



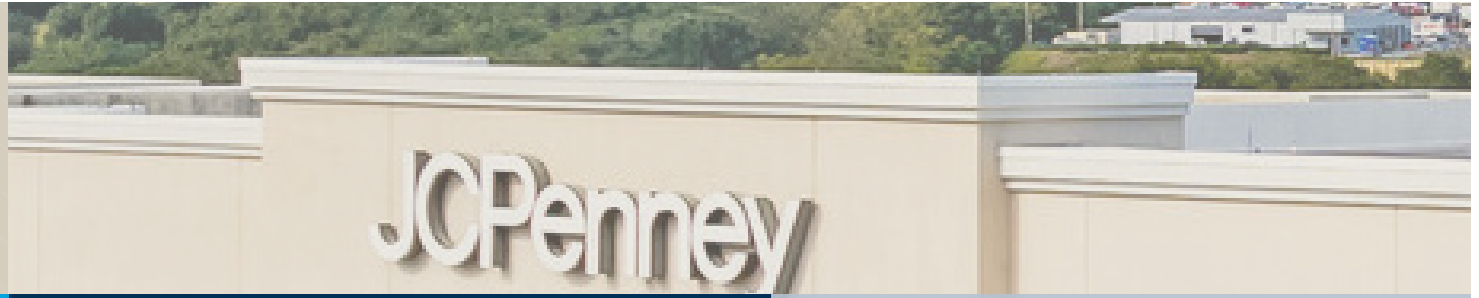
# For Lease

## Clermont Landing

27 Steve's Rd, Clermont, FL 34711



# Property Highlights

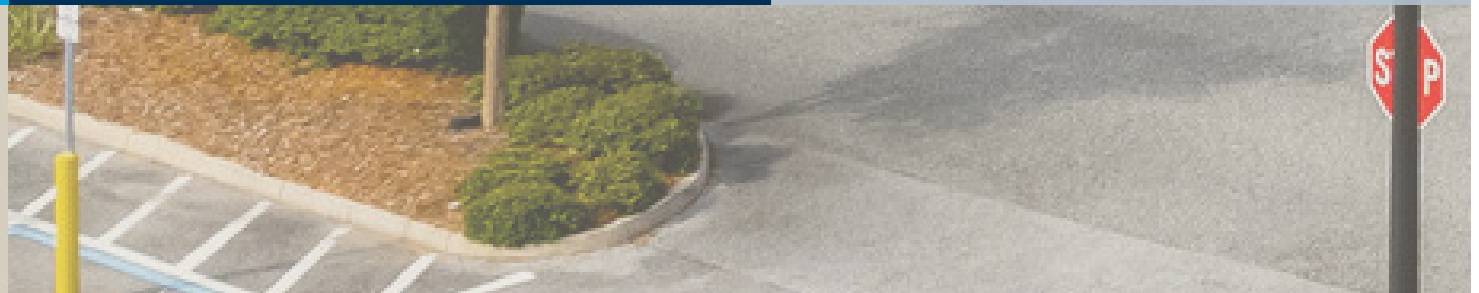


## Clermont Landing

Introducing a power center in the heart of multiple master-planned and new, thriving communities:

- Clermont Landing is a 365,232 s.f. power center strategically located on U.S. Highway 27.
- The center sees over 4.1 million visits annually, tripling other centers within the area.
- Easy access and visibility with dedicated turn lanes and prominent pylon signage.
- Ample parking - 794± surface parking spaces.
- Five entry and exit points from U.S. Highway 27 and Steve's Road.
- National tenants include JCPenney, Ross Dress for Less, T.J. Maxx, Michaels, Epic Theatres and Dollar Tree, among many others.
- Surrounding outparcels attract additional traffic with popular establishments such as Buffalo Wild Wings, Texas Roadhouse and Olive Garden.
- Signalized intersection at U.S. Highway 27 and Steve's Road witnesses a combined daily traffic count of 48,900± vehicles.
- Most populous area of the picturesque Lake County and a high-growth Orlando suburban component - the 5-mile growth rate is approximately 2.40% year-over-year.

## Key Tenants



# Site Plan

■ AVAILABLE  
□ LEASED



#	Tenant	SF	#	Tenant	SF	#	Tenant	SF
1	Hand & Stone Massage and Facial	2,940	16	Muse Bar & Bistro	2,209	31	AVAILABLE	1,500
2	YogaSix	2,320	17	StretchLab	1,527	32	Kay Jewelers	2,100
3	Cobe Nails	1,610	18	The Joint Chiropractic	1,589	33	AVAILABLE	5,160
4	Sally Beauty Supply	1,610	19	Token Ramen and Kung Fu Tea	1,589	34	Crumbl Cookies	2,773
5	Clove Aveda Salon	2,042	20	Don Zito Brazilian Pizza Festival	1,949	35	Pigtails & Crewcuts	1,220
6	Michaels	21,422	21	GameStop	1,600	36	Keke's Breakfast Cafe	4,800
7	Famous Footwear	7,000	22	Allstar Clips Barber Shop	1,200	37	Jersey Mikes Subs	1,200
8	T.J. Maxx	26,000	24	Cedar Grill	1,655	38	Planet Smoothie	1,220
10	Bath & Body Works	3,143	25	Prime IV Hydration and Wellness	1,200	39	uBreakiFix	1,255
11	America's Best Contacts&Glasses	4,800	26	Painting with a Twist	1,953	40	AVAILABLE	2,750
12	Ross Dress For Less	30,187	27	Edible Arrangements	1,589	41	Mattress Firm	4,000
13	Dollar Tree	15,464	28	Cocoon Urban Nails	1,589			
14	Carter's	4,800	29	Fancy Sushi	1,521			
15	Moe's Southwest Grill	2,415	30	Spectrum	3,400			





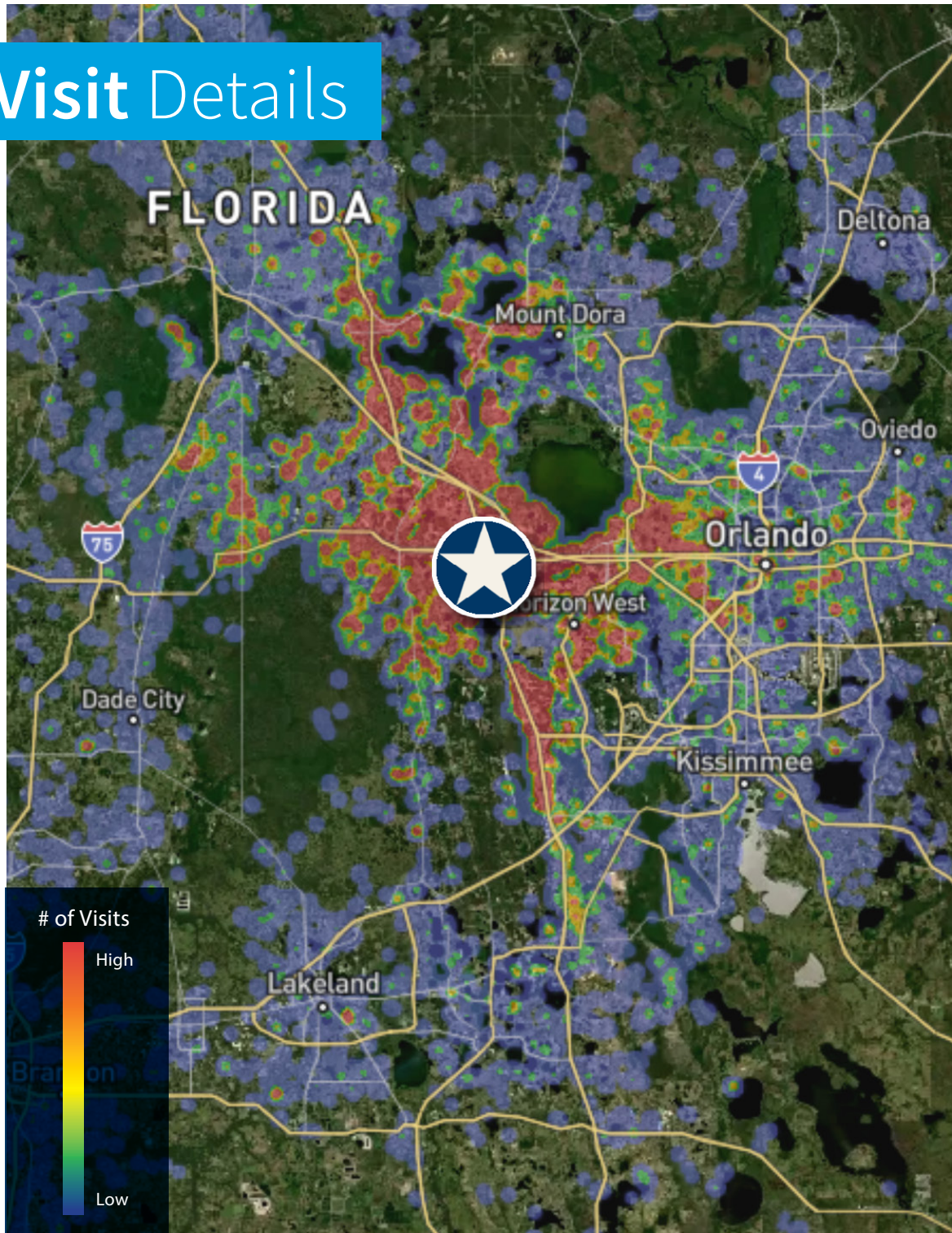
## Market Overview

2024 Demographics	1 Mile	3 Miles	5 Miles
👤 Population	6,641	58,102	99,832
🏠 Households	2,447	22,586	37,391
📊 Average HH income	\$166,477	\$103,526	\$108,215
🛒 Businesses	386	2,352	3,123
👤 Employees	4,379	19,211	24,118

Steve's Road



# Visit Details



# Customer Data



**4.1M** Est. # of Annual Visits

**565.9K** Est. # of Annual Customers



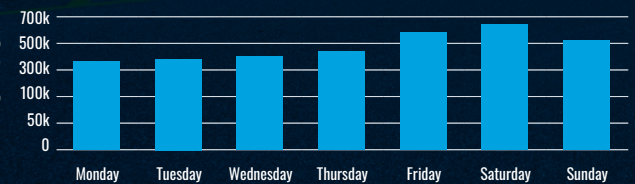
**7.73** Avg. Visits/ Customer

**77** Minutes/ Avg. Stay



Minutes/ Med. Stay **60**

Est. # of Daily Visits





# Contact Us



Colette Santana  
Senior Vice President  
colette.santana@jll.com  
+1 813 777 8611



Brandon McCalla  
Vice President  
brandon.mccalla@jll.com  
+1 954 665 3113



Billy Rodriguez  
Senior Vice President  
billy.rodriguez@jll.com  
+1 407 443 3925



Taylor Ling  
Associate  
taylor.ling@jll.com  
+1 407 271 3067

