



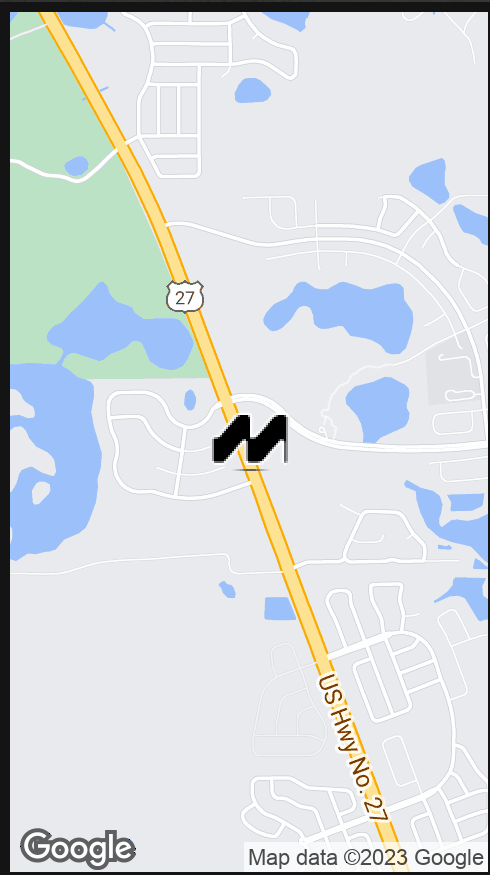
Kings Ridge Professional Center

3711 S US 27, CLERMONT, FL 34711

Location Overview

Prime Opportunity for a Medical/Office User to secure a location within a highly trafficked Medical/Professional Office Park.

Situated within close proximity to a wealth of Major Healthcare Providers/Offices and with Building Signage available fronting Highway 27, Tenants benefit from great visibility and Clientele.



FOR MORE INFORMATION | [MILLENIA-PARTNERS.COM](https://www.millenia-partners.com)

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EXECUTIVE SUMMARY

3711 S US 27, CLERMONT, FL 34711

Kings Ridge Professional Center



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	16,676 SF
Space Size:	2,026 SF
Year Built:	2018
Submarket:	Kings Ridge

PROPERTY OVERVIEW

Opportunity to join synergistic co-tenancy at Kings Ridge Professional Center which is adjacent to the Kings Ridge Village community and has 2,000+ homes, all of which have golf cart access to the Medical Center.

HIGHLIGHTS

- Current Space is built out as a Medical Retail Store
- Opportunity to join synergistic co-tenancy at Kings Ridge Professional Center.
- Close proximity to Major Healthcare Providers
- Within a highly dense residential community area of Clermont with direct Frontage on Hwy 27

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OFFICE BUILDING

For Lease

ADDITIONAL PHOTOS

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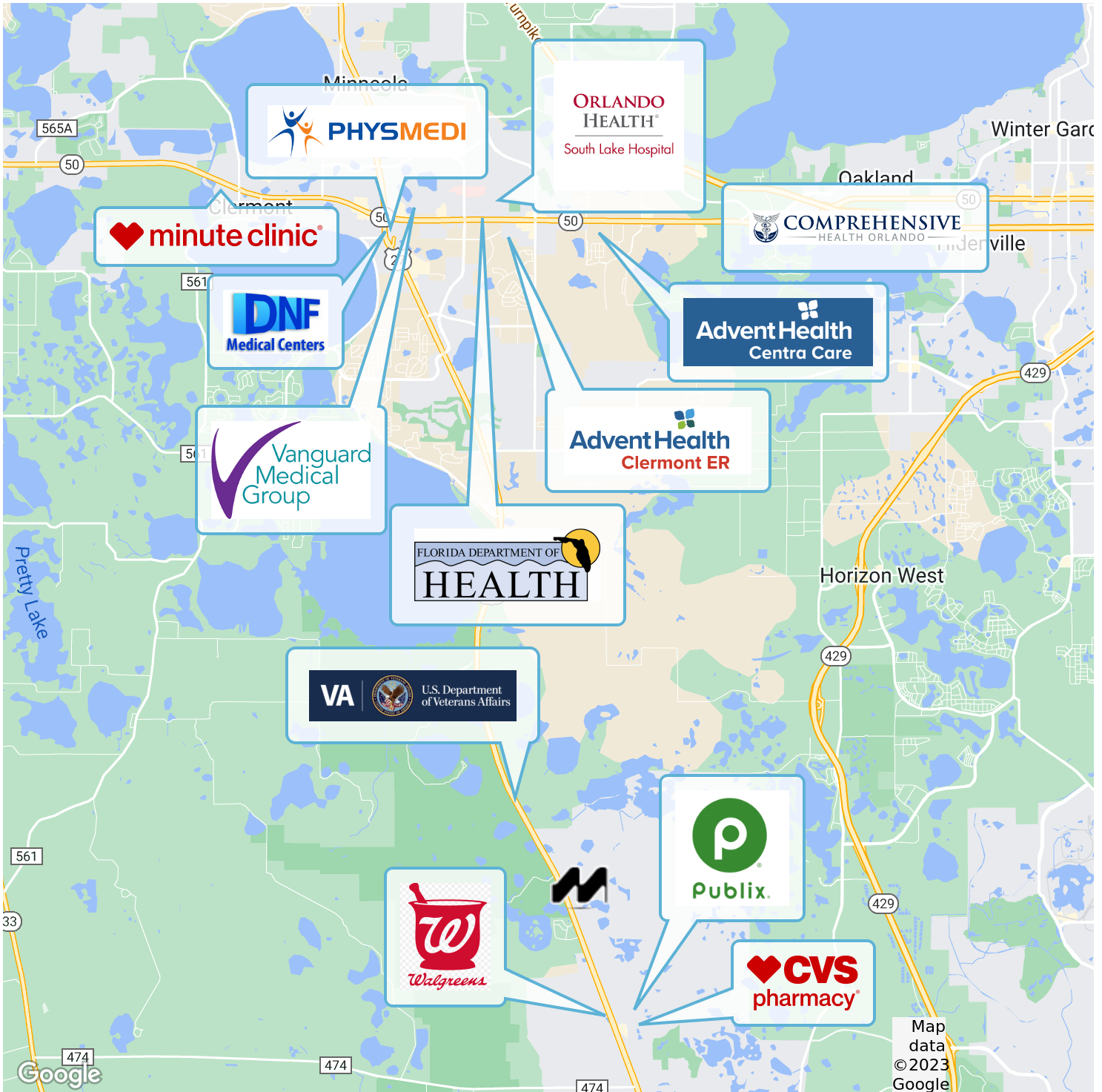
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LOCATION MAP

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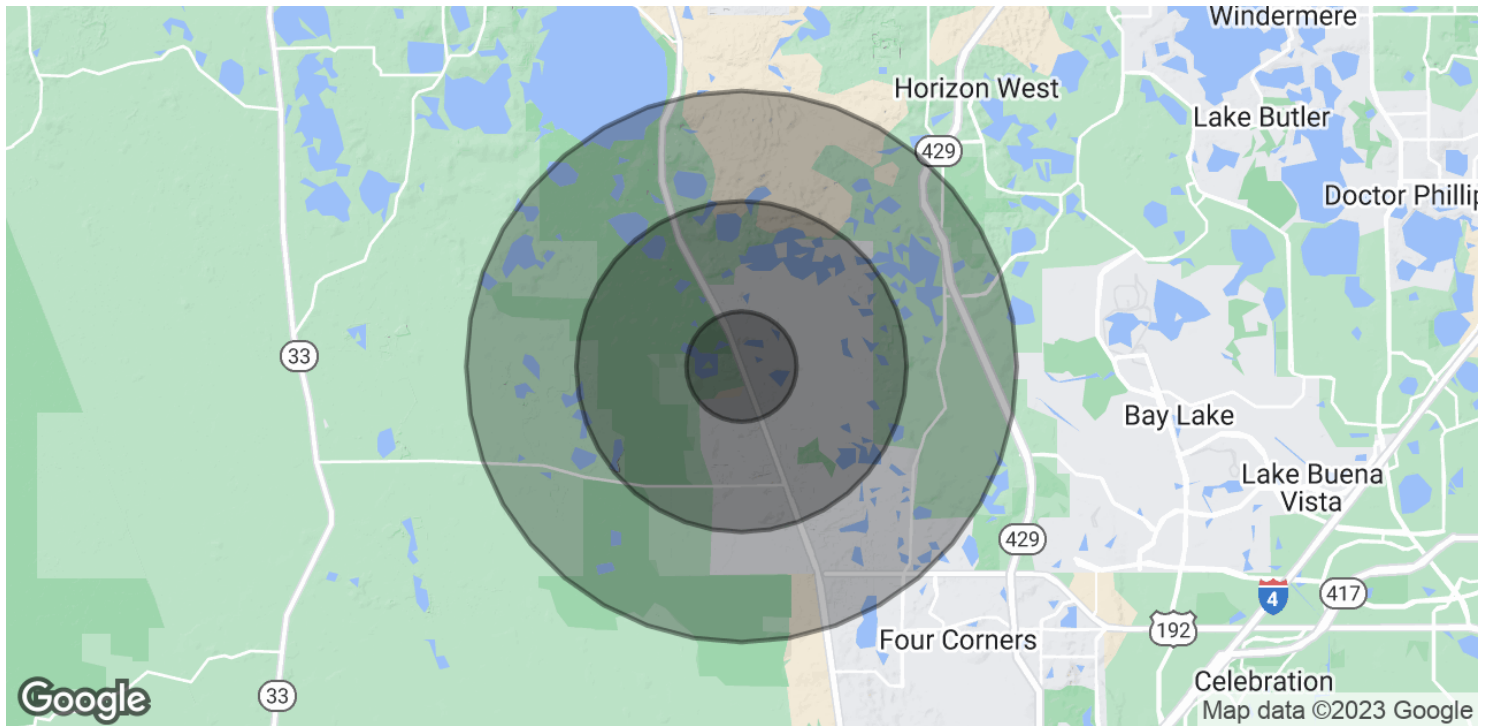
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DEMOGRAPHICS MAP & REPORT

3711 S US 27, CLERMONT, FL 34711

Kings Ridge Professional Center



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,345	15,523	28,504
Average Age	45.0	36.3	40.0
Average Age (Male)	35.3	29.7	35.9
Average Age (Female)	46.5	39.3	41.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	471	5,231	11,607
# of Persons per HH	2.9	3.0	2.5
Average HH Income	\$62,496	\$57,290	\$58,635
Average House Value	\$222,779	\$204,691	\$196,030

* Demographic data derived from 2020 ACS - US Census

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