

MEDICAL OFFICE FOR LEASE

US Hwy 27 & Cross Ridge Road, Clermont, FL 34711



Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice.



OFFERING SUMMARY

Lease Rate: \$39.00 / SF, NNN
Building Size: 4,914 SF
Year Built: 2024



T.I. ALLOWANCE
AVAILABLE

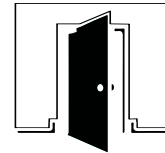


Paula Leite
Commercial Real Estate Agent
(407) 548-4626
paulaleiteusa@gmail.com

Property Summary



T.I. ALLOWANCE
AVAILABLE



GREY SHELL
DELIVERY



MEDICAL & OFFICE
USERS WELCOMED



MONUMENT &
BUILDING SIGNAGE
AVAILABLE

Property Overview

Medical office space of 4,914 SF is available for lease at Clermont Cross Ridge Exchange. The property is on Highway 27, between Walmart Supercenter, BJ's Wholesale, various retail shops, restaurants, and residential areas. The building will be delivered as a grey shell, allowing the tenant to design and customize the space per their preferences. The property enjoys excellent access directly from US Highway 27 and Cross Ridge Road.

Highlights

- ➔ This property boasts a versatile building structure that can accommodate a single user or multiple tenants.
- ➔ Two distinct entrances Ste 101 and Ste 102.
- ➔ The premises offer ample parking space.
- ➔ Monument signage on the bustling highway 27
- ➔ T.I. Allowance Available



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Retailer Map



Site Map



RETAIL USERS COMING SOON



MEDICAL USERS COMING SOON



Rheumatology



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Additional Photos



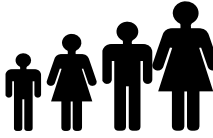
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DEMOGRAPHICS


	2 Miles	5 Miles	10 Miles
Population	26,398	96,713	132,509
Avrg HH Income	85,409	90,627	101,851



28% INCREASE
Population Growth by 2030

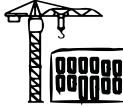


EMPLOYMENT POPULATION
± 21,094
(10 min drive time)



MEDIAN AGE
40.0
(5 min drive time)

CLERMONT HIGHLIGHTS



± \$20,000,000
INVESTMENT INTO
DOWNTOWN
MASTER-PLAN



± 100 EVENTS
DOWNTOWN
ANNUALLY



"TOP 25 PLACES
TO RETIRE"
BY MONEY MAGAZINE
& FORBES (2016)



"MOST BUSINESS
FRIENDLY CITY IN
CENTRAL FL"
BY WALLET HUB



"BEST CITY TO LIVE
IN CENTRAL FL"
ORLANDO BUSINESS JOURNAL
READERS CHOICE, 2017



TOP 15 BEST LAKE
TOWNS IN THE U.S.
TRAVEL & LEISURE,
2021

Drive Times & Traffic Counts



2 minutes
(1.2 miles)



12 minutes
(7.6 miles)



19 minutes
(14.8 miles)



23 minutes
(21 miles)



32 minutes
(24.6 miles)

