

FOR LEASE



MEDICAL OFFICE PROPERTY – SITE PLAN APPROVED

2531 US HWY 27, CLERMONT, FL, 34711



PROPERTY HIGHLIGHTS

- **Proposed Building Size:** 15,111 SF +/- Divisible
- **Land Size:** 2.456 acres +/- 106,994 SF +/-
- **Parking Ratio:** 4.5 spots per 1,000 SF
- **Possible Turnover Date:** February/March 2027
- **Daily Traffic Count:** Just Under 45,000 per day
- **Municipality:** Clermont **Zoning:** PD/C-2 **FLU:** COMM
- **Close to:** Adjacent to BJ's Wholesale Club, Aldis, Aspen Dental, IHOP, Firestone, Jimmy Johns - ++ NtIs
- **Lease Rate:** \$35 psf + NNN
- **TIA:** \$60 psf

Molly Garrett

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AERIAL, PROXIMITY TO SR 50/US 27 & SOUTH LAKE HOSPITAL



TRAFFIC COUNTS

US Hwy 27 44,618

	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>
Population:	6,881	54,956	100,266
Households:	2,572	21,253	37,082
Avg Income:	\$88,851	\$101,729	\$110,135



ELEVATION

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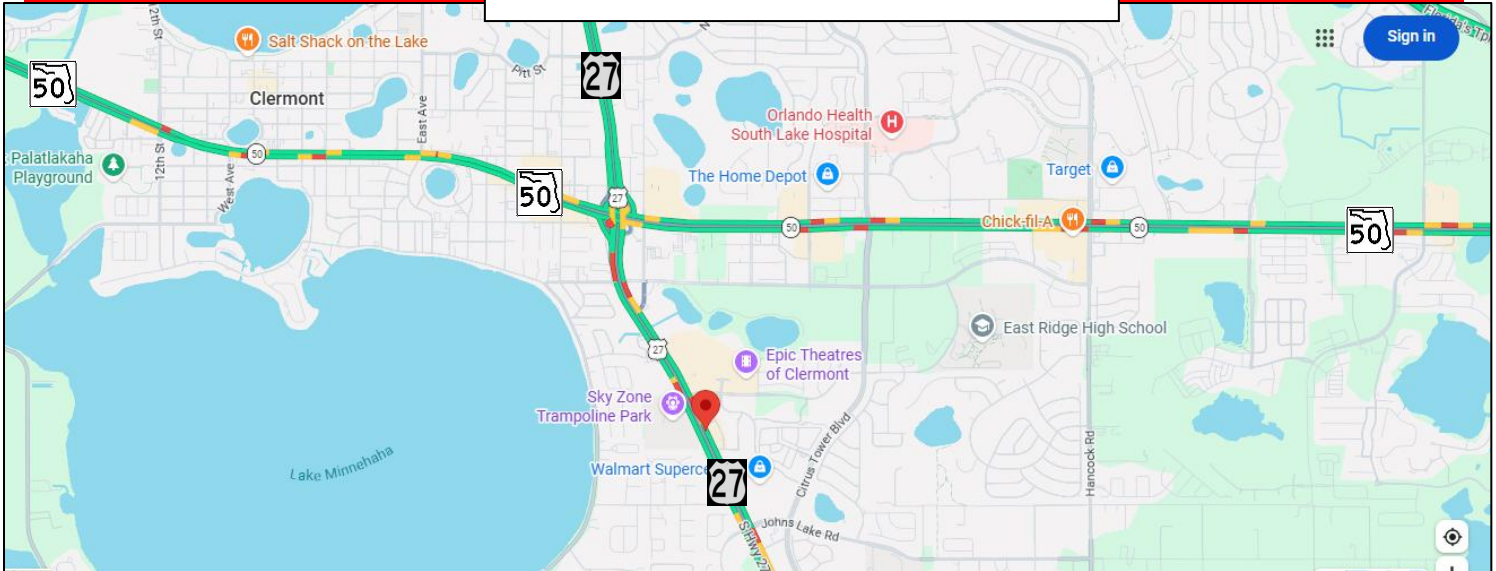
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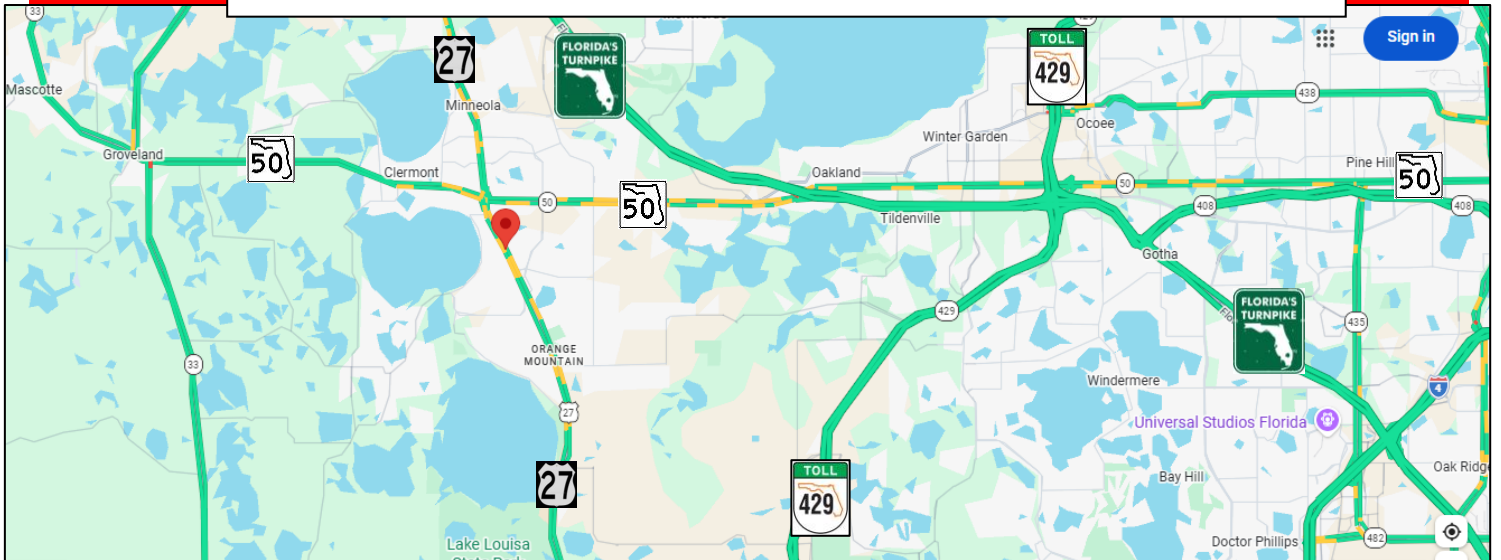
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MAP OVERVIEW - CLERMONT



MAP OVERVIEW – GROVELAND – CLERMONT - ORLANDO



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A map of the Orlando, Florida metropolitan area. Major highways are shown in green, including US-192, US-417, US-408, US-406, and US-429. A red pin is located on US-192, west of Orlando, near Lake Apopka. Other labeled locations include Leesburg, Tavares, Mt. Dora, Sanford, Wekiwa Springs, Longwood, Altamonte Springs, Maitland, Winter Park, Oviedo, University, Alafaya, Bithlo, Wedg, Lake Mary Jane, Narcoossee, Buena Ventura Lakes, Kissimmee, Southchase, Oak Ridge, Doctor Phillips, Horizon West, Windermere, Winter Garden, Montverde, Mascotte, Groveland, Withla, Green Pond, and Leesburg. Lake Apopka is labeled in the center. The word "Orlando" is prominently displayed in the center of the map.

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