

FOR LEASE

**855 W DESOTO STREET CLERMONT FLORIDA 34711
DOWNTOWN CLERMONT - CENTRAL BUSINESS DISTRICT**

OFFERING SUMMARY

Lease Price: \$3,740.00 /MONTH

Lease Type: Modified Gross

Number of Units: 1

Lot Size: 0.34 Acres

Building Size: 2040 SF

**Zoning: CBD - Retail, Office,
Restaurant, Serviced
Based Business**



**ALYSSA RODRIGUEZ & ANTHONY TUEROS
407-802-7798 / 954-516-9211**



**COLDWELL BANKER
HUBBARD HANSEN**

PROPERTY HIGHLIGHTS



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- Approximately 2,040 SF of versatile retail/office space
- Located in a charming historic building with original character and architectural appeal
- Prime downtown location in Clermont, just steps from the heart of Downtown Clermont
- Minutes to State Road 50 and US Highway 27 providing excellent regional connectivity
- Situated in the Central Business District (CBD) allowing a wide range of commercial uses (buyer/tenant to verify)
- Strong pedestrian and vehicle exposure in a growing downtown corridor
- Surrounded by restaurants, retail, and community amenities driving consistent foot traffic
- Located within one of Central Florida's fastest-growing markets with strong demographic trends
- Ideal for boutique retail, professional office, creative studio, or service-based business users

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PHOTOS



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LOCATION AND ZONING HIGHLIGHTS



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Location Highlights

- Prime downtown location in Clermont
- Situated just steps from the heart of Downtown Clermont's retail, dining, and entertainment district
- Minutes from State Road 50 and US Highway 27 providing excellent east–west and north–south connectivity
- Strong visibility within a walkable, high-traffic downtown corridor
- Located in one of Central Florida's fastest-growing suburban markets with strong population growth and ongoing redevelopment

Zoning Highlights

- Zoned Central Business District (CBD) within the City of Clermont
- Allows for a wide range of commercial uses including retail, office, and service-based businesses (tenant/buyer to verify specific permitted uses)
- Supports downtown mixed-use character and pedestrian-oriented development
- Flexible zoning ideal for boutique, professional, and creative business users
- Positioned within a designated growth and redevelopment corridor encouraging continued investment and density

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DEMOGRAPHICS AND MARKET OVERVIEW



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CLERMONT TRADE AREA OVERVIEW

- POPULATION: ~54,000+ (CITY OF CLERMONT)
- 5-MILE POPULATION: ~90,000–100,000+ (ESTIMATED TRADE AREA)
- LAKE COUNTY POPULATION: ~375,000+ AND GROWING
- ANNUAL POPULATION GROWTH: ~3%+ (ONE OF THE FASTEST-GROWING CITIES IN CENTRAL FLORIDA)

HOUSEHOLD INCOME & SPENDING POWER

- MEDIAN HOUSEHOLD INCOME: ~\$80,000–\$82,000
- HIGHER-INCOME RESIDENTIAL POCKETS WITHIN SURROUNDING MASTER-PLANNED COMMUNITIES
- STRONG DISPOSABLE INCOME DRIVEN BY PROFESSIONAL WORKFORCE AND COMMUTER BASE TO ORLANDO MSA
- CONTINUED UPWARD INCOME TREND SUPPORTED BY IN-MIGRATION AND NEW HOUSING DEVELOPMENT

HOUSING & GROWTH TRENDS

- RAPID RESIDENTIAL EXPANSION WITH MULTIPLE MASTER-PLANNED COMMUNITIES UNDERWAY
- CONSISTENT YEAR-OVER-YEAR HOUSING GROWTH SUPPORTING RETAIL AND OFFICE DEMAND
- STRONG ABSORPTION OF NEW RETAIL, MEDICAL, AND SERVICE-BASED COMMERCIAL SPACE

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DEMOGRAPHICS AND MARKET OVERVIEW



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EDUCATION & WORKFORCE

- ~30%+ BACHELOR'S DEGREE OR HIGHER ATTAINMENT
- DIVERSE WORKFORCE INCLUDING HEALTHCARE, EDUCATION, LOGISTICS, RETAIL, AND PROFESSIONAL SERVICES
- STRONG COMMUTER POPULATION CONNECTED TO THE GREATER ORLANDO EMPLOYMENT BASE

MARKET POSITIONING

- LOCATED WITHIN THE ORLANDO-KISSIMMEE-SANFORD MSA (~2.7M+ POPULATION)
- CLERMONT SERVES AS A KEY WEST ORANGE/LAKE COUNTY GATEWAY MARKET
- HIGH DEMAND FOR NEIGHBORHOOD RETAIL, MEDICAL OFFICE, AND SERVICE-BASED TENANTS
- LIMITED HISTORIC DOWNTOWN INVENTORY SUPPORTS STRONG OCCUPANCY AND LONG-TERM VALUE RETENTION

ECONOMIC DRIVERS

- CONTINUED RESIDENTIAL EXPANSION AND REDEVELOPMENT IN DOWNTOWN CORRIDOR
- PROXIMITY TO STATE ROAD 50, US HIGHWAY 27, AND FLORIDA TURNPIKE ACCESS POINTS
- TOURISM AND RECREATION SPILLOVER FROM NEARBY LAKES, TRAILS, AND REGIONAL ATTRACTIONS
- STRONG SMALL BUSINESS AND LOCAL ENTREPRENEURSHIP ECOSYSTEM SUPPORTING DOWNTOWN REVITALIZATION

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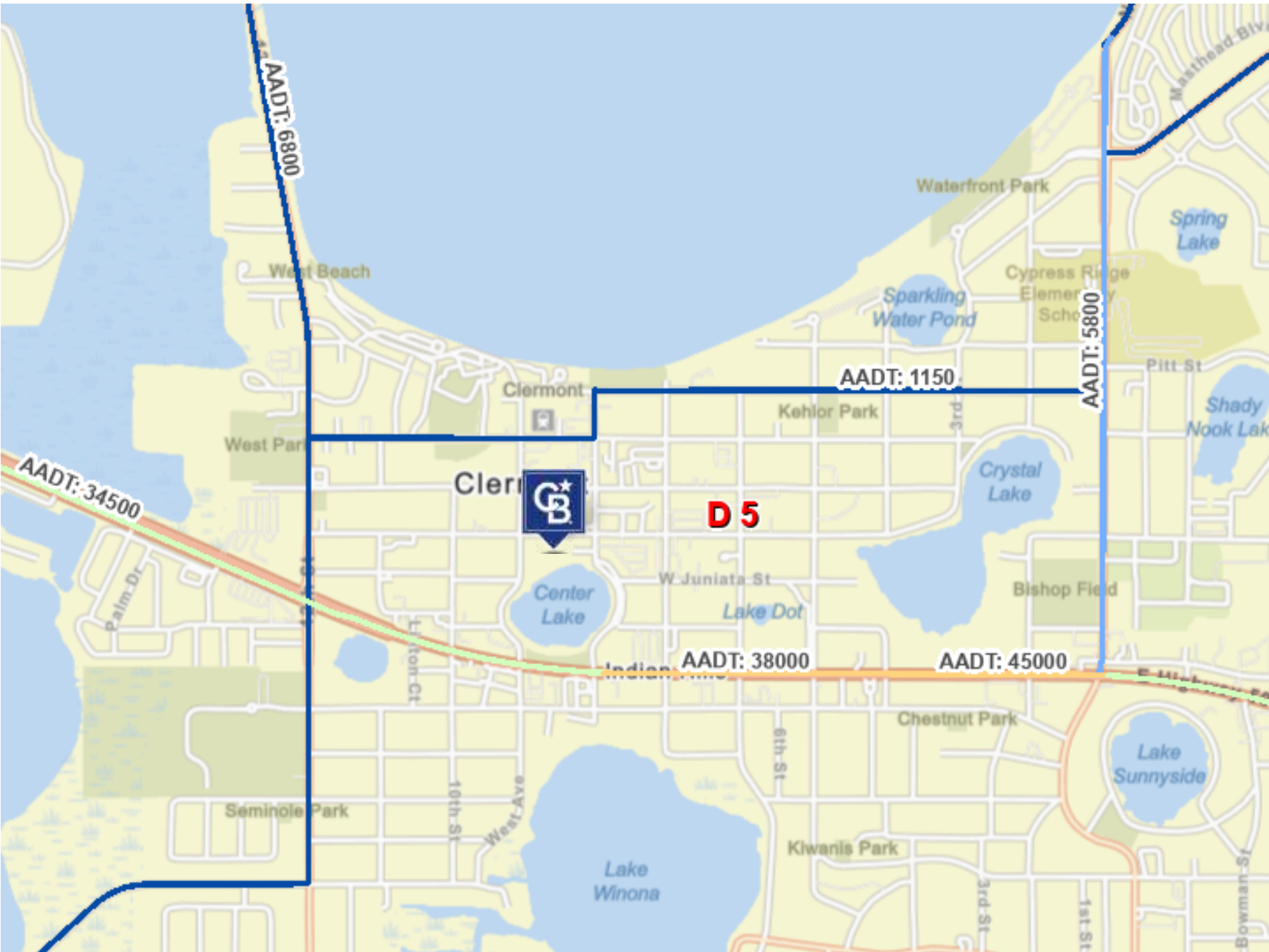
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FDOT TRAFFIC MAP

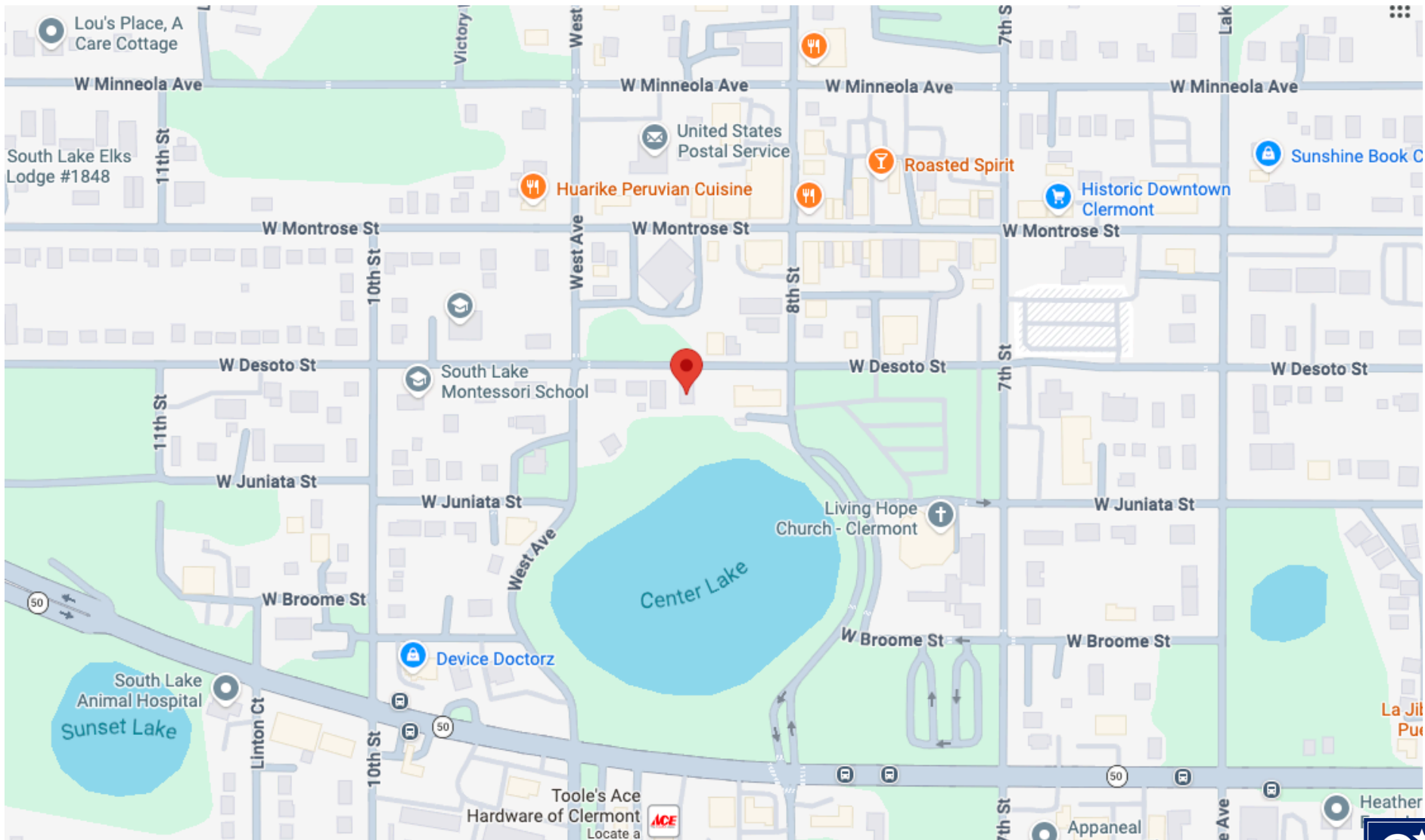


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