

Available

Clermont Retail Development

US Hwy 27 • Clermont, FL 34711





 **JLL** SEE A BRIGHTER WAY

Property Highlights

- ±4.01-acre commercial parcel available in Clermont along US Hwy 27 (47,500 AADT).
- Seeking retail, auto, medical, QSR, self-storage and other freestanding users.
- 5-mile radius: Population of 106,204 with an average household income of \$115,275.
- With a 3.5% annual growth rate, Clermont's population has increased 20.33% since the 2020 census.

Demographics

(ESRI 2024)

POPULATION			AVERAGE HH INCOME		
	1 MI.	6,003		1 MI.	\$96,248
	3 MI.	55,401		3 MI.	\$106,118
	5 MI.	106,204		5 MI.	\$115,275
HOUSEHOLDS			MEDIAN AGE		
	1 MI.	2,394		1 MI.	39.9
	3 MI.	21,538		3 MI.	43.2
	5 MI.	39,778		5 MI.	42.9



Market Aerial



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