

**STORMY HILL  
CLERMONT**



# PRIME BUILDING AVAILABLE

**2480 SOUTH US HIGHWAY 27, CLERMONT FL 34714**

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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



Total Households



Average HH Income

**5** Mins

9,531

3,614

\$74,070

**10** Mins

55,234

20,532

\$83,913

**15** Mins

111,573

39,351

\$87,656

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

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# LOCATION



■ 1516 E. Hillcrest Street, Suite 210, Orlando, FL 32803 ■ Phone: 407.872.0209 ■ [www.FCPG.com](http://www.FCPG.com) ■

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# THE NEIGHBORHOOD



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# RETAIL CORRIDOR



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# INTERIOR PHOTOS



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