



## 2460 E Highway 50

2460 E Highway 50, Clermont, FL 34711



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## 2460 E Highway 50

\$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: Health Care

Year Built: 2015

Rental Rate Mo: \$2.92 /SF/MO

## 1st Floor

Space Available	4,284 SF
Rental Rate	\$35.00 /SF/YR
Date Available	September 01, 2026
Service Type	Modified Gross
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.

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# Property Photos

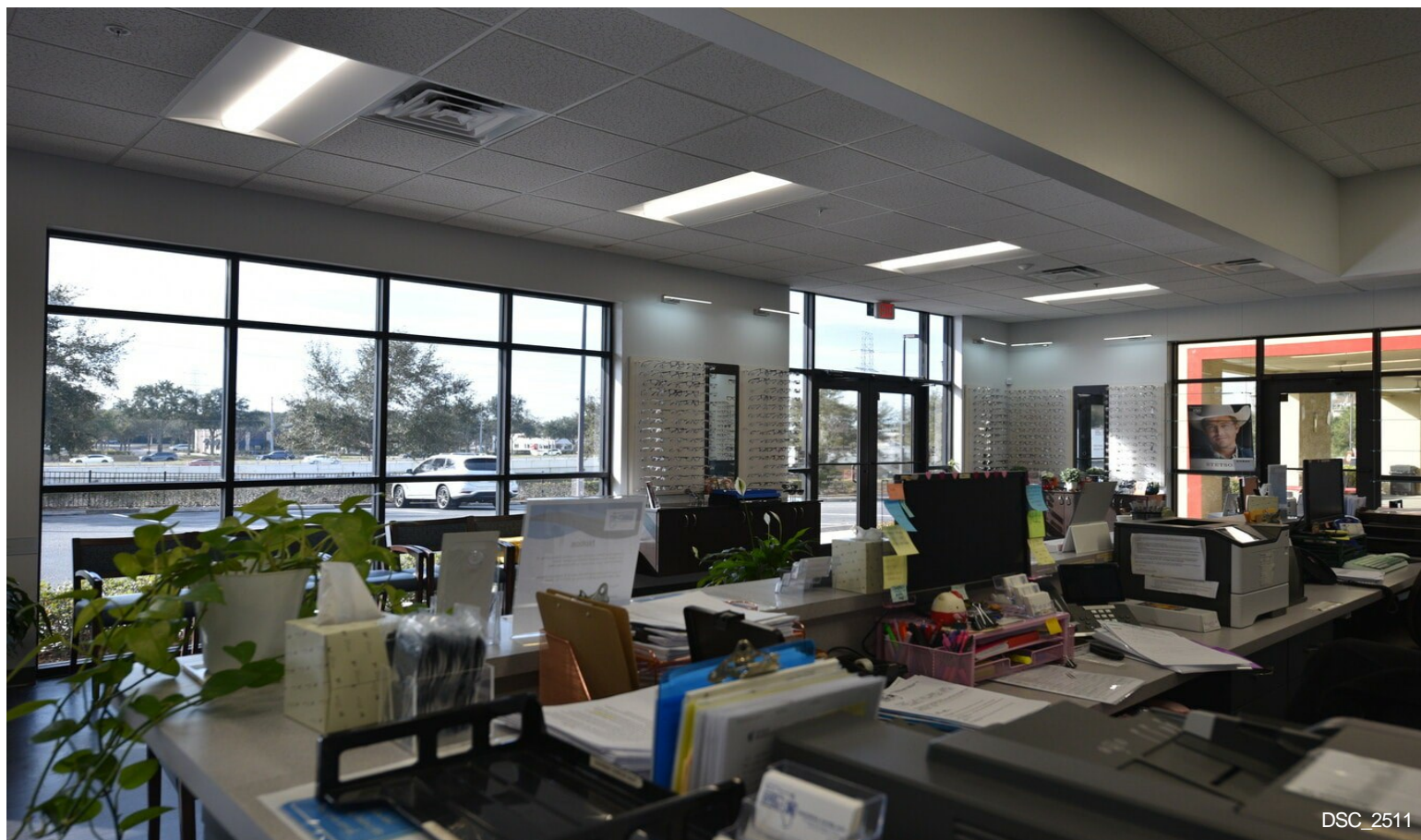


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# Property Photos

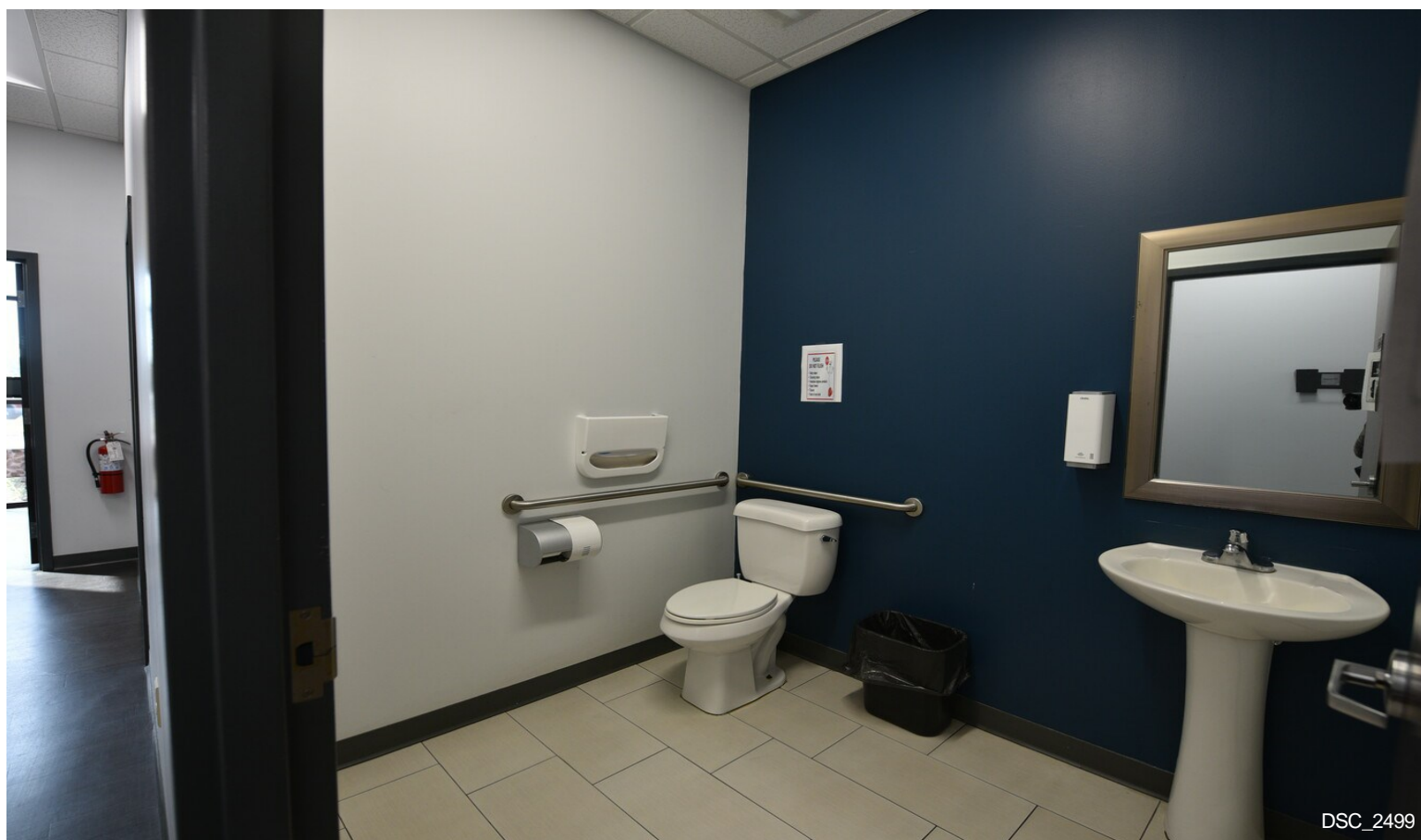


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DSC\_2504

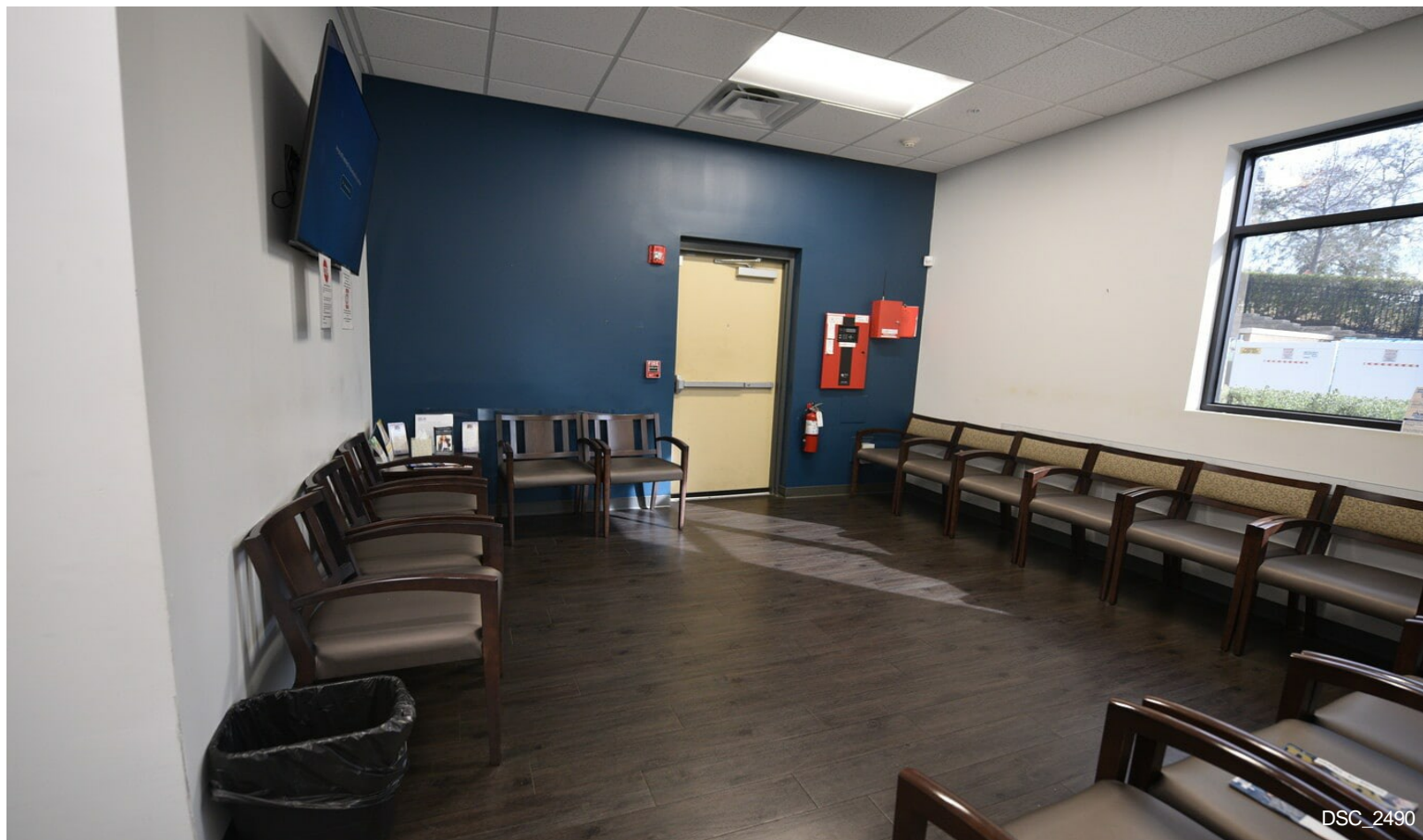
# Property Photos



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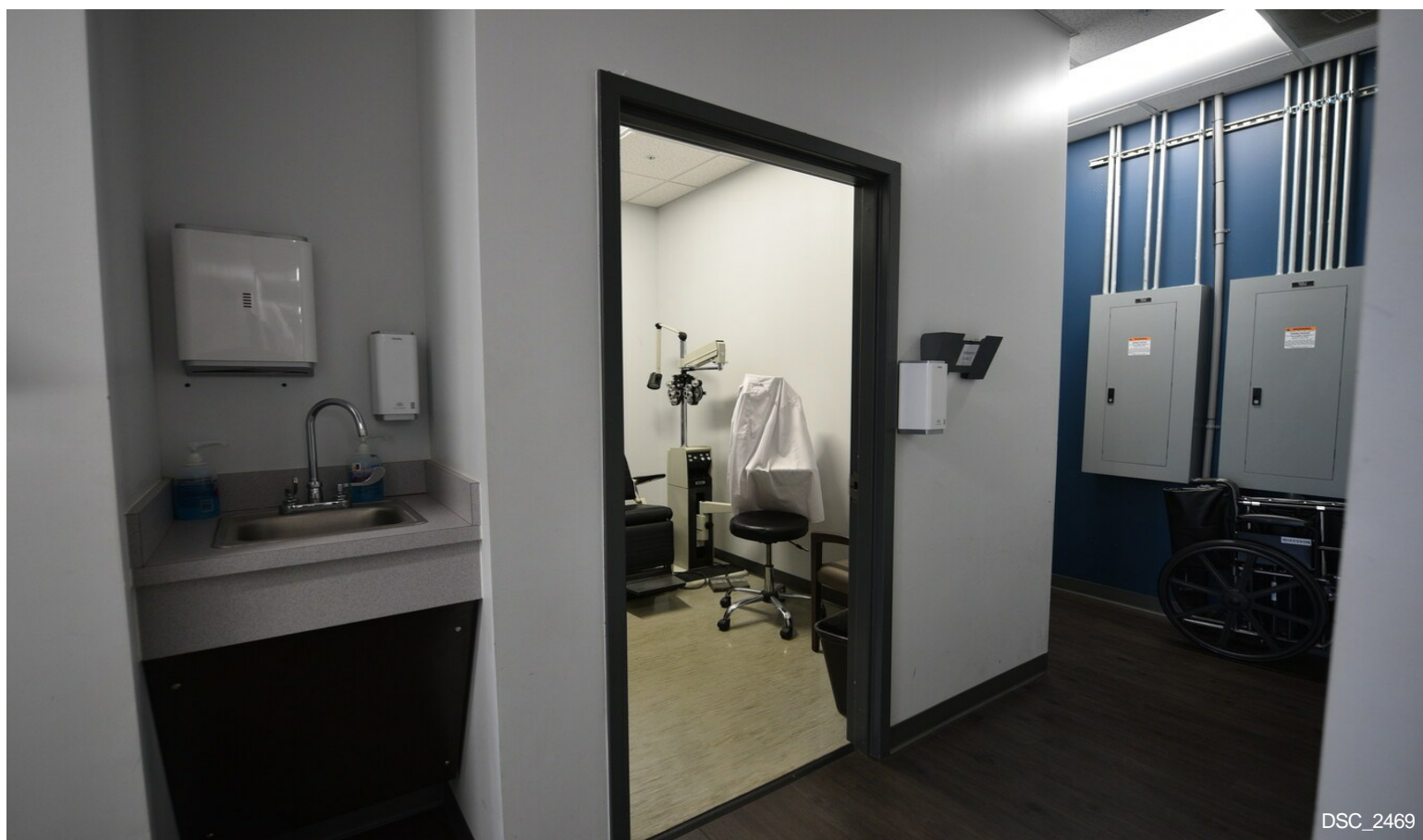
# Property Photos



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DSC\_2464

# Property Photos



DSC\_2457



DSC\_2453

# Property Photos



DSC\_2452



DSC\_2442

# Property Photos

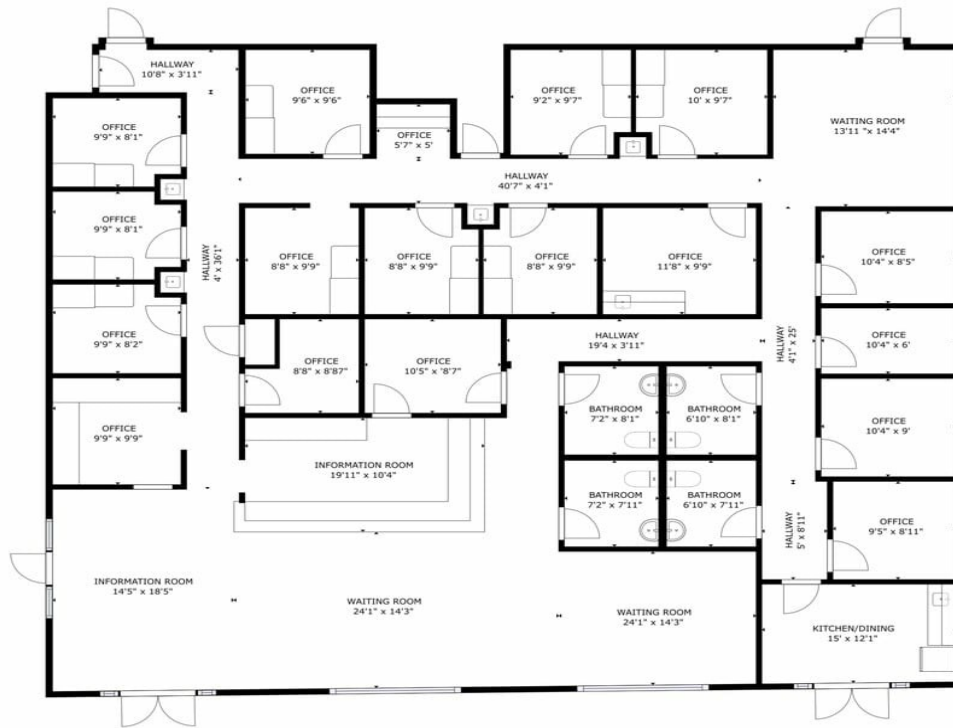


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DSC\_2437

# Property Photos



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