

# TURNKEY MEDICAL OFFICES FOR LEASE

CLERMONT, FL 34711

# 301 Frontage Road



## OFFERING SUMMARY

Lease Rate:	\$3,200.00 per month (NNN)
Building Size:	10,712 SF
Available SF:	850 SF
Units:	2
Renovated:	2025

## PROPERTY OVERVIEW

Now leasing two beautifully built-out medical office suites in a newly renovated professional building located at 301 Frontage Road, Clermont, FL. Perfectly positioned off US Highway 27 with excellent visibility and signage opportunities, these suites are designed with medical professionals in mind.

Each suite features:

Turn-key buildout completed in 2025 – ready for immediate occupancy

3 exam rooms, MA station, and private restroom

Central handwashing sink for enhanced clinical workflow

Smart lock entry with fingerprint access for modern security and convenience

Energy-efficient LED lighting throughout

Professional signage on US 27 with high daily traffic counts

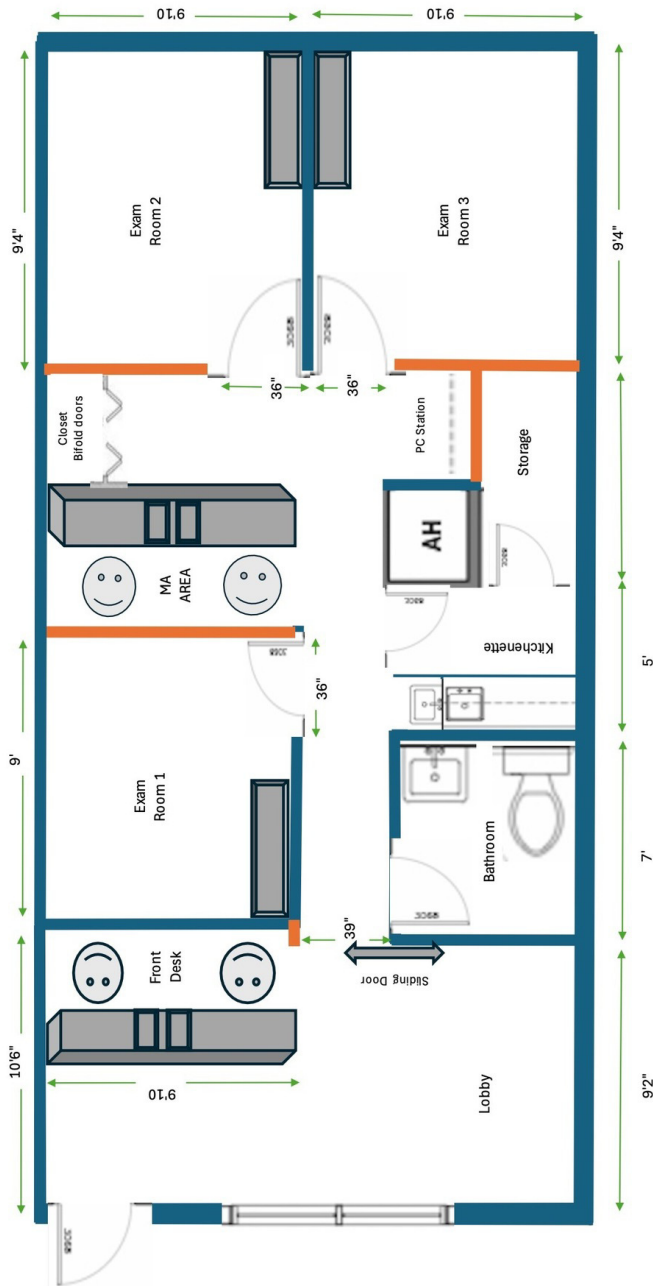
PRESENTED BY  
**ASHLEY WALKER**  
407.430.3462  
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OFFICE BUILDING  
**For Lease**

FLOOR PLAN

CLERMONT, FL 34711

# 301 Frontage Road



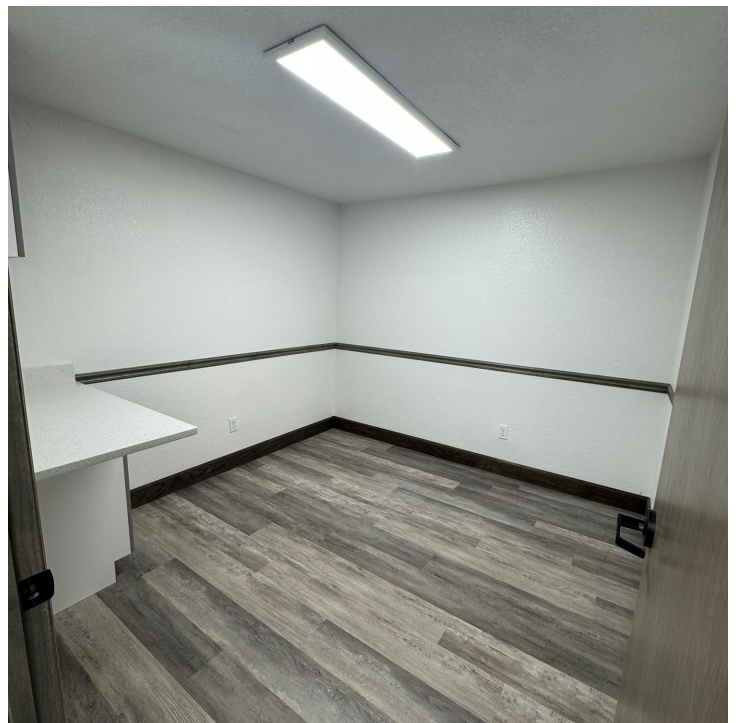
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ADDITIONAL PHOTOS

CLERMONT, FL 34711

301 Frontage Road



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LOCATION MAP

CLERMONT, FL 34711

# 301 Frontage Road



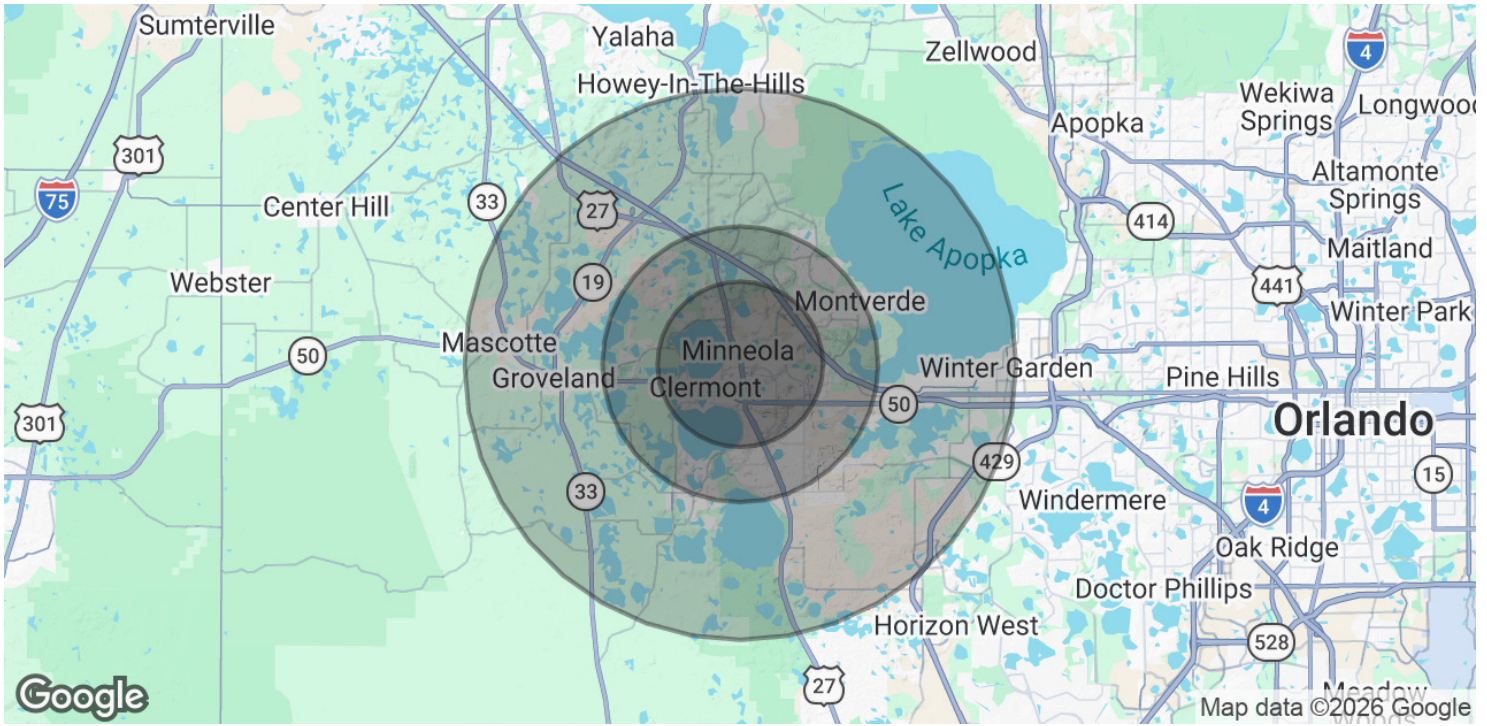
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# DEMOGRAPHICS MAP & REPORT

CLERMONT, FL 34711

# 301 Frontage Road



## POPULATION

	3 MILES	5 MILES	10 MILES
Total Population	49,792	103,796	188,828
Average Age	41	43	42
Average Age (Male)	40	42	41
Average Age (Female)	42	44	43

## HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total Households	18,287	38,603	68,487
# of Persons per HH	2.7	2.7	2.8
Average HH Income	\$102,901	\$108,502	\$118,036
Average House Value	\$390,338	\$414,149	\$443,995

2020 American Community Survey (ACS)

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