



For Lease

Clermont Landing

27 Steves 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 4.3 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 Steves 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 Steves Road witnesses a combined daily traffic count of 54,800± vehicles.
- Most populous area of the picturesque Lake County and a high-growth Orlando suburban component - the 5-mile growth rate is approximately 2.68% year-over-year.

Key Tenants

JCPenney

T.J. Maxx

Michaels
Where Creativity Happens™

ROSS
DRESS FOR LESS

Bath
& Body
Works

DOLLAR TREE

STRETCH LAB

KAY
JEWELERS

GameStop
power to the players™

Planet
Smoothie

Painting
with a Twist

edible
arrangements

crumbl
cookies

KIMCO REALTY | JLL

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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	Tabla Cuisine	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	AVAILABLE	2,415	30	Spectrum	3,400			

CLERMONT
ELEMENTARY SCHOOL

50 FL-50 (43,000 AADT)

Winn-Dixie

Key Food
FRESH

at home
The Home Decor Superstore

50 FL-50 (51,500 AADT)

Ford

HOBBY LOBBY

LOWE'S

Hooks St (7,100 AADT)

Citrus Tower Rd (14,900 AADT)

ORLANDO HEALTH

NTC
NATIONAL TRAINING CENTER
Sports, Health & Fitness
South Lake, Orlando

50 FL-50 (69,500 AADT)

Advent Health

EAST RIDGE
MIDDLE SCHOOL

EAST RIDGE
HIGH SCHOOL

27 U.S. Hwy 21 (41,500 AADT)

CLERMONT LANDING

CAMPING
WORLD

Steves Rd (7,300 AADT)

BI'S

Citrus Tower Rd (19,400 AADT)

Walmart
Save money. Live better.

27 U.S. Hwy 21 (44,000 AADT)

KOHL'S

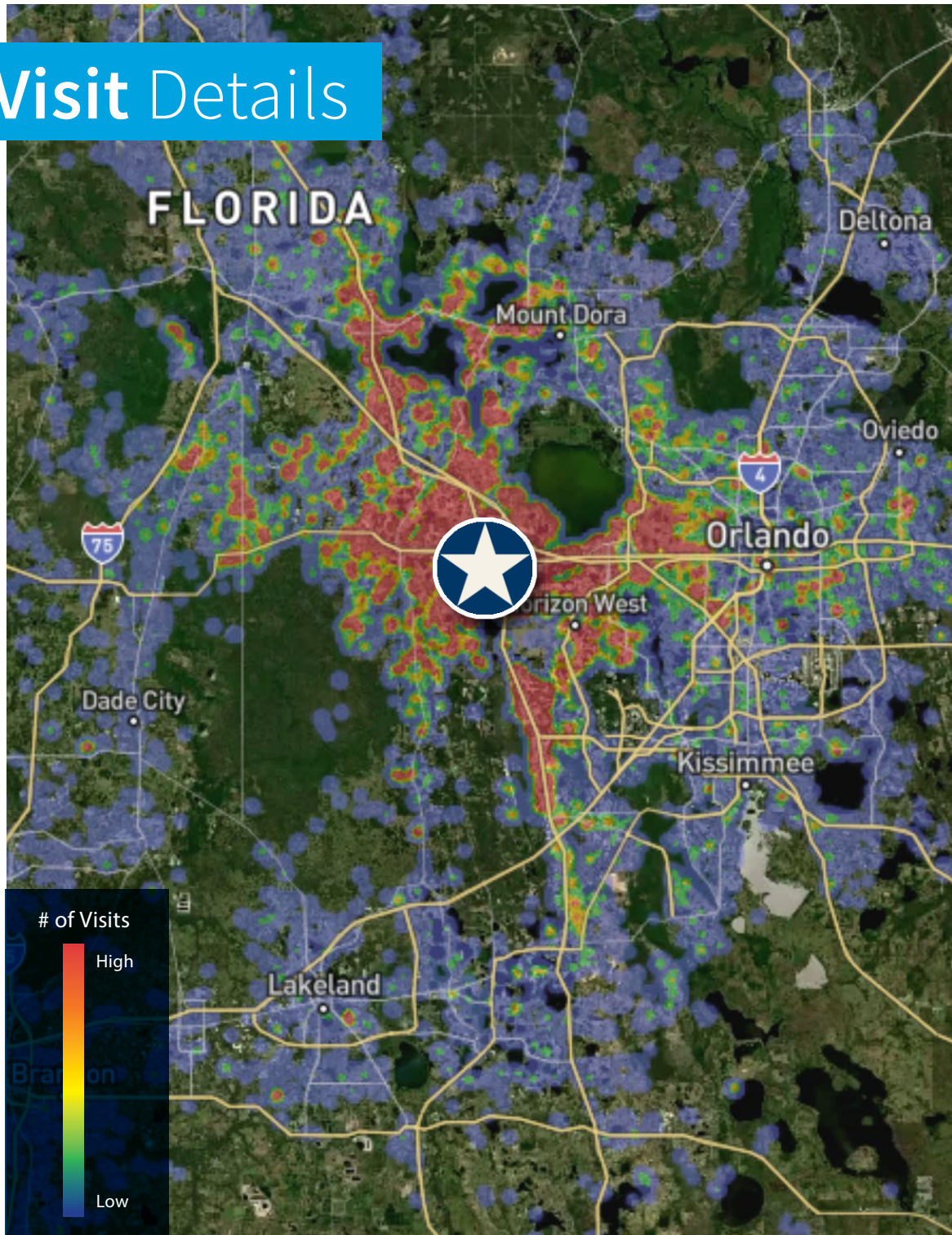
John's Lake Rd (8,200 AADT)

LOST LAKE
ELEMENTARY SCHOOL

Market Overview

2025 Demographics	1 Mile	3 Miles	5 Miles
Population	6,494	59,729	102,702
Households	2,584	23,179	38,621
Average HH income	\$116,470	\$108,786	\$116,069
Businesses	555	2,557	36,757
Employees	6,020	31,461	36,757

Visit Details



Customer Data



4.3M Est. # of Annual Visits

573.2K Est. # of Annual Customers



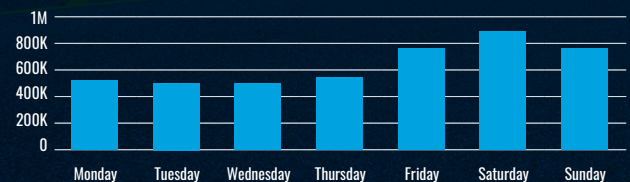
7.46 Avg. Visits/
Customer

63 Minutes/
Avg. Stay



Minutes/
Med. Stay **50**

Est. # of Daily Visits



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