

Gateway Center



OFFICE SPACE FOR LEASE

15701 State Road 50, Clermont, FL 34711

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For Lease: \$22.00 / NNN

Suite 205: 1,840 SF | Available Immediately

Clermont ranked as one of the Top 10 Great Places to Retire in Florida in 2025 by Southern Living

Average household income within a 5 minute radius is \$126,217

Lake County ranked Top 10 Fastest Growing Counties in the State of Florida

Less than 4 Miles to both Florida Turnpike exits & less than 3 miles to South Lake Hospital

Parking Ratio: 5 / 1000

Direct frontage on Hwy 50 at a signalized intersection with monument signage available

2025 DEMOGRAPHICS



Total Population



Total Households

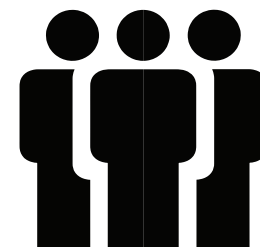
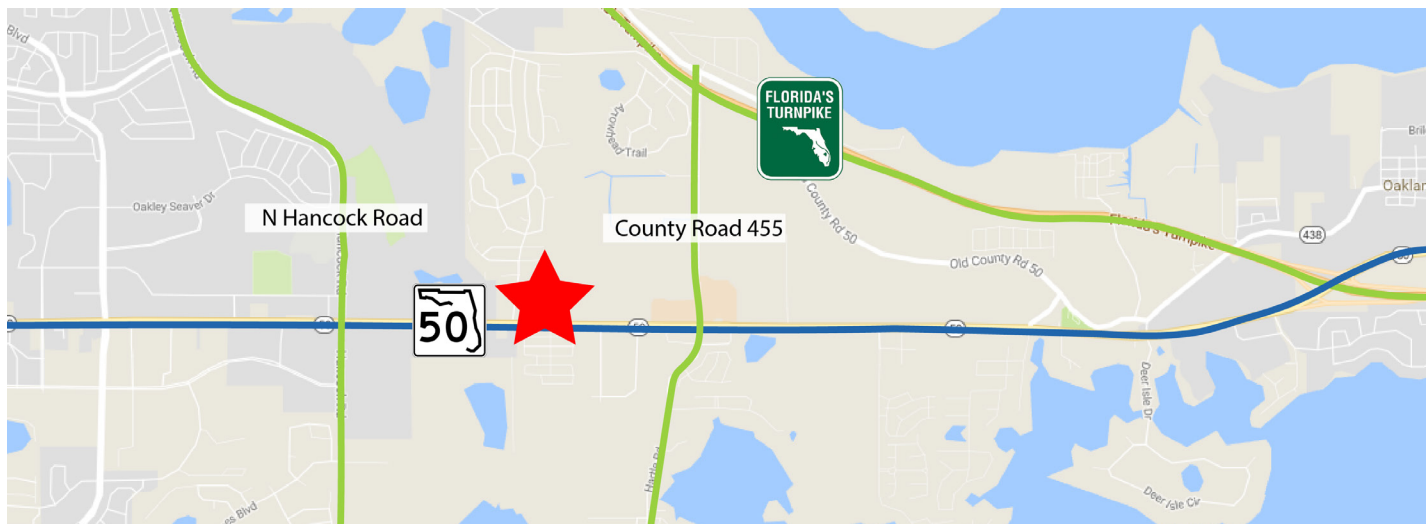


Average HH Income

5 Mins	4,573	1,954	\$126,217
10 Mins	53,342	20,340	\$115,152
15 Mins	107,911	40,954	\$118,521

615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

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± 40,677
EMPLOYEES WITHIN 15 MINS

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SUITE 205



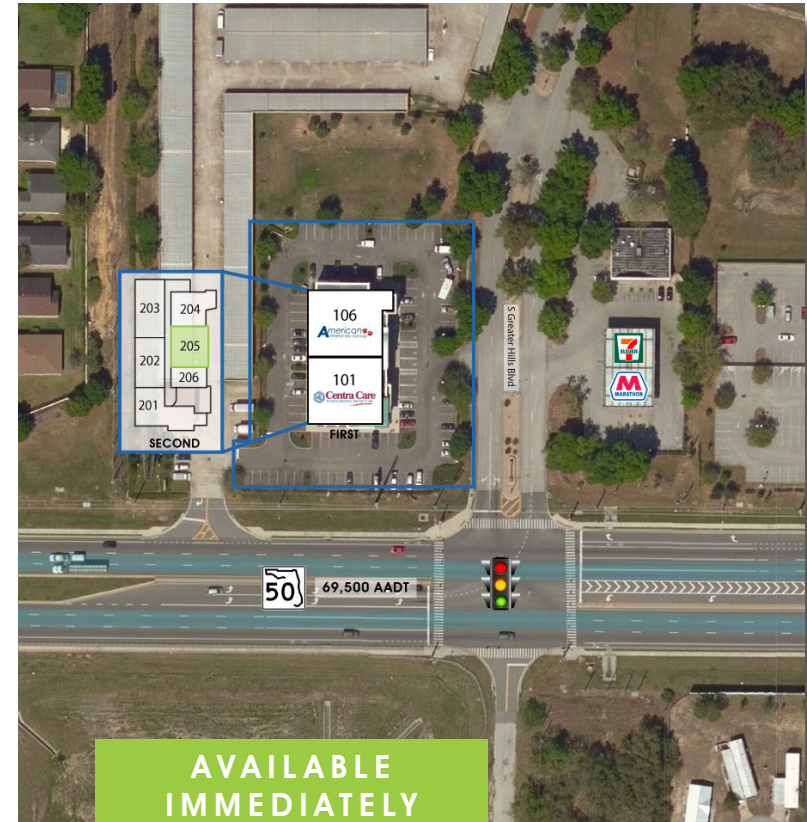
SUITE DETAILS

± 1,840 SF

3 Private Offices

Large Open Workspace

Natural Light from Large Windows



AVAILABLE
IMMEDIATELY

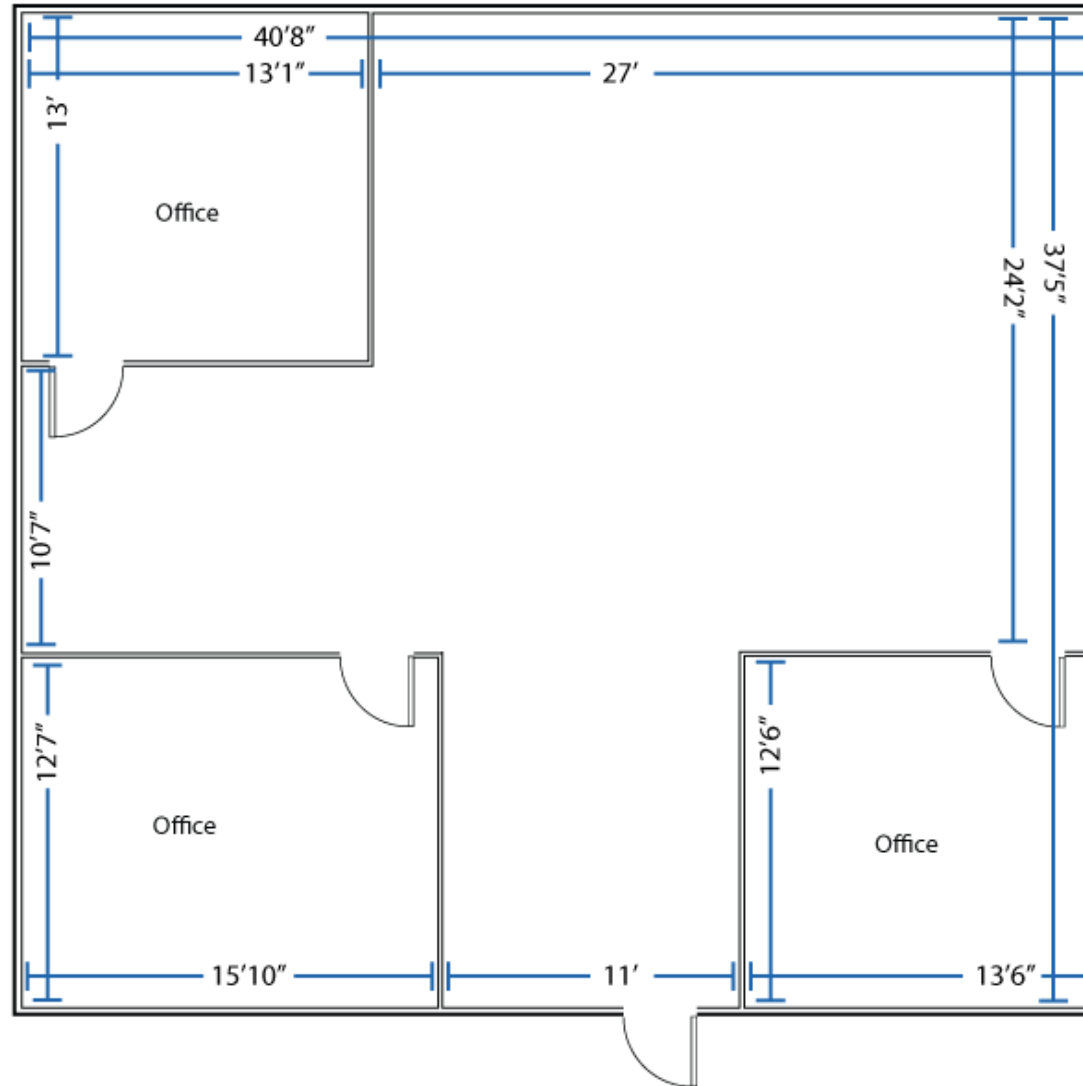
Suite 205: ± 1,840 SF



FIRST CAPITAL
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Commercial Real Estate Services

SUITE 205



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