OUTPARCELS AVAILABLE

GLENBROOK COMMONS SHOPPING CENTER

1714 US Highway 27, Clermont, Florida 34714

HIGHLIGHTS

- **THREE PAD-READY SITES | FOR GROUND LEASE OR SALE**
- Credit tenants from .62 acre to 2.95 acres
- **Fully Leased Shopping center 64,707± SF GLA**
- Ample parking
- Zoning PUD, Lake County
- Frontage on Hwy 27, Clermont's primary north-south thoroughfare
- Excellent access (3 points)
- Join anchor Fitness CF with 244,200± visits over the past 12 months
- Retail expansion up to 10,000 SF available
- Proximity to Walt Disney World, Central Florida's largest employer

LOCATOR MAP

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	10,663	36,438	77,868
Households	3,923	14,457	28,798
Avg. HH Income	$89,568	$103,845	$131,847

***Source: esri, 2025**

Flavia Kanyago
Vice President, Sales & Leasing
(407) 627-1310
fkanyago@crossmarcservices.com

CrossMarc Services, LLC
Licensed Real Estate Broker

This information was obtained by sources deemed reliable, but we do not warrant or guarantee the accuracy or completeness thereof. Availability of this property is subject to prior sale or withdrawal of the property from the market at any time without notice.

OUTPARCELS AVAILABLE

GLENBROOK COMMONS SHOPPING CENTER

1714 US Highway 27, Clermont, Florida 34714

SUITE	TENANT	AREA (SF)
OP	Pad 1 Ground Lease /Sale	1.03 Acres
OP	Pad 2 Ground Lease / Sale	1.75 Acre
OP	Surplus Land	.62 Acre
12	Fitness CF	38,144
13	YGF Low Cost Veterinary Clinic	1,625
14	Paris Nails	1,300
15	Suncoast Premier Medical	1,300
16-17	US Tae Kwon Do	2,275
18	ATAX	975

SUITE	TENANT	AREA (SF)
19	Game Time Barber Shop	975
20	China Gourmet	1,300
21	The Pet Garden	1,300
22-23	Tag Agency	2,588
24-26	Little Academy	5,980
27-29	Clermont Family Dentistry	3,500
30	Clermont Pharmacy	1,050
31 - 32	Venezuela Bakery	2,415
	TOTAL	**64,707**

Flavia Kanyago
Vice President, Sales & Leasing
(407) 627-1310
fkanyago@crossmarcservices.com

CrossMarc Services, LLC
Licensed Real Estate Broker

This information was obtained by sources deemed reliable, but we do not warrant or guarantee the accuracy or completeness thereof. Availability of this property is subject to prior sale or withdrawal of the property from the market at any time without notice.

OUTPARCELS AVAILABLE

GLENBROOK COMMONS SHOPPING CENTER

1714 US Highway 27, Clermont, Florida 34714

Flavia Kanyago
Vice President, Sales & Leasing
(407) 627-1310
fkanyago@crossmarcservices.com

CrossMarc Services, LLC
Licensed Real Estate Broker

This information was obtained by sources deemed reliable, but we do not warrant or guarantee the accuracy or completeness thereof. Availability of this property is subject to prior sale or withdrawal of the property from the market at any time without notice.

OUTPARCELS AVAILABLE

GLENBROOK COMMONS SHOPPING CENTER

1714 US Highway 27, Clermont, Florida 34714

PAD 1 - 1.03 AC

PAD 2 - 1.75 AC

SURPLUS LAND - 62 AC

Click for Virtual Tour

Flavia Kanyago
Vice President, Sales & Leasing
(407) 627-1310
fkanyago@crossmarcservices.com

CrossMarc Services, LLC
Licensed Real Estate Broker

This information was obtained by sources deemed reliable, but we do not warrant or guarantee the accuracy or completeness thereof. Availability of this property is subject to prior sale or withdrawal of the property from the market at any time without notice.

OUTPARCELS AVAILABLE

GLENBROOK COMMONS SHOPPING CENTER

1714 US Highway 27, Clermont, Florida 34714

PAD 1: 1.03 AC

PAD 2: 1.75 AC

SURPLUS LAND: .62 AC

PAD 1 + PAD2: 2.95 AC

Flavia Kanyago
Vice President, Sales & Leasing
(407) 627-1310
fkanyago@crossmarcservices.com

CrossMarc Services, LLC
Licensed Real Estate Broker

This information was obtained by sources deemed reliable, but we do not warrant or guarantee the accuracy or completeness thereof. Availability of this property is subject to prior sale or withdrawal of the property from the market at any time without notice.

OUTPARCELS AVAILABLE

GLENBROOK COMMONS SHOPPING CENTER

1714 US Highway 27, Clermont, Florida 34714

Flavia Kanyago
Vice President, Sales & Leasing
(407) 627-1310
fkanyago@crossmarcservices.com

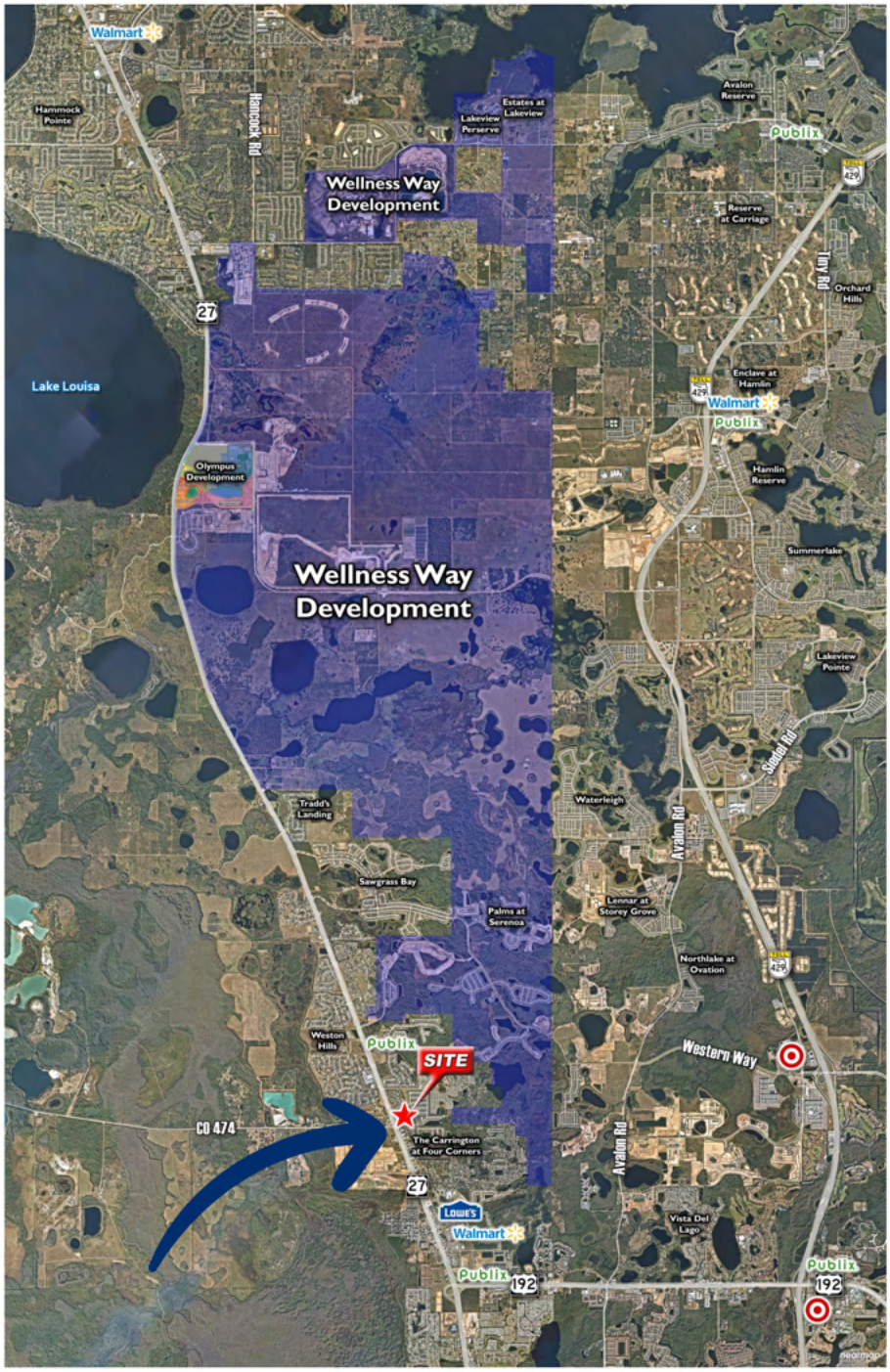
CrossMarc Services, LLC
Licensed Real Estate Broker

This information was obtained by sources deemed reliable, but we do not warrant or guarantee the accuracy or completeness thereof. Availability of this property is subject to prior sale or withdrawal of the property from the market at any time without notice.

OUTPARCELS AVAILABLE

GLENBROOK COMMONS SHOPPING CENTER

1714 US Highway 27, Clermont, Florida 34714



Coming soon to Clermont, FL is the 16,000 acre Wellness Way project, located between i-4, Florida's Turnpike and U.S. Highway 27.

Wellness Way will provide upwards of **15,500 housing units.**

Wellness Way will include an innovative **243-acre master planned community called Olympus** that will combine sports, wellness, entertainment and residential development.

Flavia Kanyago
Vice President, Sales & Leasing
(407) 627-1310
fkanyago@crossmarcservices.com

CrossMarc Services, LLC
Licensed Real Estate Broker

This information was obtained by sources deemed reliable, but we do not warrant or guarantee the accuracy or completeness thereof. Availability of this property is subject to prior sale or withdrawal of the property from the market at any time without notice.