



Under Construction:
Cross Ridge Exchange

POKÉMOTO
THE HONEY BAKED Ham
BROOKLYN
Florida Blue
MAGRUDER LASER VISION
Optum
Scientific

7,100 VPD

19,580 VPD

Vista at Lost Lake
468 Units

Proposed:
Retail Center

SITE

8,000 VPD

Lost Lake
Elementary School
1,143 Students

43,000 VPD

FOR SALE / GROUND LEASE OR BUILD-TO-SUIT

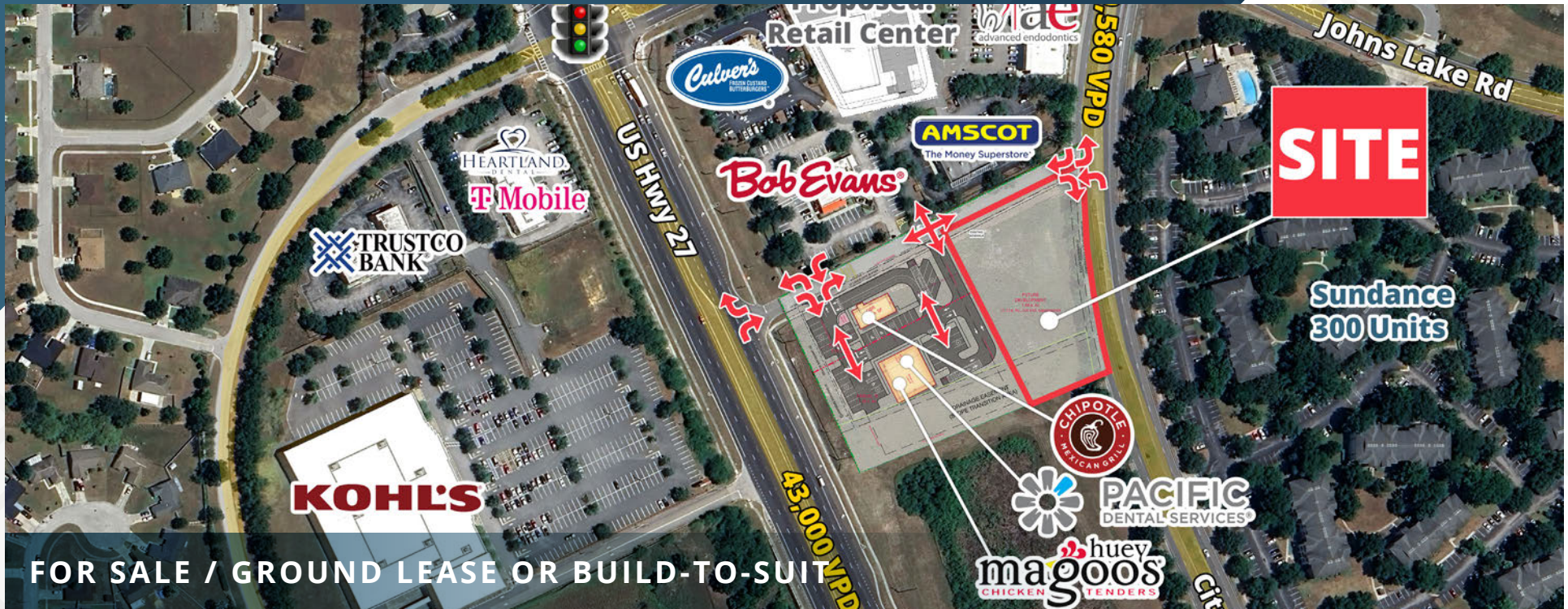
Prime Property Opportunity

Johns Lake Rd & US Hwy 27 | Clermont, FL



Prime Property Opportunity

Johns Lake Rd & US Hwy 27 | Clermont, FL 34711



±1.55 AC
Lot Size

Contact
Broker
Rate

ABOUT THE PROPERTY

- An exceptional property opportunity with prime frontage along US Hwy 27 in a high-traffic area.
- Located directly across from Kohl's and just South of Walmart Supercenter and Clermont Landing, a 340,000 SF retail power center.
- US Hwy 27 serves as the primary commercial artery of Clermont, attracting shoppers from across Lake County and beyond.
- Join a vibrant community of successful retailers, restaurants, and service providers in the area.
- Clermont is home to a growing population with strong purchasing power, making it an ideal location for retailers seeking to tap into a lucrative market.

JOIN THESE RETAILERS



TRAFFIC COUNTS

US Hwy 27
Year: 2024 | Source: FDOT

43,000 VPD





Under Construction:
Cross Ridge Exchange



US Hwy 27

Vista at Lost Lake
468 Units

Walmart
SUPERCENTER

Citrus Tower Blvd

Proposed:
Retail Center

SITE

8,000 VPD

Lost Lake
Elementary School
1,143 Students

Under Construction:
Bella Terra
59 SF Homes

Johns Lake Rd

East Ridge
Middle School
989 Students

East Ridge
High School
2,127 Students

Excalibur Rd

7,100 VPD

19,580 VPD

43,000 VPD

27



Prime Retail Leasing Opportunity

US Hwy 27 | Clermont, FL 34711



Johns Lake Rd & US Hwy 27 | Clermont, FL 34711



Prime Property Opportunity

Johns Lake Rd & US Hwy 27 | Clermont, FL 34711



DEMOGRAPHIC HIGHLIGHTS

1 MILE

| | | | |
|----------------------|--------------------------------------|--|------------------------------|
| 10,140 Population | 8,826 Total Daytime Population | \$121,751 Average Household Income | 3,915 Total Households |
|----------------------|--------------------------------------|--|------------------------------|

3 MILES

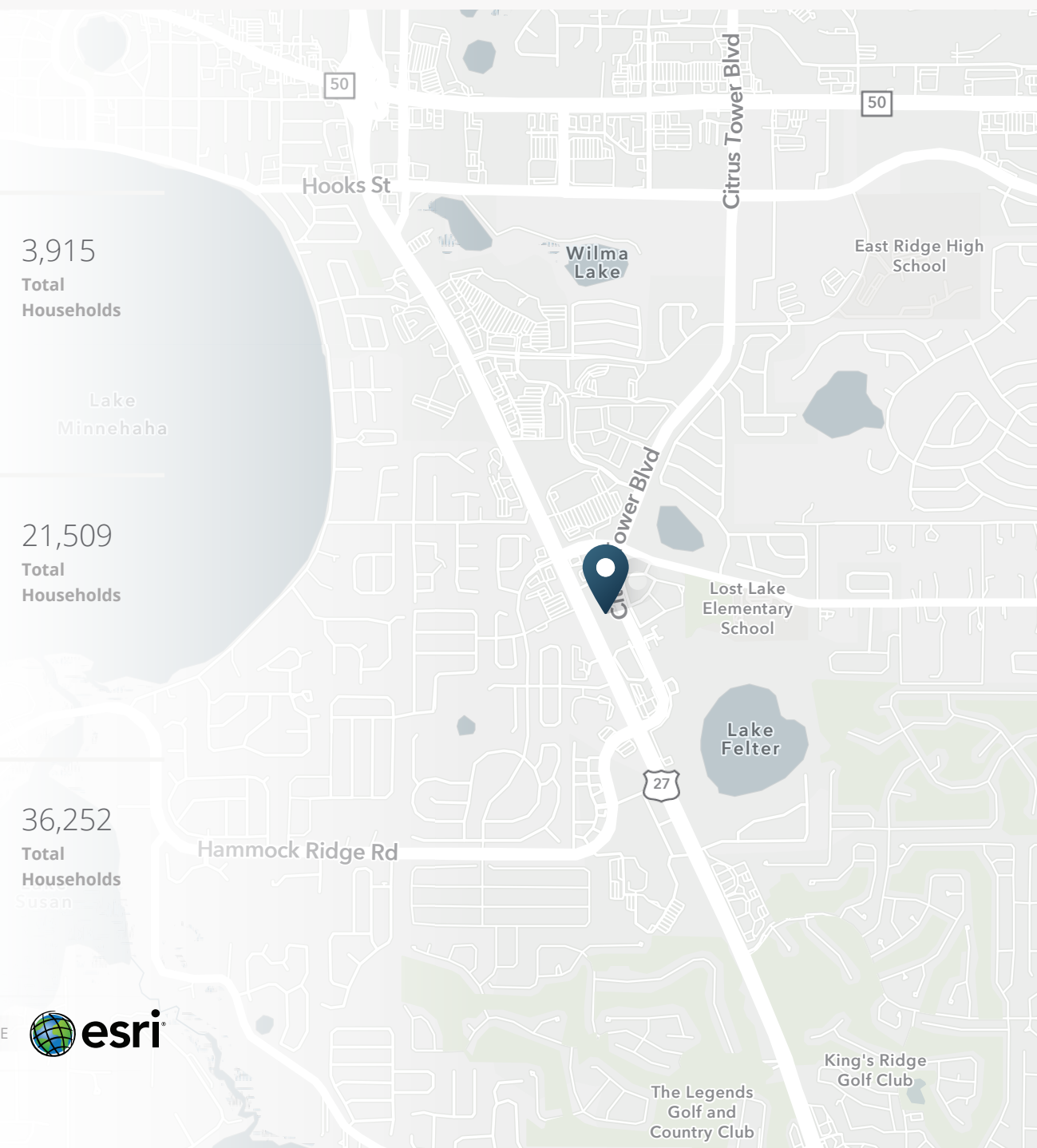
| | | | |
|----------------------|---------------------------------------|--|-------------------------------|
| 54,828 Population | 51,971 Total Daytime Population | \$109,511 Average Household Income | 21,509 Total Households |
|----------------------|---------------------------------------|--|-------------------------------|

5 MILES

| | | | |
|----------------------|---------------------------------------|--|-------------------------------|
| 96,629 Population | 84,877 Total Daytime Population | \$115,236 Average Household Income | 36,252 Total Households |
|----------------------|---------------------------------------|--|-------------------------------|

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE





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