

STORMY HILL
CLERMONT



 1516 E. Hillcrest Street, Suite 210, Orlando, FL 32803  Phone: 407.872.0209  www.FCPG.com 

 Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2021 First Capital Property Group, Inc., Licensed Real Estate Brokers & Managers.

PRIME BUILDING AVAILABLE

2480 SOUTH US HIGHWAY 27, CLERMONT FL 34714

Contact: Trey Gravenstein
Senior Sales & Leasing Associate

Contact: Michael Castrilli
Sales & Leasing Associate

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For Sale: Inquire for Price

For Lease: Negotiable

Availability: 13,000 SF / 5.2 Acres

Parcel ID #: 09-22-26-1305-057-00000

BUILDING SF BREAKDOWN

2,000 SF Offices
5,000 SF Warehouse
6,000 SF Showroom

Located at signalized intersection with over 500' of Hwy 27 frontage boasting 34,000 AADT

Situated over 173' of elevation facing Clermont Landing, a 177,000 SF Power Center

Oversized lot at 5.2 Acres

Two points of ingress and egress at Steve's Road and Brogden Drive via access road

Two story building with showroom and warehouse on the first floor and additional offices on the 2nd floor with elevator access

Pylon sign at signalized intersection available with building facade signage

2021 DEMOGRAPHICS



Total Population

5 Mins

9,531



Total Households

3,614



Average HH Income

\$74,070

10 Mins

55,234

20,532

\$83,913

15 Mins

111,573

39,351

\$87,656

LOCATION



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THE NEIGHBORHOOD



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RETAIL CORRIDOR



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INTERIOR PHOTOS



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