



Property Details

- Newly constructed building located off of U.S. Highway 27 with convenient access to Cross Ridge Road
- Close proximity to nearby retail amenities, including BJ's and Walmart
- Ample parking available
- Grey shell delivery allowing for customizable design for a retail, office, or medical use
- Signage opportunities available

End Cap

1,965± SF Shell Suite Available



Jordan Bohannon

Senior Vice President

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Greg Morrison, CCIM, SIOR

Principal, Managing Director

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135 W Central Blvd

Suite 700

Orlando, FL 32801

Cross Ridge Exchange

2607 S. U.S. Highway 27

Clermont, FL 34711



Area Demographics:

2020 Population

- 1-mile radius: 8,771
- 3-mile radius: 52,589
- 5-mile radius: 88,581

2020 Avg HH Income

- 1-mile radius: \$119,495
- 3-mile radius: \$107,007
- 5-mile radius: \$115,477

2020 Households

- 1-mile radius: 3,313
- 3-mile radius: 20,434
- 5-mile radius: 32,949

2020 Median Age

- 1-mile radius: 38.9
- 3-mile radius: 44.7
- 5-mile radius: 42.9

2024 Population

- 1-mile radius: 8,963
- 3-mile radius: 56,639
- 5-mile radius: 100,433

2024 Avg HH Income

- 1-mile radius: \$135,268
- 3-mile radius: \$123,458
- 5-mile radius: \$135,073

2024 Households

- 1-mile radius: 3,460
- 3-mile radius: 22,738
- 5-mile radius: 37,747

2024 Median Age

- 1-mile radius: 39.5
- 3-mile radius: 44.7
- 5-mile radius: 42.9

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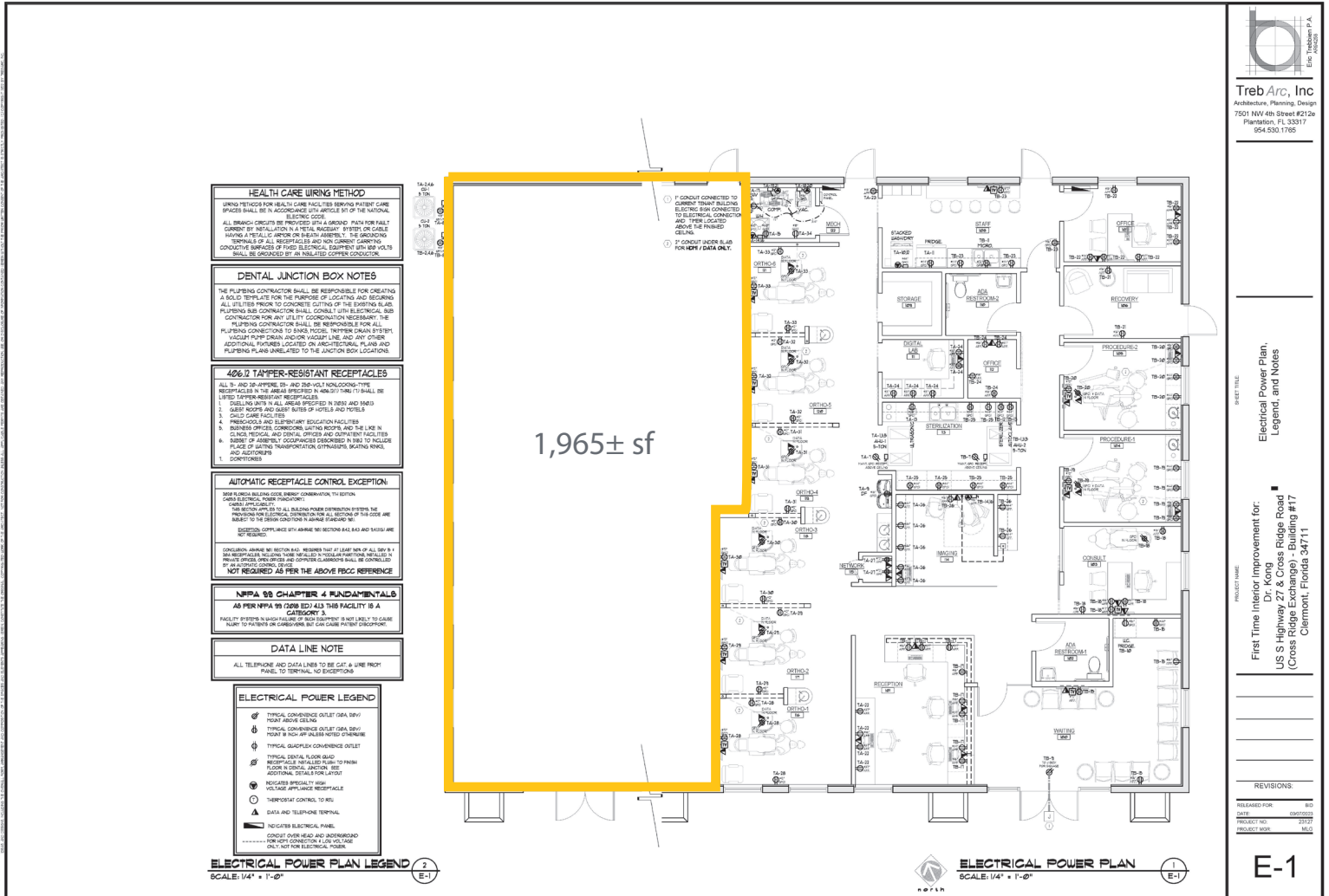
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Orlando, FL 32801

Suite 101 - 1,965± sf



Treb Arc, Inc
Architecture, Planning, Design
7501 NV 4th Street #212e
Plantation, FL 33317
954.530.1765

PROJECT NAME:
First Time Interior Improvement for:
Dr. Kong
US S Highway 27 & Cross Ridge Road
(Cross Ridge Exchange) - Building #17
Clermont, Florida 34711

REVISIONS:
RELEASED FOR: BID
DATE: 08/20/2024
PROJECT NO.: 2317
PROJECT HIGH: MLC

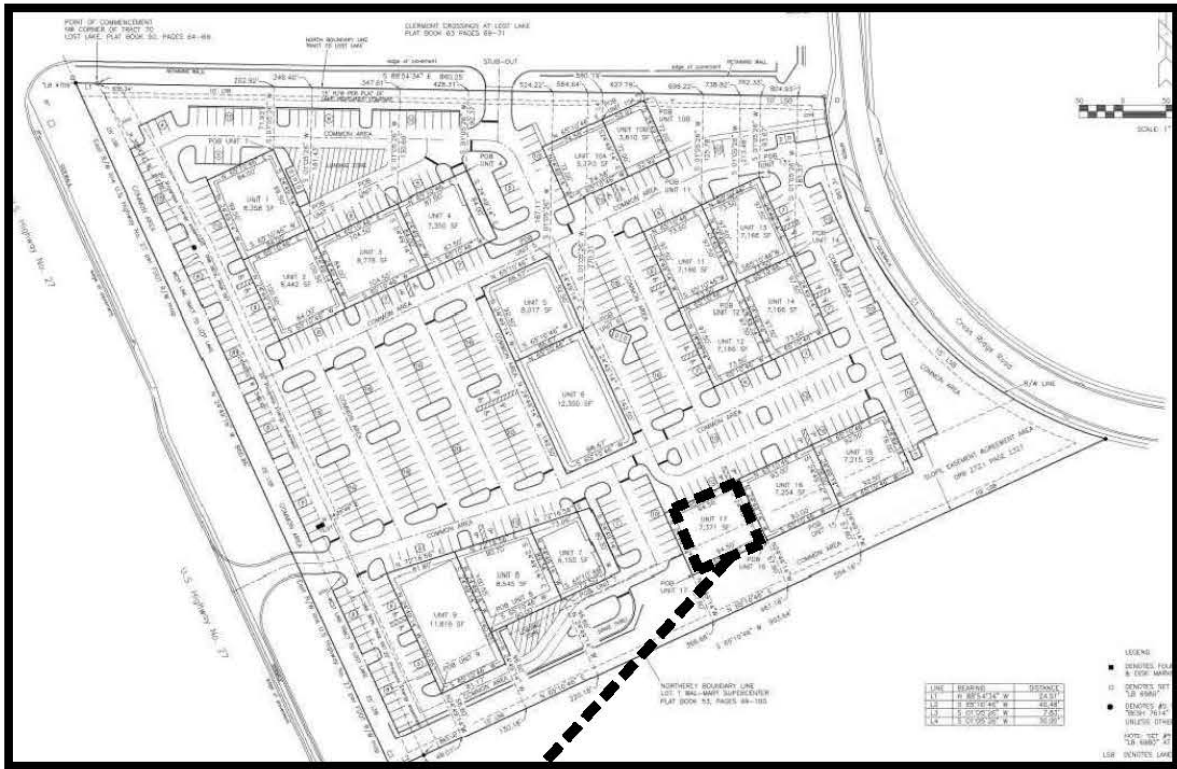
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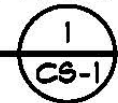
SITE PLAN



SITE LOCATION MAP

SCALE: NOT TO SCALE

LOCATION OF
 EXISTING PROPERTY



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