

CLASS 'A' COMMERCIAL SPACE FOR LEASE

2631 S Highway 27, Clermont, FL 34711

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 Sales & Capital Advisory

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For Lease: \$37.00 / SF, NNN

Building 3

Tenant 1: ± 1,775 SF

Tenant 2: ± 1,775 SF

Contiguous: ± 3,550 SF



**S HWY 27
 CLERMONT**



Visit [FCPG.com/CrossRidgeExchange](https://www.fcp.com/CrossRidgeExchange)
 For More Information



BUILDING 3

Development has over 500 ft of direct frontage of Hwy 27 with 46,500 AADT

Ideal tenants include: retailers, restaurants, and medical office users

Tenant Improvement Allowance available for well-qualified tenants

Located in between the Wal-Mart Supercenter, BJ's Wholesale, and less than a mile from Clermont's main retail corridor

Located directly across from Wal-Mart Supercenter, & just South of Clermont Landing, a 340,000 SF retail power center

Excellent visibility from US Hwy 27 and Cross Ridge Road with direct access on each roadway

Clermont ranked "Most Business Friendly City in Central Florida" for smaller municipalities by Wallet Hub

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A SCHMID CONSTRUCTION DEVELOPMENT

SITE MAP



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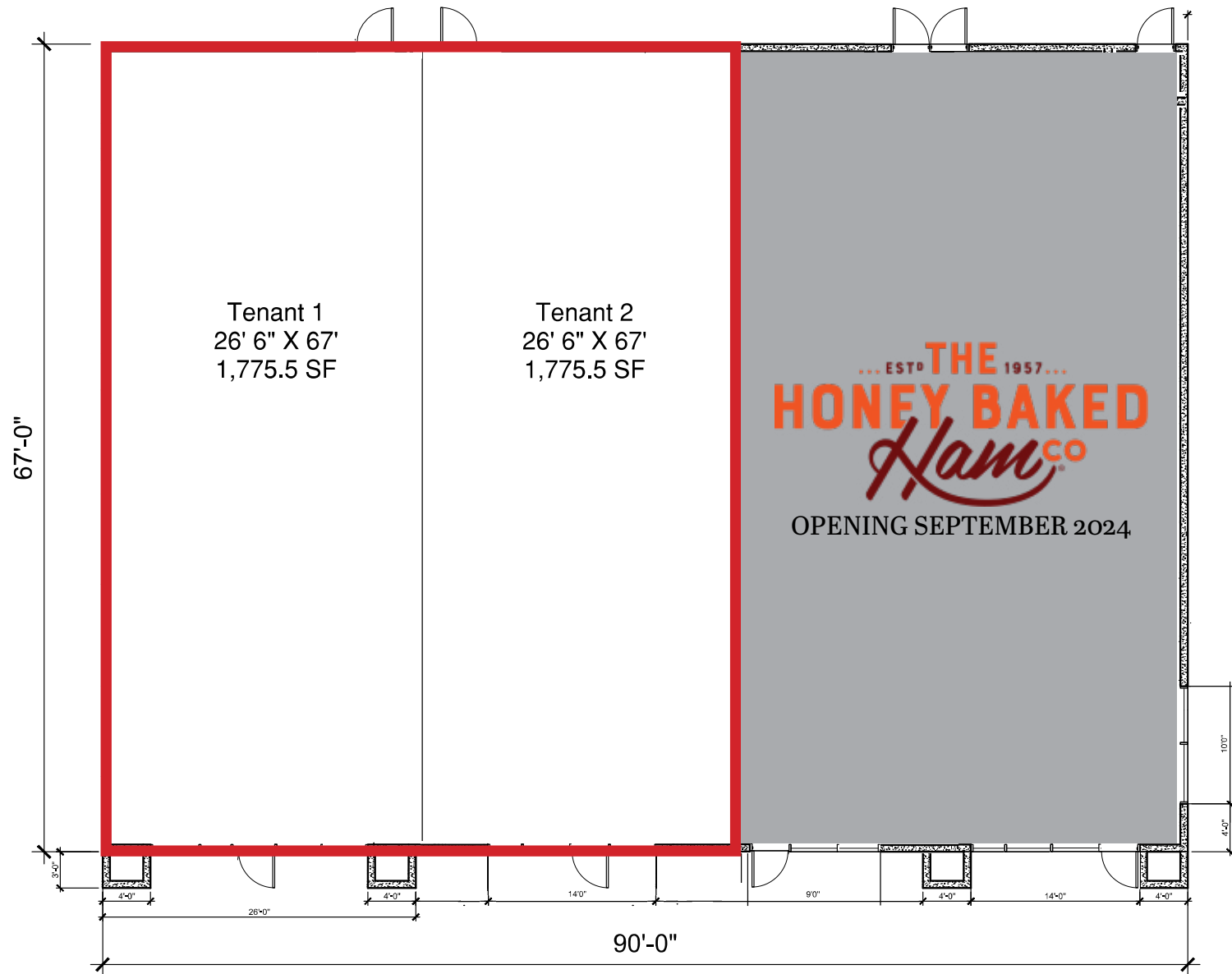
FLOORPLAN

AVAILABLE

Tenant 1: ± 1,775 SF

Tenant 2: ± 1,775 SF

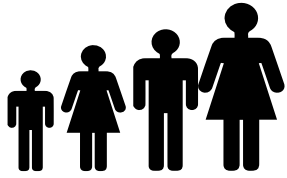
Contiguous: ± 3,550 SF



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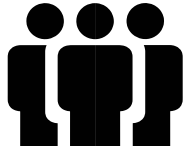
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DEMOGRAPHICS



28% INCREASE

Population Growth by 2030



**EMPLOYMENT
POPULATION**

± 20,507
(10 min drive time)



MEDIAN AGE

39.6
(5 min drive time)



Total Population



Total Families



Total Households



Average
Income



Total \$ Spent
on Medical
Care

		Total Population	Total Families	Total Households	Average Income	Total \$ Spent on Medical Care
5 mins	2024	7,580	2,025	2,956	\$108,133	\$7,502,813
	2029	7,970	2,151	3,163	\$122,278	
10 mins	2024	52,176	14,307	20,306	\$105,586	\$52,080,852
	2029	55,386	15,365	21,857	\$122,587	
15 mins	2024	105,405	29,117	39,372	\$114,810	\$109,532,812
	2029	120,393	33,315	44,987	\$134,505	

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THE NEIGHBORHOOD



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LOCATION

Drive Times & Traffic Counts



2 minutes
(1.2 miles)



12 minutes
(7.6 miles)



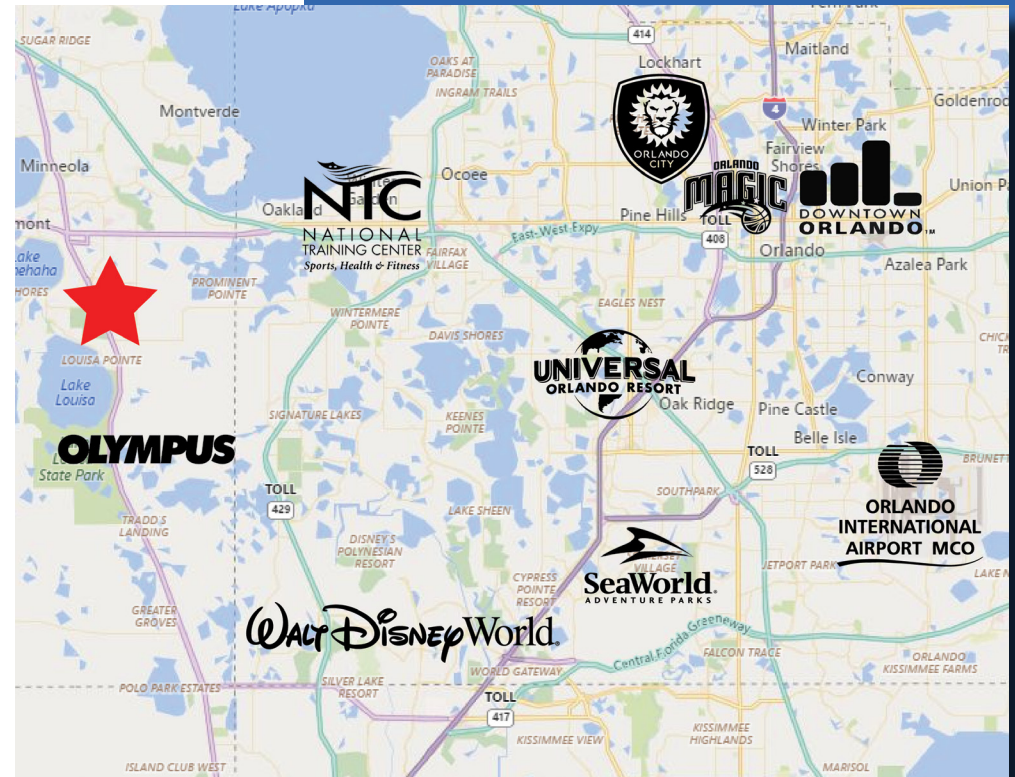
19 minutes
(14.8 miles)



23 minutes
(21 miles)



32 minutes
(24.6 miles)



Average Annual Daily Trips

2023

Citrus Tower Park Blvd	19,200
US HWY 27	46,500

Surrounding Businesses

2024

	5 Mins	10 Mins	15 Mins
Retail Businesses	114	486	651
Food & Drink Businesses	48	172	212

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CLERMONT MARKET HIGHLIGHTS

Clermont is the **largest city in Lake County** at a population of over 44,800 within the 19 square miles of city limits. Located just 20 minutes west of Orlando near major transportation networks, the **picturesque hills and pristine lakes** draw a diverse demographic.

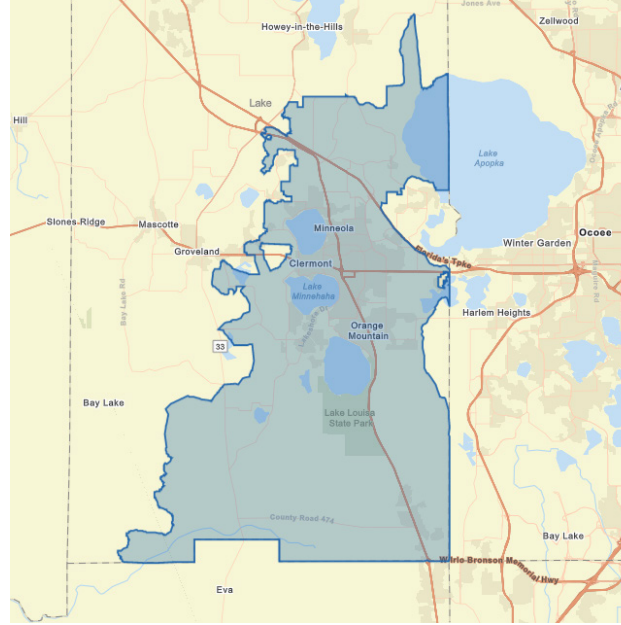
From those who want to be close to Orlando for work, enjoy being close to the **theme parks**, desire an abundance of **outdoor activity** options, want world-class **healthcare** options or top-notch **training opportunities**, Clermont has something for everyone.

Over 23 parks, 3.5 miles of paved trails, 4 piers, a boardwalk, splash pad and boat ramps are some of the **recreation programs, sports and activities** available in the Clermont area.

GROWTH

The area's **low cost of living** coupled with the area's focus on **innovation**, including but not limited to the 18 miles of optical fiber and cutting edge healthcare service options, continues to drive an influx of people moving to the region.

Advent Health is investing \$35 million into Clermont with their first facility in the region. Located at SR 50 and Citrus Tower Blvd, the campus will include a 19,000 SF ER with 24 patient rooms and a 36,000 SF health park with primary and specialty care practices. The campus will **fill the need for specialty physicians** in the area and provide a seamless experience with single check-in, single bill, online forms and overall more convenient experience.



3.67% ANNUAL POPULATION INCREASE SINCE 2010 (ESRI)



2,093 HOUSING UNITS UNDER CONSTRUCTION IN 2018/2019 CLERMONTFL.GOV

DEMOGRAPHICS

Population



POPULATION
± 113,775



PROJECTED ANNUAL GROWTH
2.44%



DAYTIME POPULATION
± 99,138



MEDIAN AGE
± 40.1

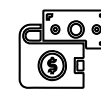
Income



AVERAGE HOUSEHOLD INCOME
\$85,366



AVERAGE DISPOSABLE INCOME
\$70,582



AVERAGE NET WORTH
\$706,705

Employment



EMPLOYEES
26,092

Housing



HOUSEHOLDS
40,298



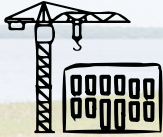
AVERAGE HOME VALUE
\$293,401

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CLERMONT MARKET HIGHLIGHTS



± \$20,000,000
INVESTMENT INTO
DOWNTOWN
MASTER-PLAN



± 100 EVENTS
DOWNTOWN
ANNUALLY



"TOP 25 PLACES
TO RETIRE"
BY MONEY MAGAZINE
& FORBES (2016)



"MOST BUSINESS
FRIENDLY CITY IN
CENTRAL FL"
BY WALLET HUB



"BEST CITY TO LIVE
IN CENTRAL FL"
ORLANDO BUSINESS JOURNAL
READERS CHOICE, 2017



TOP 15 BEST LAKE
TOWNS IN THE U.S.
TRAVEL & LEISURE,
2021

DOWNTOWN MASTER PLAN

The City of Clermont is **investing over \$20 million into the award-winning Master Plan** to redevelop the Downtown core which includes over 32 projects. The Master Plan offers insight on how to keep the community growing and continue to maintain Clermont as one of the nations **top places to live and train for the world's elite athletes** tagging Clermont as the "Choice of Champions."



CHOICE OF CHAMPIONS

Clermont is home to the National Training Center which draws athletes from around the world. In the 2020 Tokyo Summer Olympics, at least **eighteen athletes trained in Clermont** and represented ten different countries across various track and field events. These Olympians earned 8 medals.

If Lake County were an independent country, it would have finished in the top three in the final medal count at the 2016 Summer Olympics in Rio de Janeiro. Clermont is also home to the Special Olympics Florida Headquarters, and Sommer Sports, the oldest American owned multi-sport event company. A **10-mile clay loop** also attracts Olympians and residents alike with its scenic views and rolling hills.



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