

CROSS RIDGE EXCHANGE

2617 US HWY 27
BLDG 14, #100
CLERMONT, FL 34711



2,907 SF FOR LEASE



For more information, please contact:

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Property Description

Cross Ridge Exchange is a newly constructed Class “A” retail, office and medical office development in Clermont, one of Central Florida’s and Lake County’s fastest growing cities. With direct location on Highway 27, this property is strategically located close to the 15,000 acre Wellness Way community that is slated for 20,000 homes upon completion.

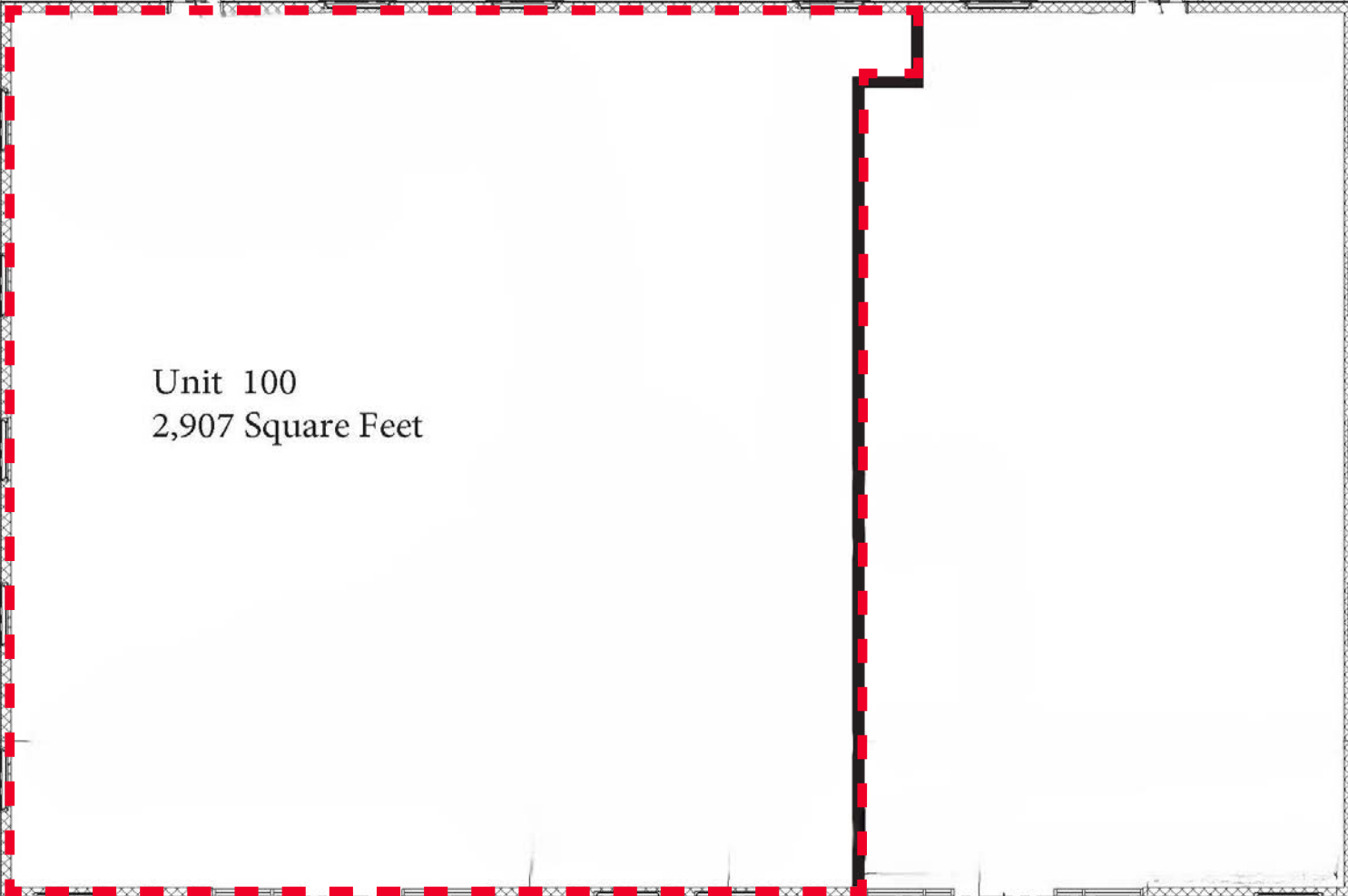
Property Highlights

- This is one of the few remaining units for lease in Cross Ridge Exchange Bldg Park
- The property has direct frontage and access from US Highway 27 (AADT 42,000) & Cross Ridge Road.
- The property has a synergistic mix of retail and medical office tenants including restaurants, dentistry, rheumatology, optometrist, nail salon and more.
- The development is strategically located between a Wal-Mart Supercenter and BJ’s Wholesale.

Site Details

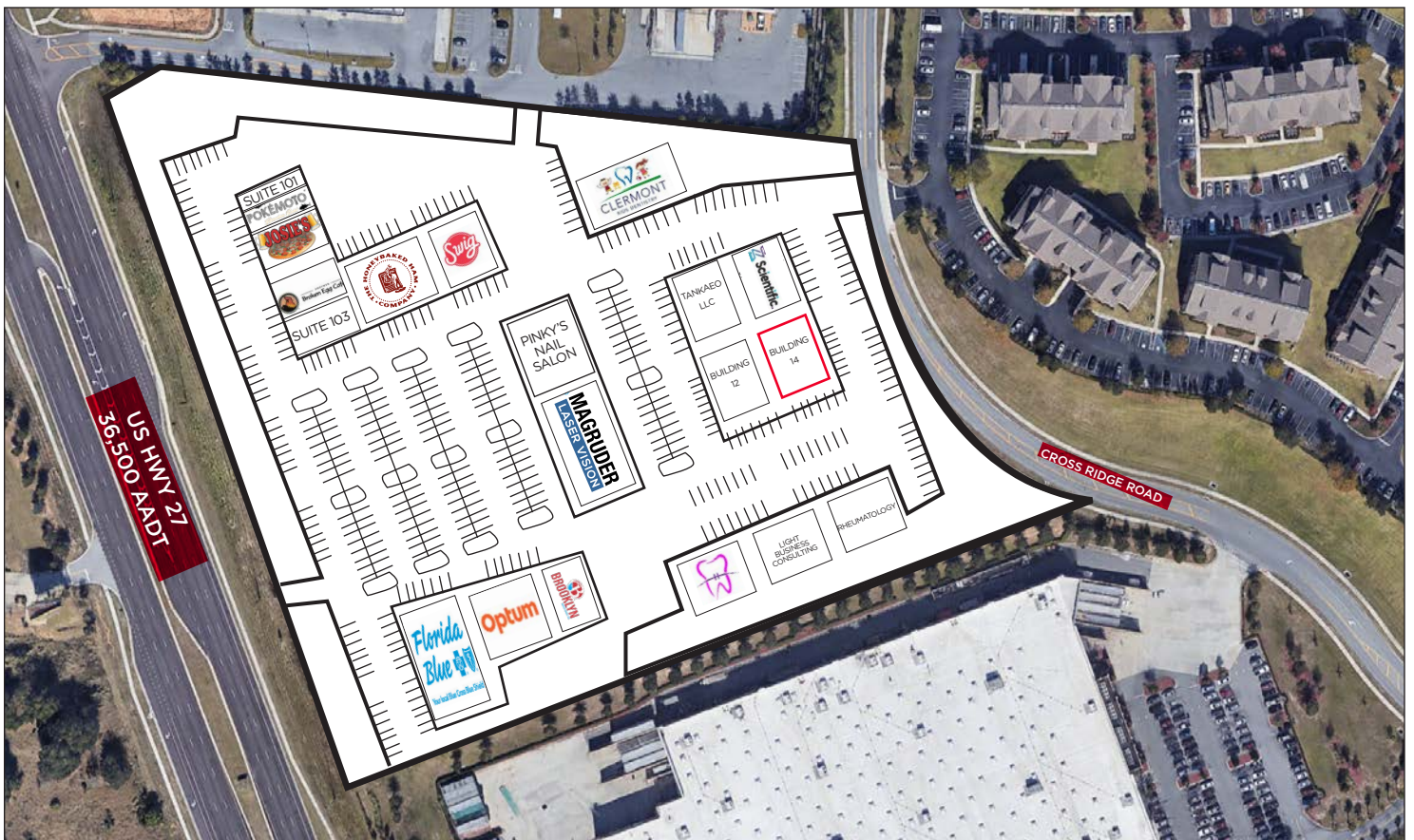
- **Address:** 2617 US Highway 27, Bldg 14 #100, Clermont, FL 34711
- **Use:** Retail, Office and Medical
Office Opportunities are available
***no restaurants**
- **Signage:** Monument signage available on Cross Ridge Road
- **Delivery:** Space will be delivered in grey shell condition
- **Frontage:** The unit has direct frontage to Cross Ridge Rd and access to US HWY 27.

2,907 SF Available For Lease



Unit 100
2,907 Square Feet





Site Plans



Nearby Amenities Aerial



Neighborhood Demographics

	 POPULATION	 AVERAGE HH INCOME	 MEDIAN HOME VALUE	 TRAFFIC COUNT
3 Miles	58,867	\$89,403	\$272,572	South HWY 27 Citrus Tower Blvd
5 Miles	96,008	\$90,910	\$269,860	42,000 AADT 12,300 AADT
10 Miles	219,921	\$102,155	\$301,462	

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