

# Retail Space Available

Kings Ridge Village  
4279 South Highway 27 | Clermont, FL 34711

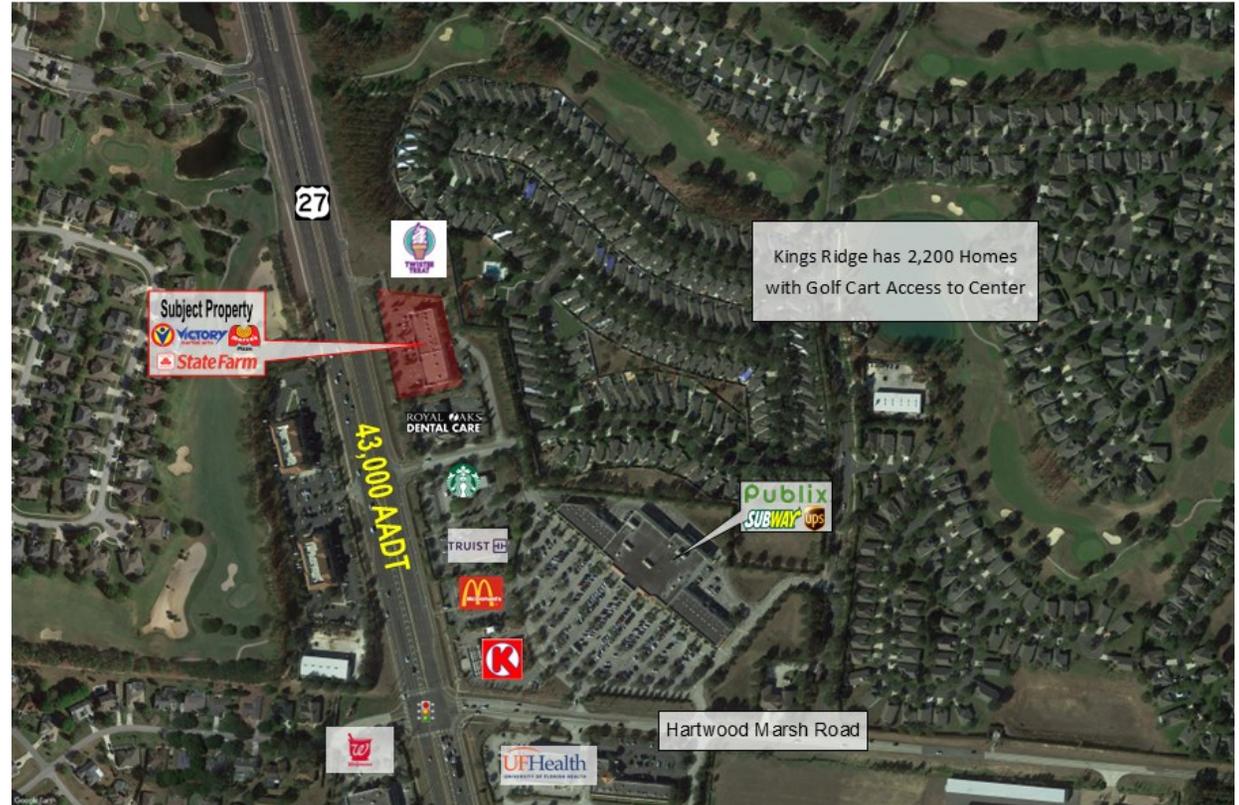
## One Space Available

Available Space: 2,727 SF

	Barber	Salon	Groomer	Tax Pro	Tailor	Edward Jones	State Farm		2,727SF
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## DEMOGRAPHICS

2024 Estimates — ESRI	1 Mile	3 Mile	5 Mile
Population	9,558	37,215	82,310
Median age	56.3	47.1	43.8
Average Household Income	\$85,125	\$98,713	\$97,801



### Property Highlights

- Zoned C-1, City of Clermont
- Twistee Treat on adjacent out parcel,
- Kings Ridge Village community (2,200+ residents) has golf cart access to shopping center
- Strong housing growth in immediate area
- Shadow anchored by Publix shopping center
- Excellent frontage on US-27
- 2,727SF Endcap available

### Leasing Contact:

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