



2460 Sr-50 Hwy

2460 Sr-50 Hwy, Clermont, FL 34711



Jaime Goujon

Hill Valley Properties

1211 Tech Blvd, Suite 109, Tampa, FL 33619

info@hillvalleycommercial.com

(813) 488-5520

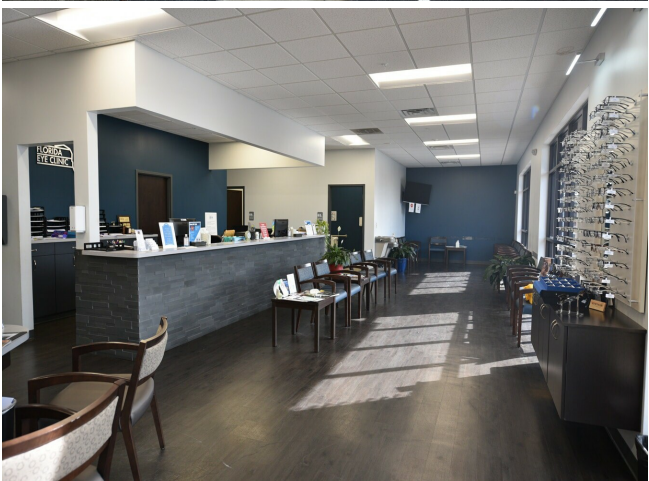


2460 Sr-50 Hwy

\$35.00 /SF/YR

The property at 2460 E Highway 50 is a single-story medical building located in Clermont, Lake County, Florida. Built in 2015, the building offers 4,284 square feet of space and is situated along a major commercial corridor with strong traffic counts. The site provides on-site parking and is surrounded by retail and residential developments. The property is accessible from Highway 50, a primary east-west route in the region, and is approximately 25 miles west of Orlando....

- Fully built-out medical suite with 10 exam rooms and six private offices.
- Prominent frontage and signage along a high-traffic corridor in Clermont.
- Ample on-site parking for staff and patients.
- Modern construction completed in 2015 with move-in ready condition.
- Convenient access to retail, dining, and residential communities.
- Suitable for medical, dental, urgent care, or wellness practices.



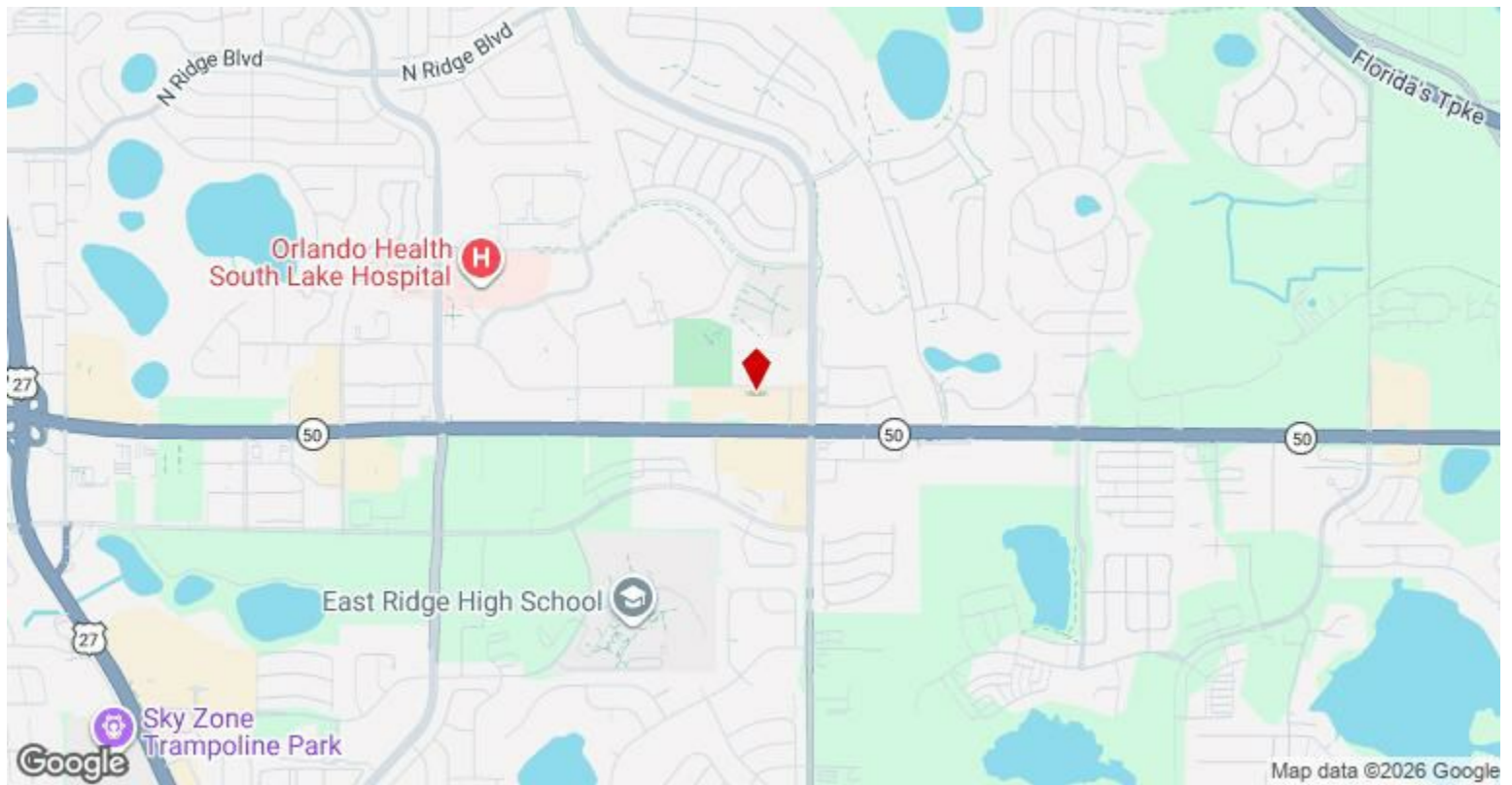
Rental Rate:	\$35.00 /SF/YR
Property Type:	Retail
Property Subtype:	Freestanding
Gross Leasable Area:	4,284 SF
Year Built:	2015
Walk Score ®:	50 (Fairly friendly)
Transit Score ®:	10 (Not friendly)
Rental Rate Mo:	\$2.92 /SF/MO

1

1st Floor

Space Available	4,284 SF
Rental Rate	\$35.00 /SF/YR
Date Available	September 01, 2026
Service Type	Triple Net (NNN)
Built Out As	Standard Medical
Space Type	Relet
Space Use	Medical
Lease Term	3 - 5 Years

Position your practice for success at 2460 E Highway 50, a high-visibility location in one of Clermont's busiest corridors. This 4,284 SF space is fully built out for medical use and features 10 exam rooms, 6 private offices, a spacious reception and waiting area, break room, and 4 restrooms. With excellent frontage, strong signage potential, and ample on-site parking, this move-in ready suite allows you to open quickly while avoiding costly buildout expenses. Ideal for medical, dental, urgent care, or wellness users seeking a prime location in a rapidly growing market. \$12,495.00 a month. First, last, and security required. Application approval required.



2460 Sr-50 Hwy, Clermont, FL 34711

The property at 2460 E Highway 50 is a single-story medical building located in Clermont, Lake County, Florida. Built in 2015, the building offers 4,284 square feet of space and is situated along a major commercial corridor with strong traffic counts. The site provides on-site parking and is surrounded by retail and residential developments. The property is accessible from Highway 50, a primary east-west route in the region, and is approximately 25 miles west of Orlando.

Property Photos



DSC_2522



DSC_2519

Property Photos



Property Photos



Property Photos



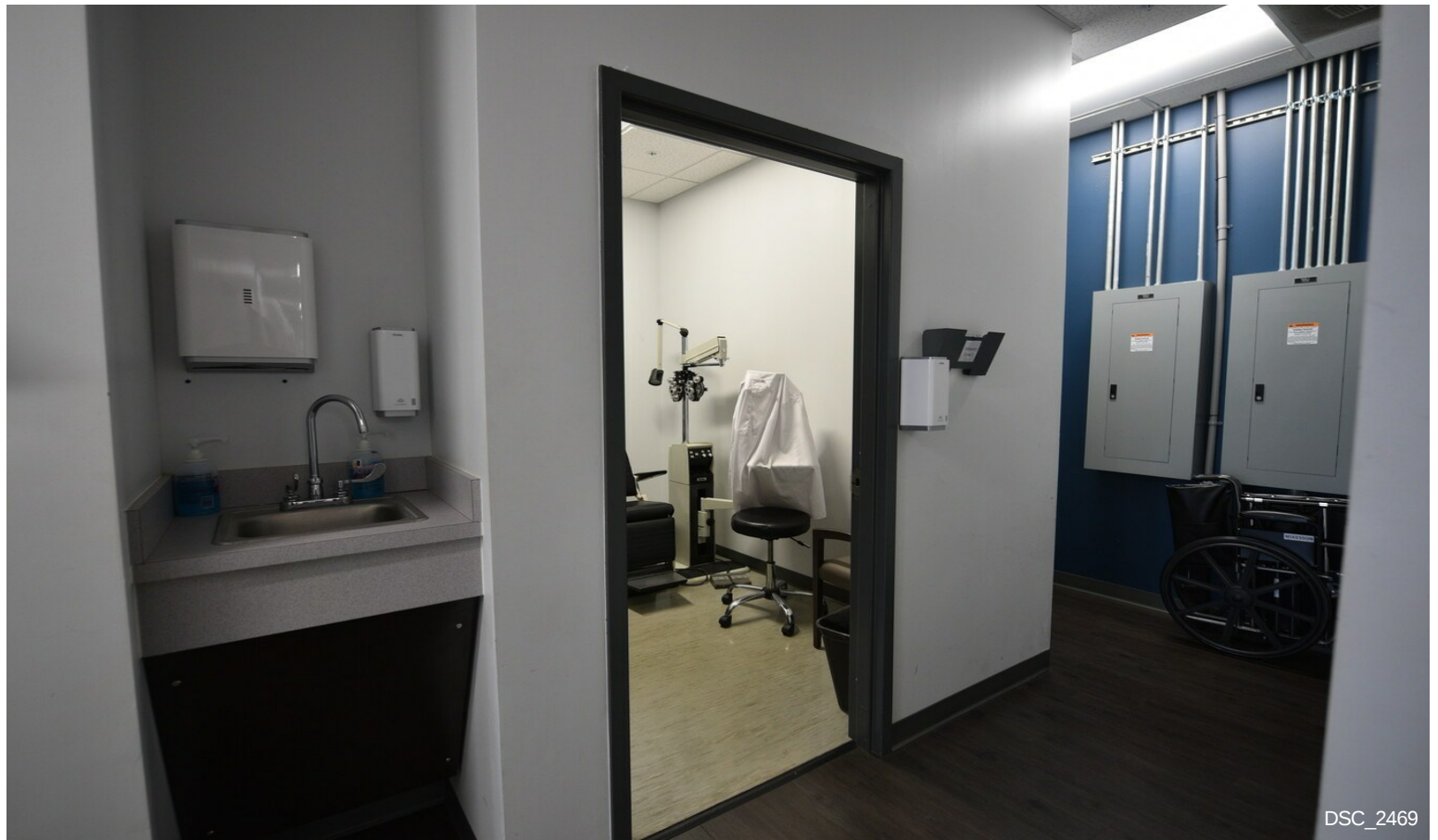
Property Photos



A photograph of a medical examination room. On the left is a white refrigerator with a sign on top that reads "See more of your world." and some medical supplies. In the center is a black cabinet with a sink and various medical equipment. To the right is a black examination chair, a desk with a computer monitor, and a black bag hanging from the wall. The room has light-colored walls and a tiled ceiling.



Property Photos



Property Photos



DSC_2467



DSC_2464

Property Photos



Property Photos



DSC_2452

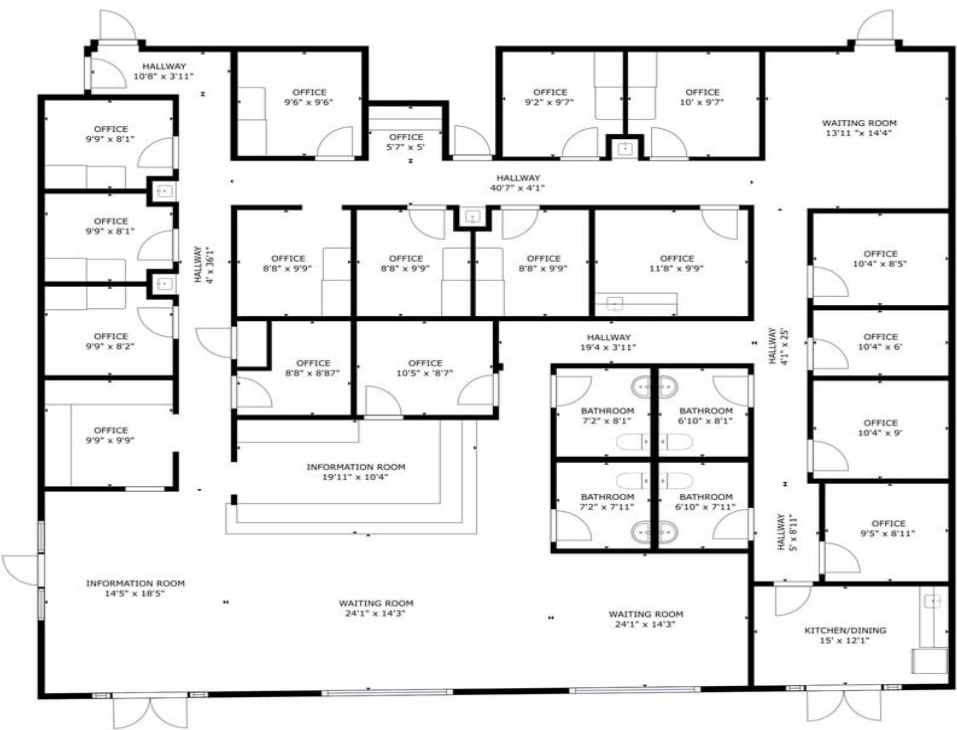


DSC_2442

Property Photos



Property Photos



GROSS INTERNAL AREA
FLOOR 1: 3896 sq ft
TOTAL: 3896 sq ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

