

Available

Clermont Retail Development

US Hwy 27 • Clermont, FL 34711



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

1 MI. 6,003 **3** MI. 55,401 **5** MI. 106,204

15)

1 MI. \$96,248 3 MI. \$106,118 5 MI. \$115,275

AVERAGE HH INCOME

HOUSEHOLDS

1 MI. 2,394 3 MI. 21,538 5 MI. 39,778

MEDIAN AGE

1 MI. 3 MI. 5 MI.

MI. 39.9
 MI. 43.2
 MI. 42.9



Market Aerial



Leasing Team:



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