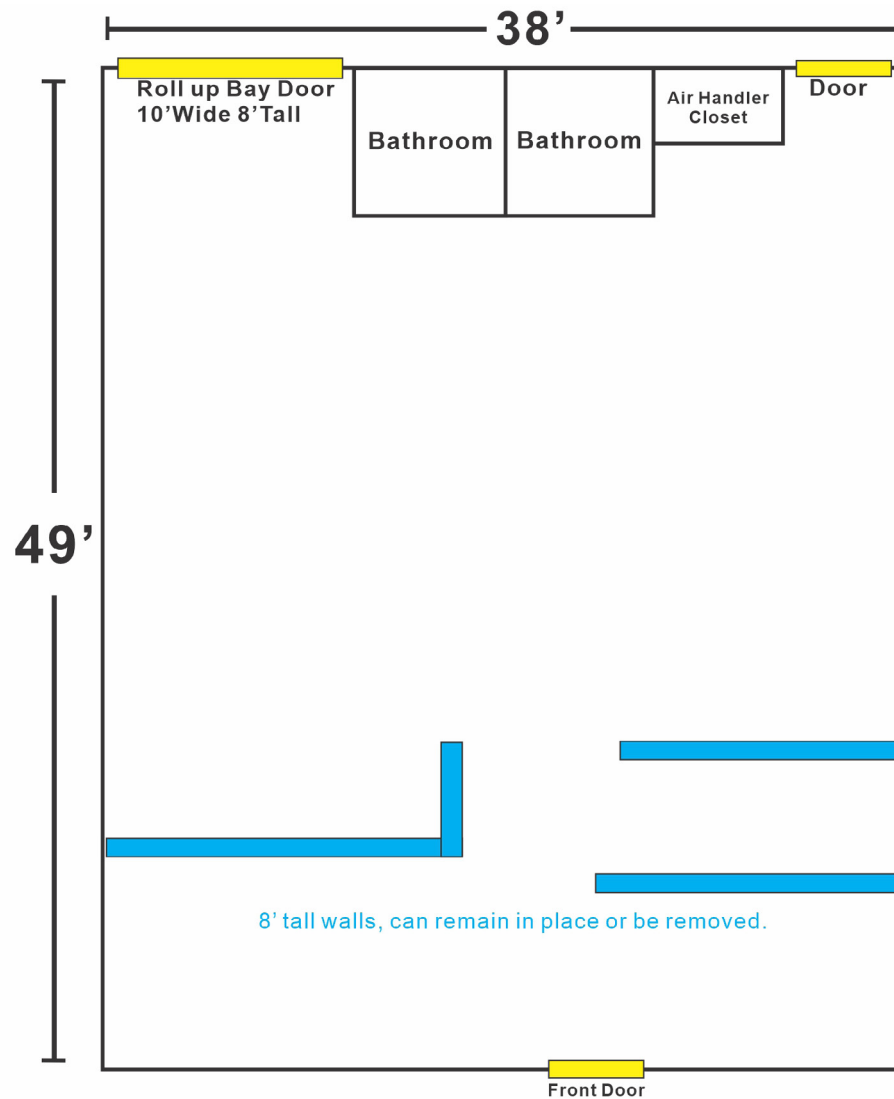
# SITE MAP



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