

TURNKEY MEDICAL OFFICES FOR LEASE

CLERMONT, FL 34711

301 Frontage Road



OFFERING SUMMARY

Lease Rate:	\$3,200.00 per month (NNN)
Building Size:	10,712 SF
Available SF:	850 SF
Number of Units:	1
Year Built:	1998
Renovated:	2025

PROPERTY OVERVIEW

Now leasing four beautifully built-out medical office suites in a newly renovated professional building located at 301 Frontage Road, Clermont, FL. Perfectly positioned off US Highway 27 with excellent visibility and signage opportunities, these suites are designed with medical professionals in mind.

Each suite features:

Turn-key buildout completed in 2025 – ready for immediate occupancy

3 exam rooms, MA station, and private restroom
Central handwashing sink for enhanced clinical workflow

Smart lock entry with fingerprint access for modern security and convenience

Energy-efficient LED lighting throughout

Professional signage on US 27 with high daily traffic counts

PRESENTED BY
ASHLEY WALKER
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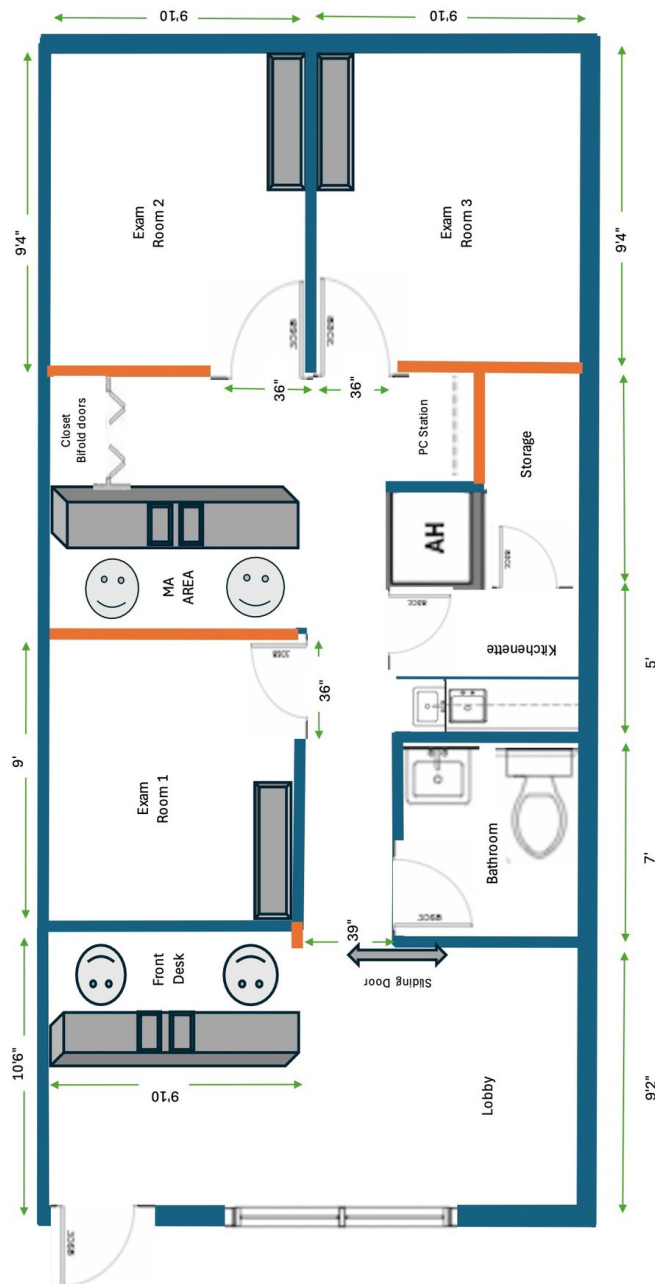
OFFICE BUILDING

For Lease

FLOOR PLAN

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ADDITIONAL PHOTOS

CLERMONT, FL 34711

301 Frontage Road



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LOCATION MAP

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301 Frontage Road



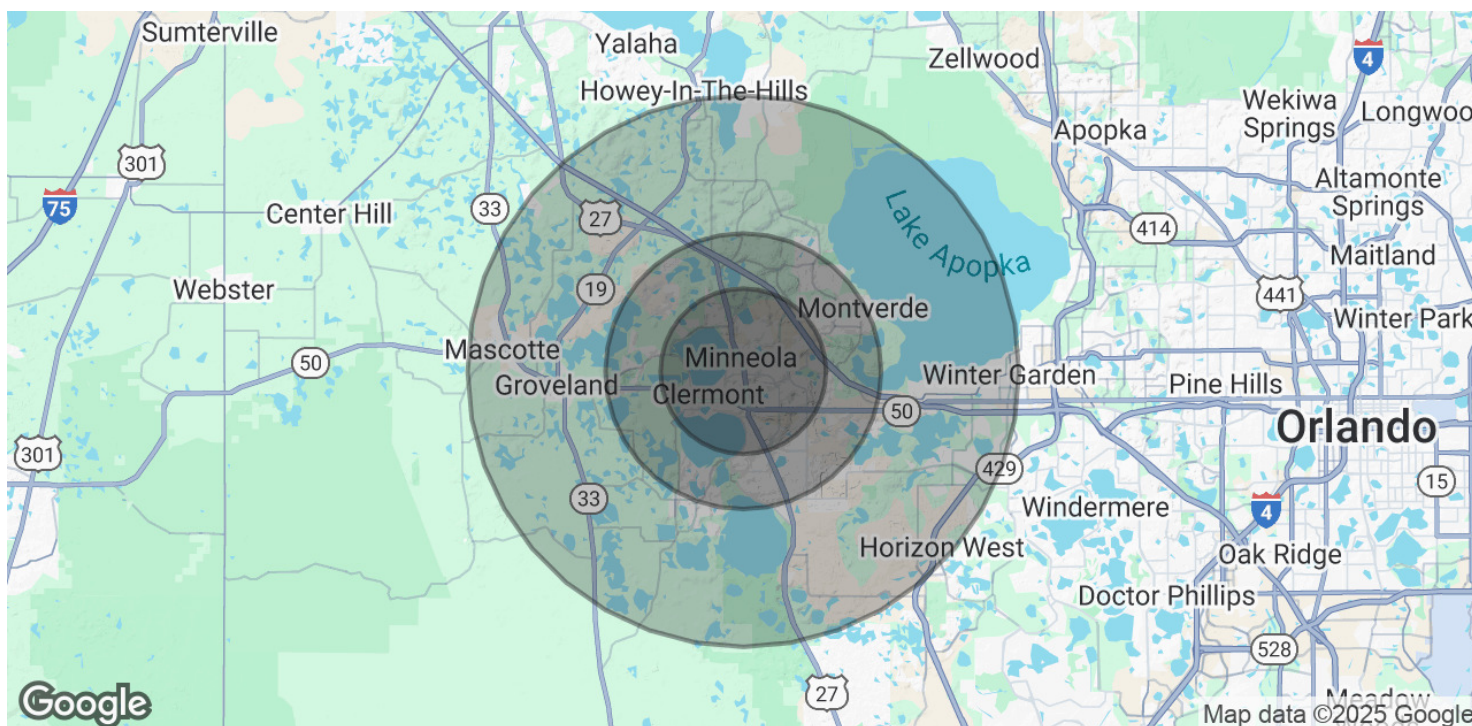
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DEMOGRAPHICS MAP & REPORT

CLERMONT, FL 34711

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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	49,792	103,796	188,828
Average Age	41	43	42
Average Age (Male)	40	42	41
Average Age (Female)	42	44	43
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	18,287	38,603	68,487
# of Persons per HH	2.7	2.7	2.8
Average HH Income	\$102,901	\$108,502	\$118,036
Average House Value	\$390,338	\$414,149	\$443,995

Demographics data derived from AlphaMap

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