



**PREMIER CAPITAL REALTY**



**FOR LEASE**

**Clermont Office Park Buildings J, K, & P**

**17309 - 17335 PAGONIA RD., CLERMONT, FL 34711**

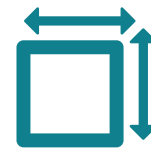
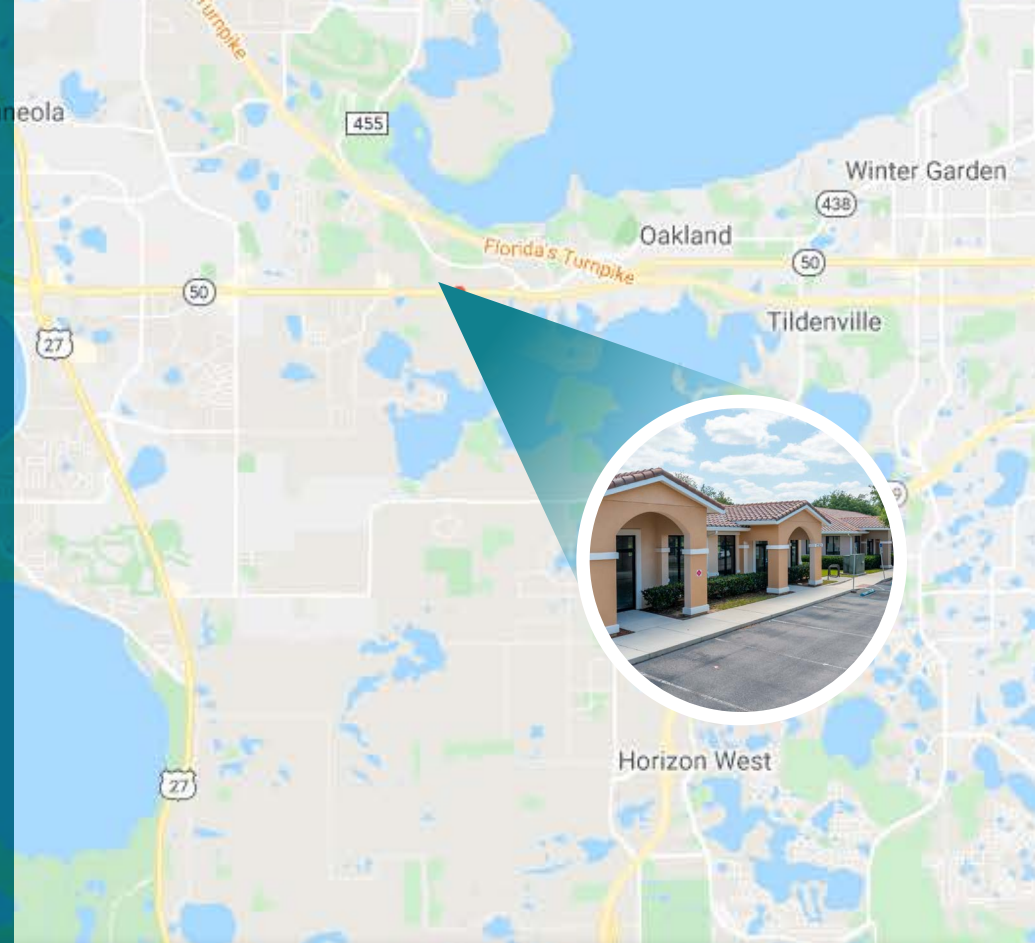
# LISTING DATA

Premier Capital Realty is pleased to announce that it has been retained as exclusive Leasing Agent of Clermont Office Park (Medical Park); Rodrigo Schiavo is marketing the Medical Space on behalf of the Owner Rio Dourado Investments.

Ideally suited for Medical/Professional Offices, the property is located at 17309-17335 Pagonia Road, Clermont, FL 34711, directly on West Colonial Drive, and offers Suites Available in Shell Conditions (T.I Available); The units available in each building are Ranging Between 1,500 S/F To 3,467 S/F.

Clermont Office Park is a Great opportunity for Companies to expand and penetrate in Lake County Market, strategically located West of Orlando. Clermont is one of the Fastest Growing Cities in Central Florida.

The area has plenty of activities and is growing incredibly fast, making it a desirable location for any company to either start a new business or expand its operations.



**1,500 SF - 3,467 SF**

AVAILABLE SF



**\$20.00 SF/YR (NNN)**

LEASE RATE

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM
Bldg J	Office Building	\$20.00 SF/YR	NNN	2,250 SF	Negotiable
Building K	Office Building	\$20.00 SF/YR	NNN	1,500 - 3,000 SF	Negotiable
Building P	Office Building	\$20.00 SF/YR	NNN	3,467 SF	Negotiable

W COLONIAL DR

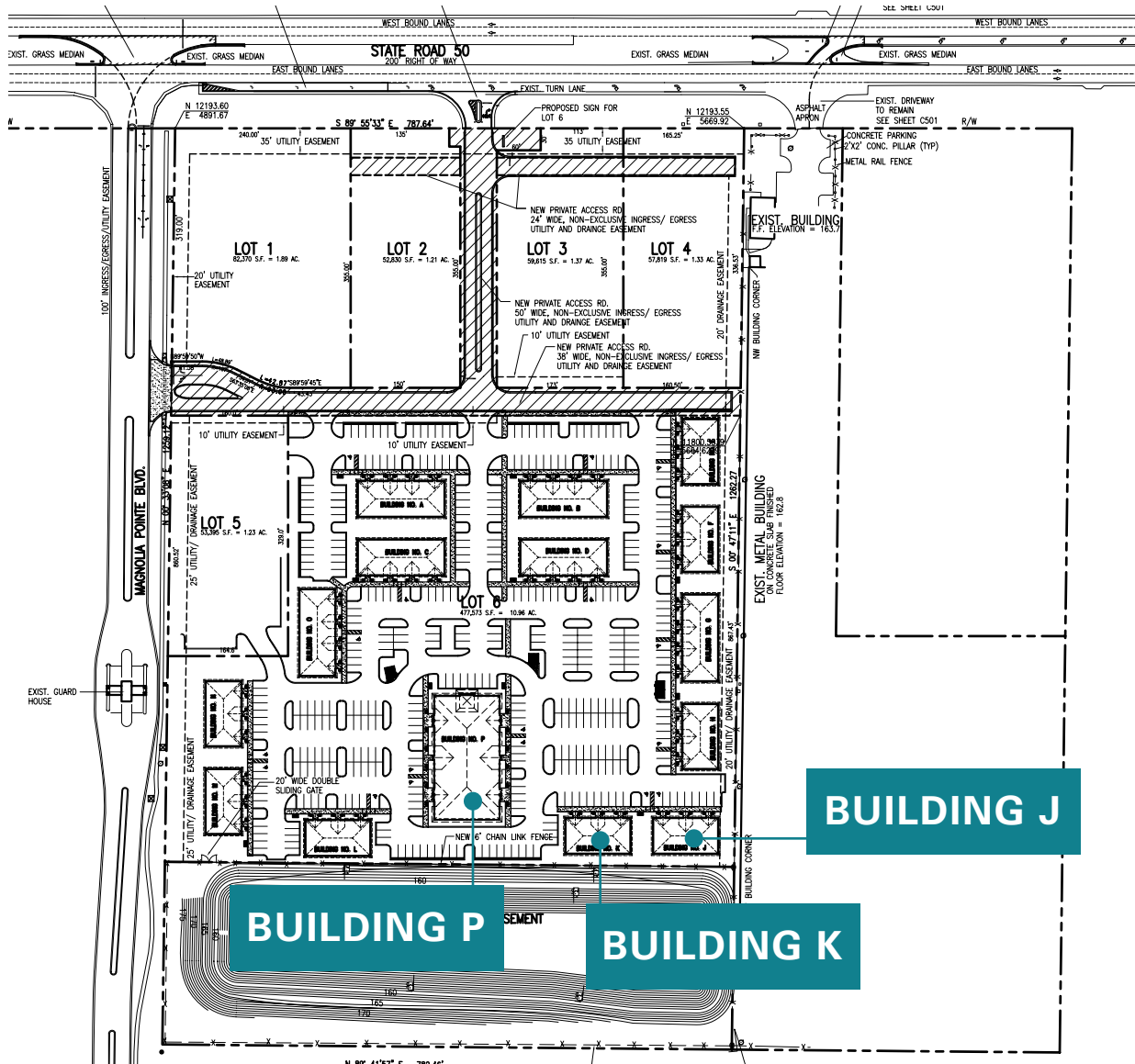
BUILDING J

BUILDING K

BUILDING P



# SITE PLAN







# AMENITIES MAP



LAKE APOPKA

Florida's Turnpike (66,000 VPD)

W Colonial Dr (57,500 VPD)

Hancock Rd (15,407 VPD)

JOHNS LAKE



McDonald's  
Target  
REGIONS  
Ruby Tuesday  
Daviita  
LESLIE'S  
Kidney Care

FLORIDA FAMILY  
MOVERS

CHASE

Shell

CIRCLE K  
bp

Toyota

WEST ORLANDO  
Powerparts & Marine  
FLORIDA PAINTS  
BIG TOY  
STORAGE  
VETERINARY  
KIDNEY CARE  
for ENGLISH HORSES

burn boot camp  
Domino's  
Pizza

Citizens Bank  
Advance  
Auto Parts  
ELEV8  
BB&T

U-HAUL

Florida Autism Center  
Start here. Go Anywhere.  
Happy Grins  
a division of Bluebird  
ORLANDO HEALTH  
FRESENIUS  
KIDNEY CARE  
UNITY  
Nurse on Call

EASTSIDE VETERINARY HOSPITAL

GOStorIt  
SELF STORAGE

Magnolia  
Island Wetlands

KNOX HORTICULTURE

Walgreens





# LOCATION OVERVIEW

Clermont is a city in Lake County, Florida, United States, about 22 miles (35 km) west of Orlando and 22 miles (35 km) southeast of Leesburg. The population was 28,742 in 2010. The city is residential in character and its economy is centered in retail trade, lodging, and tourism-oriented restaurants and bars. It is part of the Orlando–Kissimmee–Sanford Metropolitan Statistical Area. Clermont is home to the 1956 Florida Citrus Tower, one of Florida's early landmarks.

Downtown Clermont has restaurants, shops, the local Art League, Clermont City Center, and City Hall.[16] The downtown's western area, known as Historic Village, includes sites such as the Townsend House, home to James and Sallie Townsend, the first African-American couple in Clermont. The Historic Village is maintained by the South Lake County Historical Society and the City of Clermont.[17] South Lake Hospital is the regional hospital of south Lake County. The United States Triathlon National Training Center is located in Clermont. Duathlons, Triathlons and cross country races are held at the facility. Waterfront Park is located along Lake Minneola, The park includes picnic areas, a swimming area, fishing piers and a playground. There are rentals of paddleboards, kayaks and bicycles. A fitness trail that is part of a 30-mile system runs through the park.



2,766

Total Businesses



22,355

Total Employees



\$71,668

Median Household  
Income

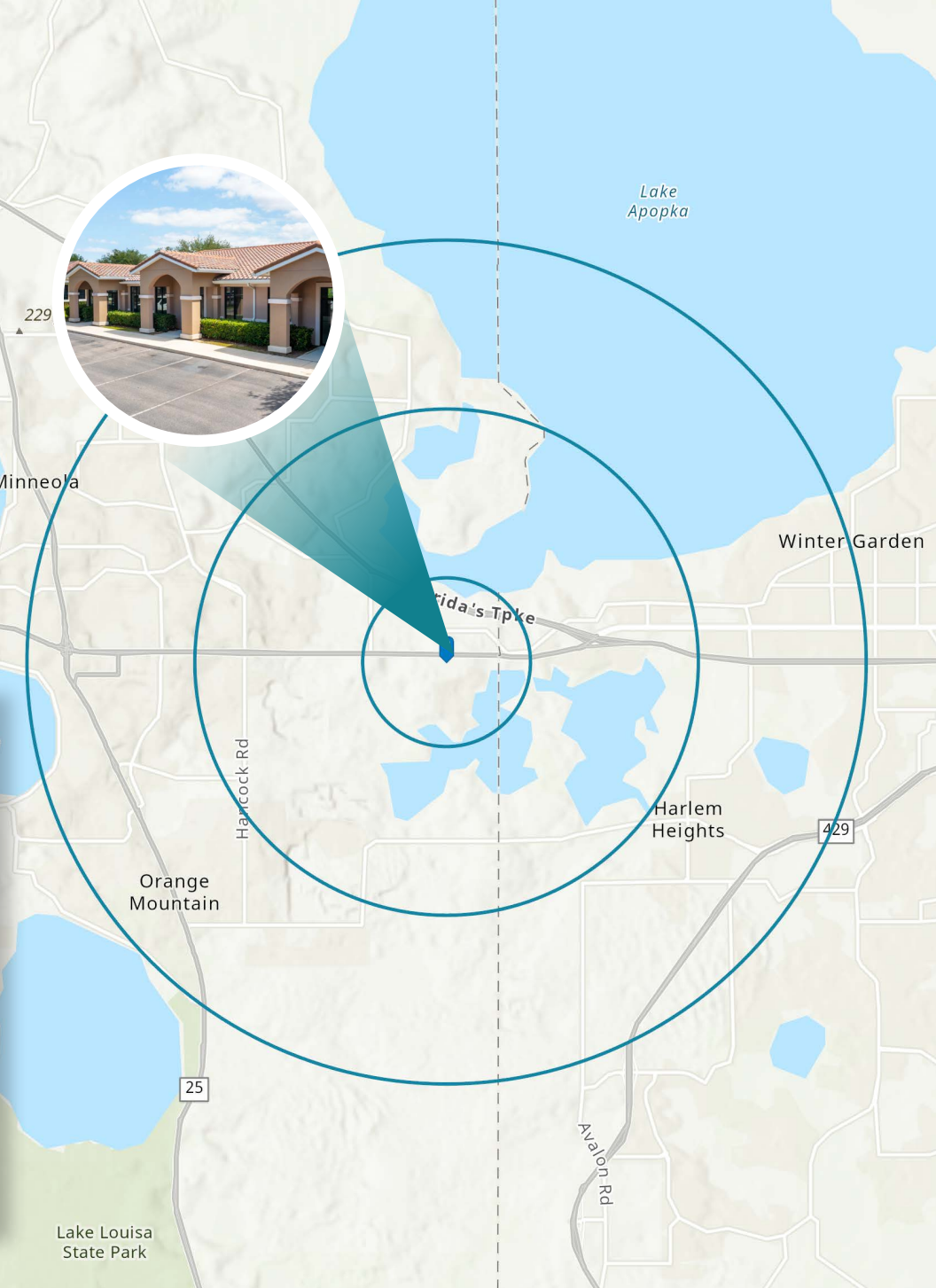




# DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
Population	1,915	24,674	91,241
Households	848	8,253	32,394
Families	685	6,503	24,413
Average Household Size	2.26	2.98	2.81
Owner Occupied Housing Units	736	6,888	24,735
Renter Occupied Housing Units	112	1,365	7,659
Median Age	37.5	37.5	39.4
Median Household Income	\$82,960	\$80,550	\$71,668
Average Household Income	\$103,365	\$102,836	\$95,185





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**Disclosure:**

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