

RETAIL/MEDICAL/OFFICE BUILDING

CLERMONT, FL 34711

627 8th Street



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	2,108 SF
Available SF:	2,108 SF
Year Built:	1984
Renovated:	2024

PROPERTY OVERVIEW

2,108 SF retail/office/medical space available for lease in the heart of Downtown Clermont. The suite features an open, flexible layout suitable for a variety of uses, including retail, professional office, or medical. Positioned with frontage along 8th Street, the space offers excellent visibility, ample surrounding parking, and walkable proximity to popular destinations such as School of Rock, The Bell, Salt Shack, and SunCreek Brewery, making it an ideal location for businesses seeking a vibrant downtown presence.

PROPERTY HIGHLIGHTS

- 2,108 SF retail, office, or medical space for lease
- Located in the heart of Downtown Clermont
- Open, flexible layout for multiple uses
- Frontage on 8th Street with strong visibility
- Ample nearby parking
- Walkable to School of Rock, The Bell, Salt Shack & SunCreek Brewery

PRESENTED BY
ASHLEY WALKER
407.430.3462
awalker@millenia-partners.com

OFFICE BUILDING

For Lease

ADDITIONAL PHOTOS

CLERMONT, FL 34711

627 8th Street



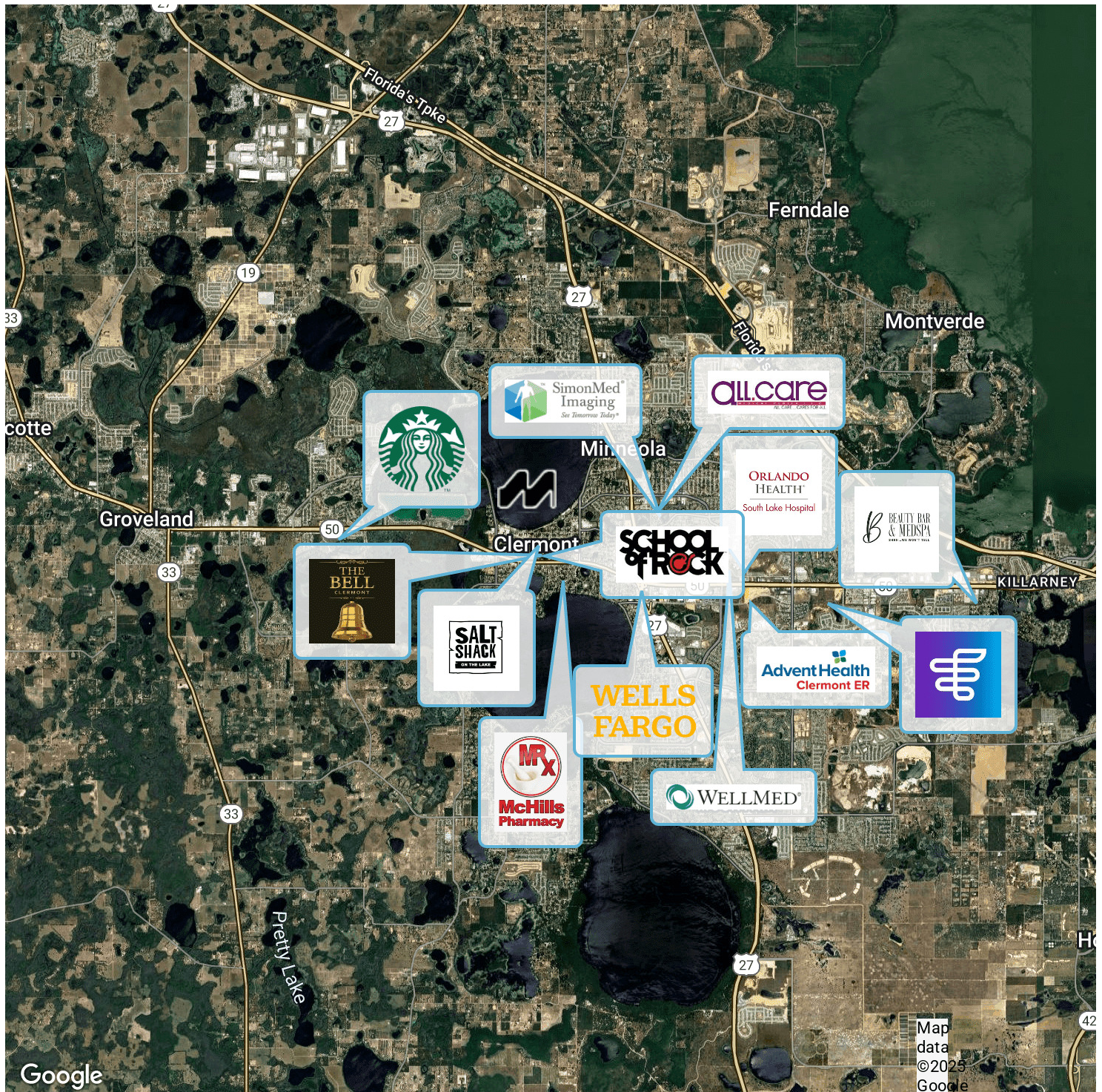
PRESENTED BY
ASHLEY WALKER
407.430.3462
awalker@millenia-partners.com

OFFICE BUILDING
For Lease

LOCATION MAP

CLERMONT, FL 34711

627 8th Street



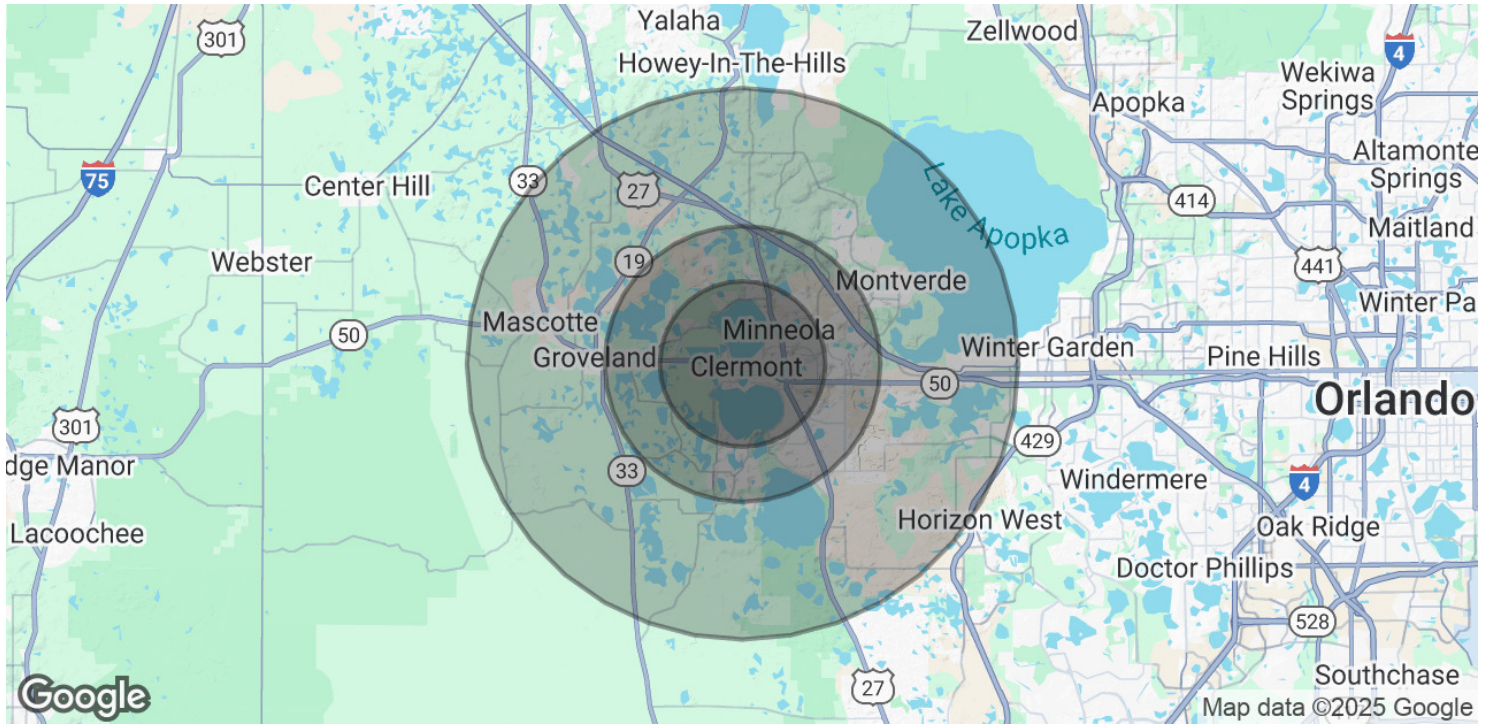
PRESENTED BY
ASHLEY WALKER
407.430.3462
awalker@millenia-partners.com

OFFICE BUILDING
For Lease

DEMOGRAPHICS MAP & REPORT

CLERMONT, FL 34711

627 8th Street



POPULATION

3 MILES

5 MILES

10 MILES

Total Population	44,855	97,847	193,669
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	16,611	36,049	70,053
# of Persons per HH	2.7	2.7	2.8
Average HH Income	\$103,241	\$106,024	\$117,031
Average House Value	\$391,382	\$405,377	\$439,851

Demographics data derived from AlphaMap

PRESENTED BY
ASHLEY WALKER

407.430.3462
awalker@millenia-partners.com

OFFICE BUILDING

For Lease