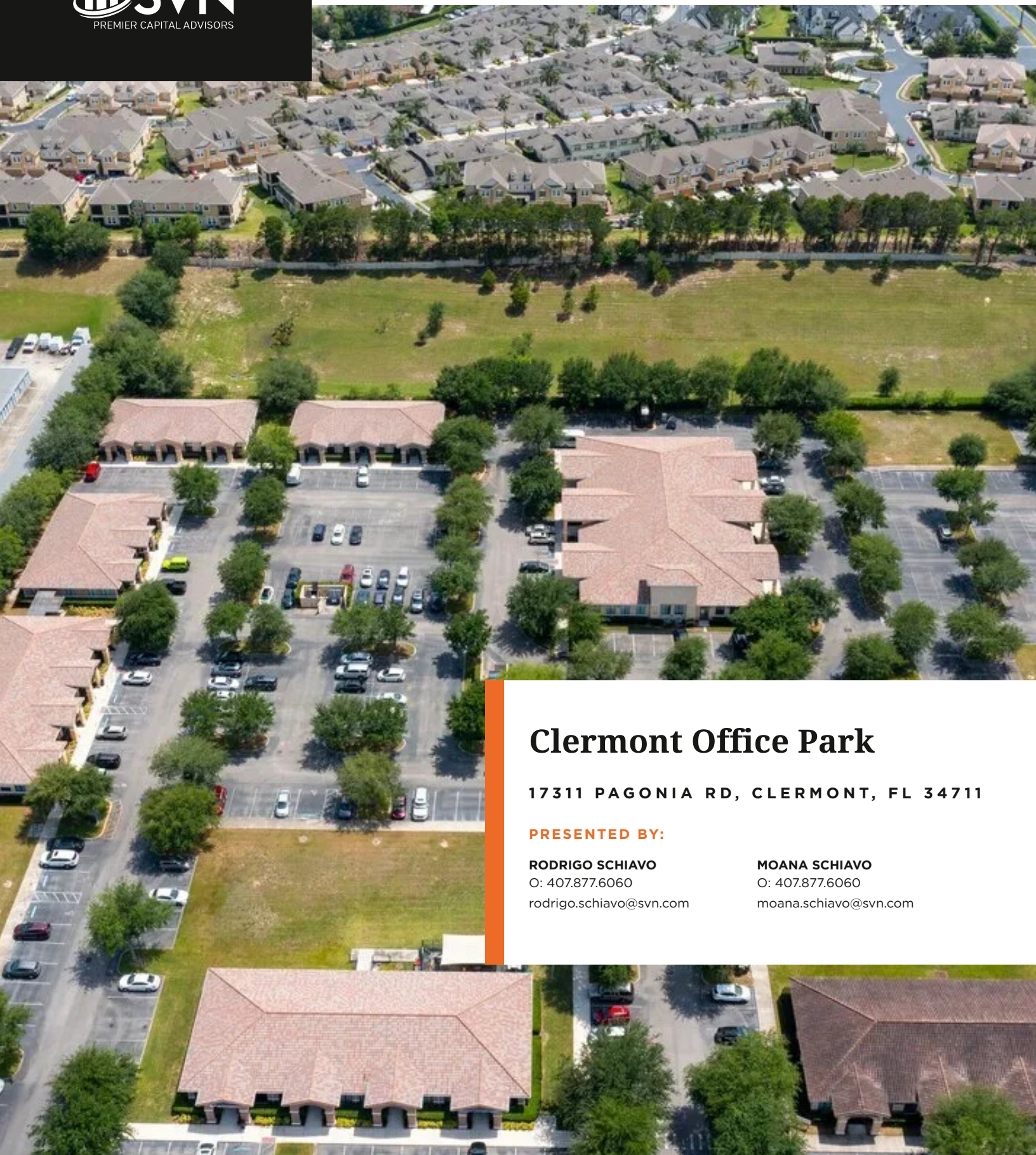




Retail Space for Lease



Clermont Office Park

17311 PAGONIA RD, CLERMONT, FL 34711

PRESENTED BY:

RODRIGO SCHIAVO

O: 407.877.6060

rodrigo.schiavo@svn.com

MOANA SCHIAVO

O: 407.877.6060

moana.schiavo@svn.com



LOCATION DESCRIPTION

Discover the prime location of Clermont, FL, known for its vibrant community and strategic positioning at the heart of the Orlando market. Surrounding the area are renowned medical facilities such as the Orlando Health South Lake Hospital, ensuring convenient access to top-tier healthcare services. Clermont's flourishing commercial landscape presents an array of dining, shopping, and entertainment options, catering to the diverse needs of professionals. With its strategic location, Clermont Office Park offers an ideal setting for office and medical tenants seeking a dynamic environment with proximity to essential amenities and premier medical facilities in the Orlando market.

PROPERTY SUMMARY

CLERMONT OFFICE PARK

17311 PAGONIA RD
CLERMONT, FL 34711

OFFERING SUMMARY

LEASE RATE:	\$25 SF/yr (NNN)
CAM:	\$7.25 SF/yr (NNN)
AVAILABLE SF:	1,500 - 6,000 SF
BUILDING SIZE:	81,800 SF
LOT SIZE:	6,002 SF

PROPERTY SUMMARY

Introducing a prime leasing opportunity at Pagonia Rd, Clermont, FL, 34711. This modern commercial property offers a range of exceptional features, including customizable office and medical spaces, ample parking for tenants and visitors alike, and a professional, inviting atmosphere. Tenants will appreciate the convenience of nearby amenities and easy access to major transportation routes, fostering seamless business operations. With its contemporary design and flexible layout options, this property provides an ideal space for businesses to thrive. Elevate your operations at this sought-after location, where every detail has been meticulously crafted to meet the needs of discerning tenants.



LEASE SPACES

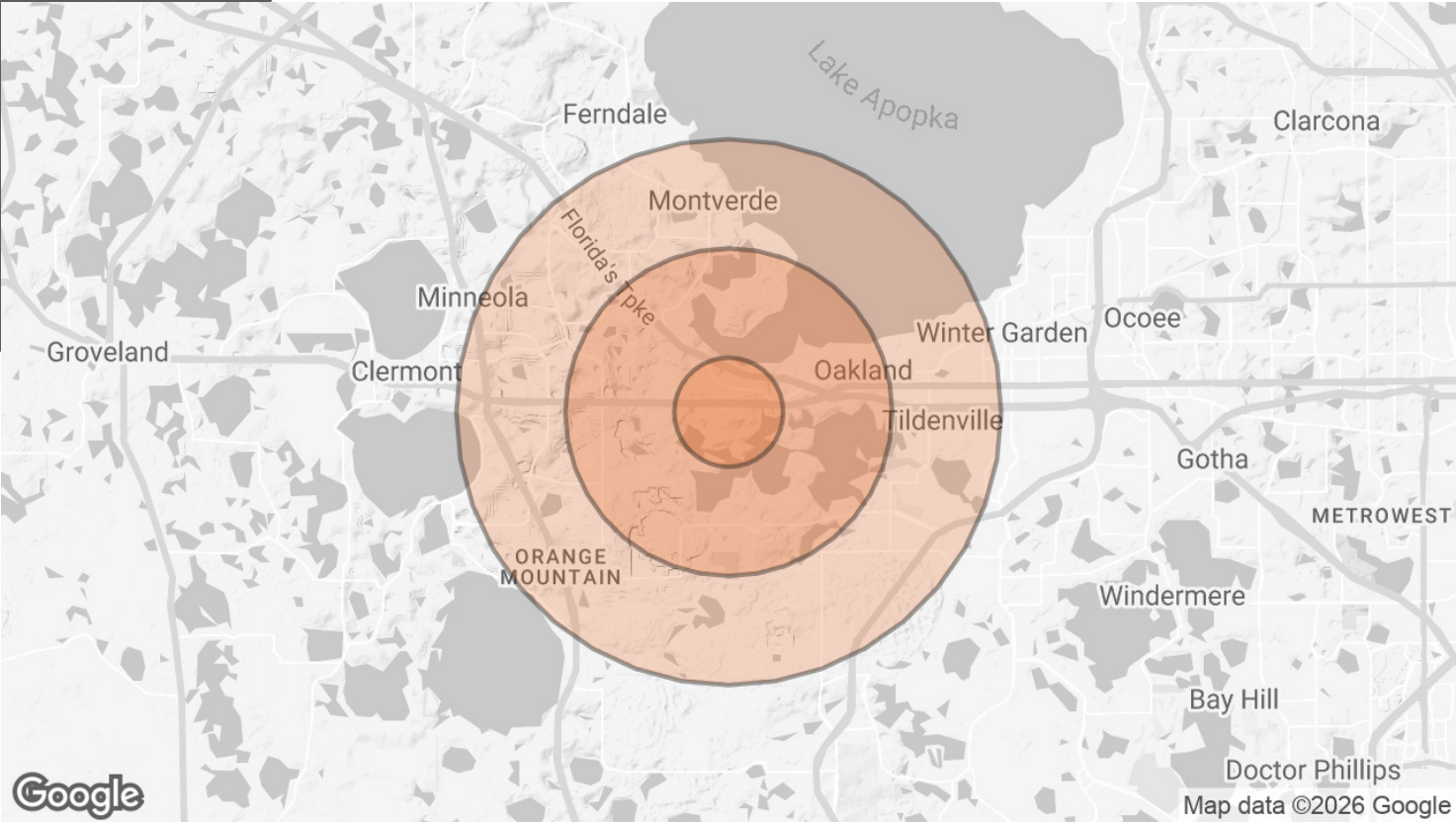
LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	60 months
TOTAL SPACE:	1,500 - 6,000 SF	LEASE RATE:	\$25 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Building O	Available	1,500 - 6,000 SF	NNN	\$25.00 SF/yr	Property in Dark Shell Condition. A Common Area Maintenance (CAM) charge of \$7.25/SF applies in addition to the base rent.
Building L	Available	1,500 - 4,500 SF	NNN	\$25.00 SF/yr	Property in Dark Shell Condition. A Common Area Maintenance (CAM) charge of \$7.25/SF applies in addition to the base rent.
Building M	Available	1,500 - 3,000 SF	NNN	\$25.00 SF/yr	Property in Dark Shell Condition. A Common Area Maintenance (CAM) charge of \$7.25/SF applies in addition to the base rent.
Building N	Available	1,500 SF	NNN	\$25.00 SF/yr	Property in Dark Shell Condition. A Common Area Maintenance (CAM) charge of \$7.25/SF applies in addition to the base rent.

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,304	28,256	92,208
AVERAGE AGE	41.4	43.8	42.4
AVERAGE AGE (MALE)	44.6	44.4	41.7
AVERAGE AGE (FEMALE)	37.7	41.5	41.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,151	9,845	32,519
# OF PERSONS PER HH	2.9	2.9	2.8
AVERAGE HH INCOME	\$140,667	\$139,240	\$120,921
AVERAGE HOUSE VALUE	\$457,612	\$460,252	\$426,933

2023 American Community Survey (ACS)