

RETAIL PROPERTY FOR LEASE

1544 Sunrise Plaza Drive
clermont, FL 34714



OFFERING SUMMARY

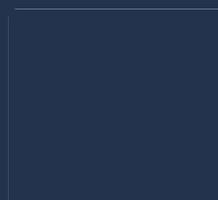
Building SqFt	4,694 SqFt
Year Built	2026
Lot Size (acres)	0.63
Parcel ID	26-24-26-1900-00C-00
Zoning Type	C1-C2
County	Lake
Coordinates	28.3695104, -81.6813584

PROPERTY OVERVIEW

The Shops at Sunrise Plaza is a BRAND NEW Class A Retail center soon to be under construction Fall 2026, Conveniently located in the affluent and rapidly growing community of Four Corners Clermont, FL, located between busy HWY 27 and Glenbrook Blvd nearby major Retailers: Walgreens, Lowes, Walmart and restaurants, strong demographics, Traffic count: 42,500 AADT.

PROPERTY HIGHLIGHTS

- BRAND NEW Class A Retail/Office center so to be under construction Fall 2026.
Conveniently located in the affluent and rapidly growing community of Four Corners Clermont, FL.
Nearby major Retailers: Walgreens, Lowes, Walmart and restaurants.
- Strong demographics ; Traffic count: 42,500 AADT, Parking Ratio 5:1,000 SF
- Located in between busy HWY 27 and Glenbrook Blvd
- Landlord provides a Warm Lit Shell for qualified prospects, plus a TI Allowance of \$12/sf for Flooring and Paint.
- Pre-lease rate SAVINGS of 20% 1st year available now



Marketing package created by www.CREBuilder.com

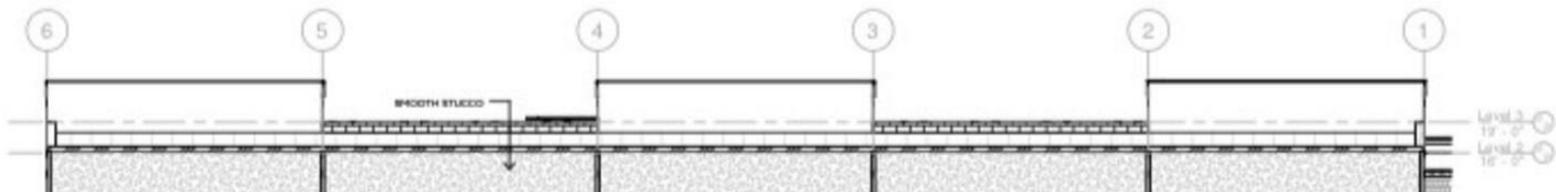
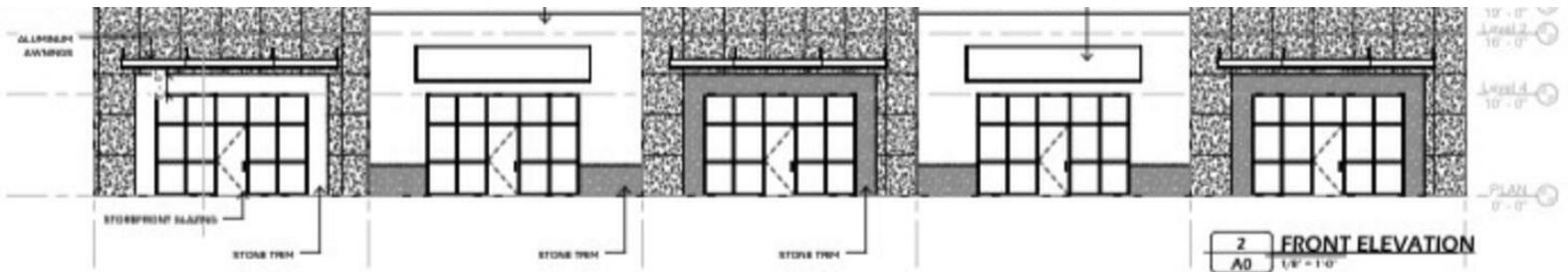
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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE(SF)	TERM
#1st Floor, Ste 100	--	\$ 32.00 SF/Yr	NNN	938 SF	3 - 5 Yrs
#1st Floor, Ste 200	--	\$ 32.00 SF/Yr	NNN	938 SF	3 - 5 Yrs
#1st Floor, Ste 300	--	\$ 32.00 SF/Yr	NNN	938 SF	3 - 5 Yrs
#1st Floor, Ste 400	--	\$ 32.00 SF/Yr	NNN	938 SF	3 - 5 Yrs
#1st Floor, Ste 500	--	\$ 32.00 SF/Yr	NNN	938 SF	3 - 5 Yrs

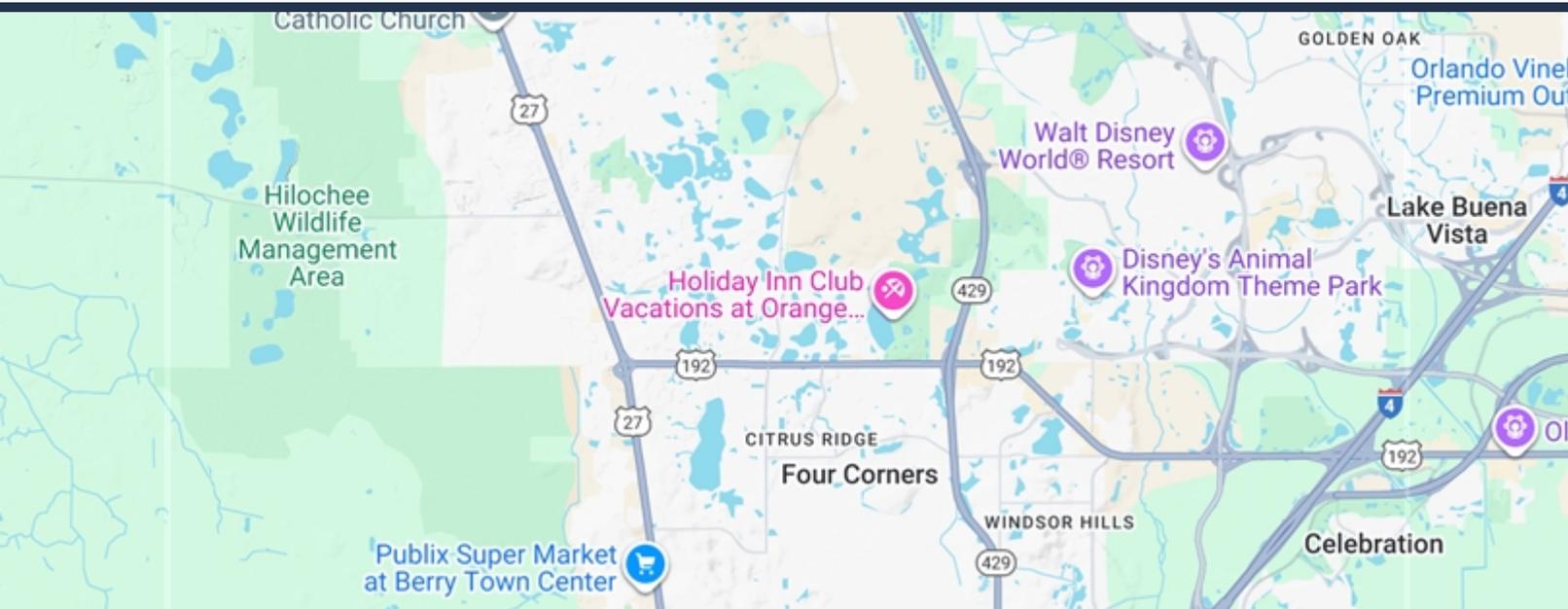


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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	2,478	7,632	10,136
2010 Population	5,574	16,630	24,180
2025 Population	12,832	37,513	78,146
2030 Population	15,333	44,619	92,704
2025-2030 Growth Rate	3.63 %	3.53 %	3.48 %
2025 Daytime Population	6,833	24,657	57,923

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	280	753	1,505
\$15000-24999	190	467	915
\$25000-34999	473	1,097	1,608
\$35000-49999	672	1,781	2,779
\$50000-74999	1,268	3,198	5,532
\$75000-99999	802	1,935	3,561
\$100000-149999	836	3,048	6,300
\$150000-199999	424	1,672	3,377
\$200000 or greater	114	877	3,315
Median HH Income	\$ 68,449	\$ 76,156	\$ 88,170
Average HH Income	\$ 80,516	\$ 96,502	\$ 116,870

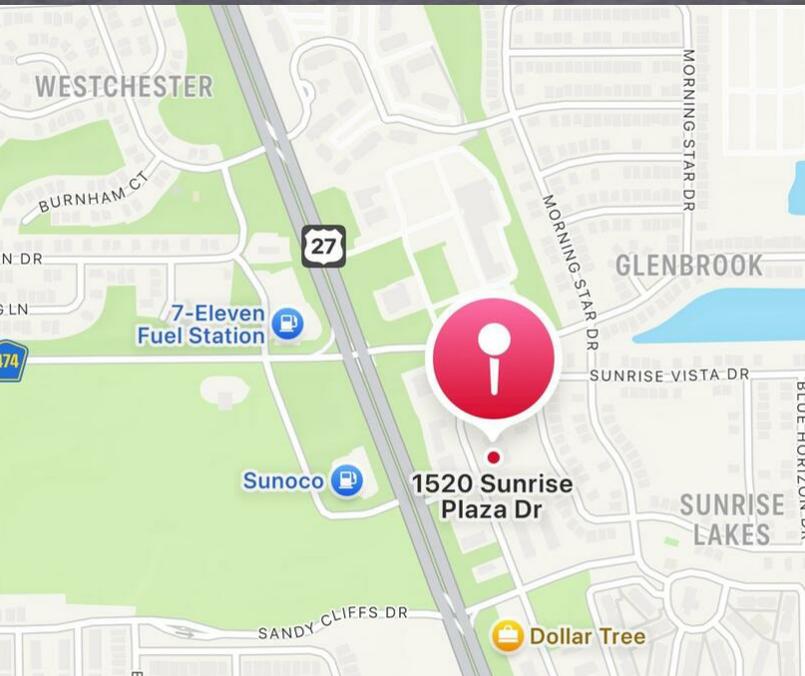
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	1,072	3,375	4,359
2010 Total Households	2,141	6,599	9,256
2025 Total Households	5,059	14,827	28,892
2030 Total Households	6,254	18,021	34,629
2025 Average Household Size	2.54	2.53	2.7
2025 Owner Occupied Housing	1,903	8,492	16,897
2030 Owner Occupied Housing	3,000	10,759	20,705
2025 Renter Occupied Housing	3,156	6,335	11,995
2030 Renter Occupied Housing	3,253	7,262	13,924
2025 Vacant Housing	935	3,235	8,913
2025 Total Housing	5,994	18,062	37,805

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