



20344 US Highway 27

20354 US Highway 27

FOR SALE

Flex/industrial and IOS
investment Opportunity

20344 US Highway 27, Clermont, FL 34715

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PROPERTY OVERVIEW

• Sale Price:	Price Not Disclosed
• Building Size:	
20344 US Hwy-27	7,382 SF
20354 US Hwy-27	4,905 SF
TOTAL:	12,287 SF
• Lot Size:	
20344 US-27	3.23 AC
20354 US-27	0.58 AC
TOTAL:	3.81 AC

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Point of Contact

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PROPERTY SUMMARY

- **Strategic Location:** 378 feet of direct frontage on US Highway 27 and less than a half mile from the Florida's Turnpike on ramps, offering seamless access and visibility
- **Ample Space:** Two buildings totaling 12,287 square feet on 3.81 acres, perfect for various commercial uses
- **Convenient Access:** Easy entry and exit make it ideal for customers and tenants alike
- **Thriving Market:** Located in the growing Clermont Sub-market. With high residential & commercial development activity. Generating increased demand for this type of property.



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PROPERTY OVERVIEW



Property Address: 20344 US Hwy 27,
Clermont, FL 34715

County: Lake

City: Groveland

Property Type: Industrial/Truck Terminal/Retail

Building Size: 7,382 SF Plus 1,200 SF Commercial Canopy

Year Built: 2003

Lot Size: 3.23 acres

Parcel ID: 22-21-25-0003-000-00902

Zoning: Town Core - City of Groveland

Current Tenant: Waste Pro



Property Address: 20354 Hwy 27,
Clermont, FL 34715

County: Lake

City: Groveland

Property Type: General commercial/Office/Retail

Building Size: 4,905 SF

Year Built: 2006

Lot Size: 0.58 acres

Parcel ID: 22-21-25-0003-000-02200

Zoning: Town Core - City of Groveland

Current Tenant: Mobility Works

PROPERTY PHOTO-20344 US Hwy 27



PROPERTY PHOTO-20354 US Hwy 27





31,500 cars per day

57,500 cars per day

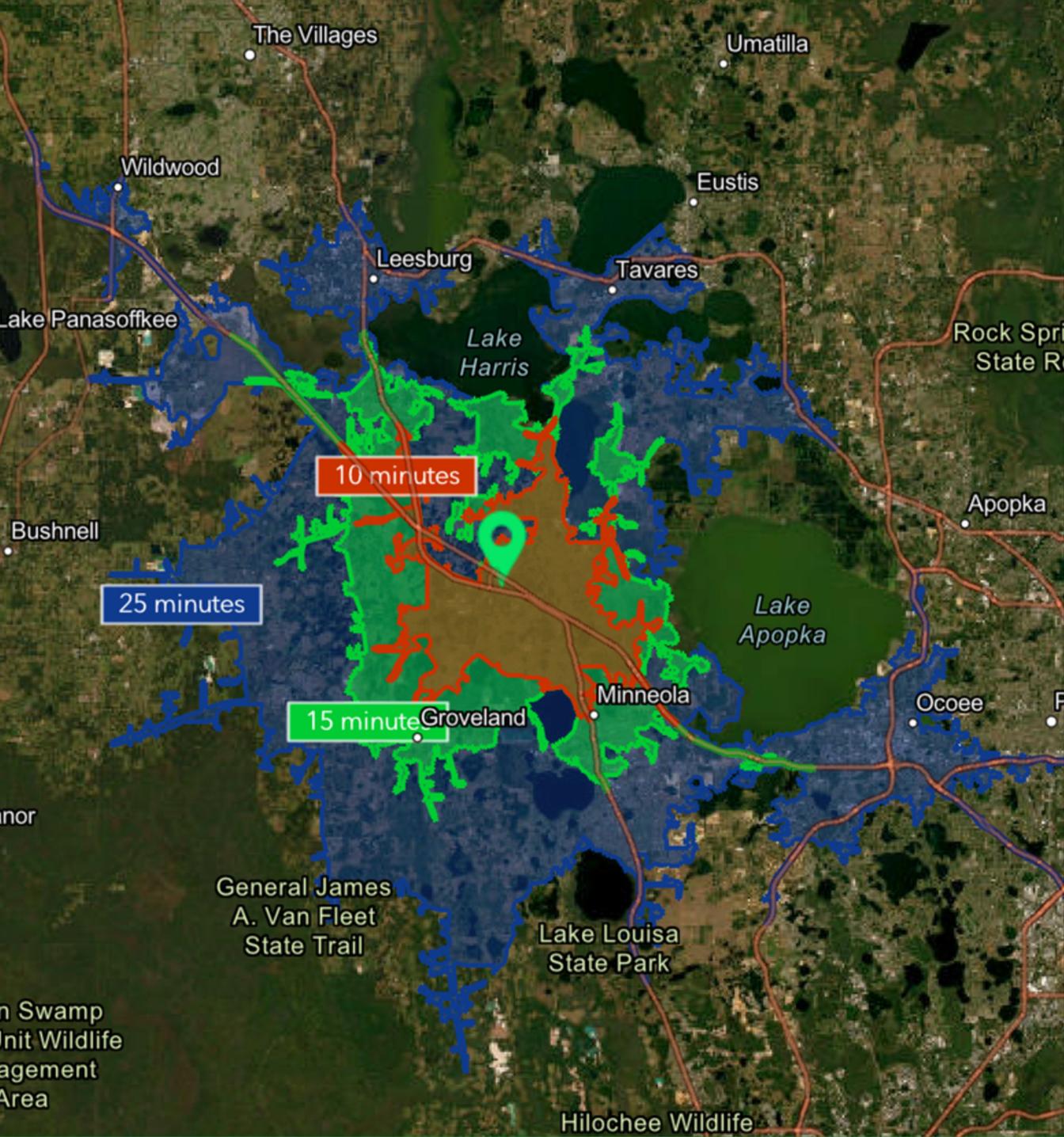
PROPERTY



SR-19 12,900 cars per day



RETAIL TRADE AREA



2025 Estimated Population

10 minutes	25,277
15 minutes	94,030
25 minutes	309,678

2025 Total Households

10 minutes	9,635
15 minutes	36,410
25 minutes	120,052

2025 Average Household Income

10 minutes	\$113,055
15 minutes	\$100,558
25 minutes	\$105,554



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