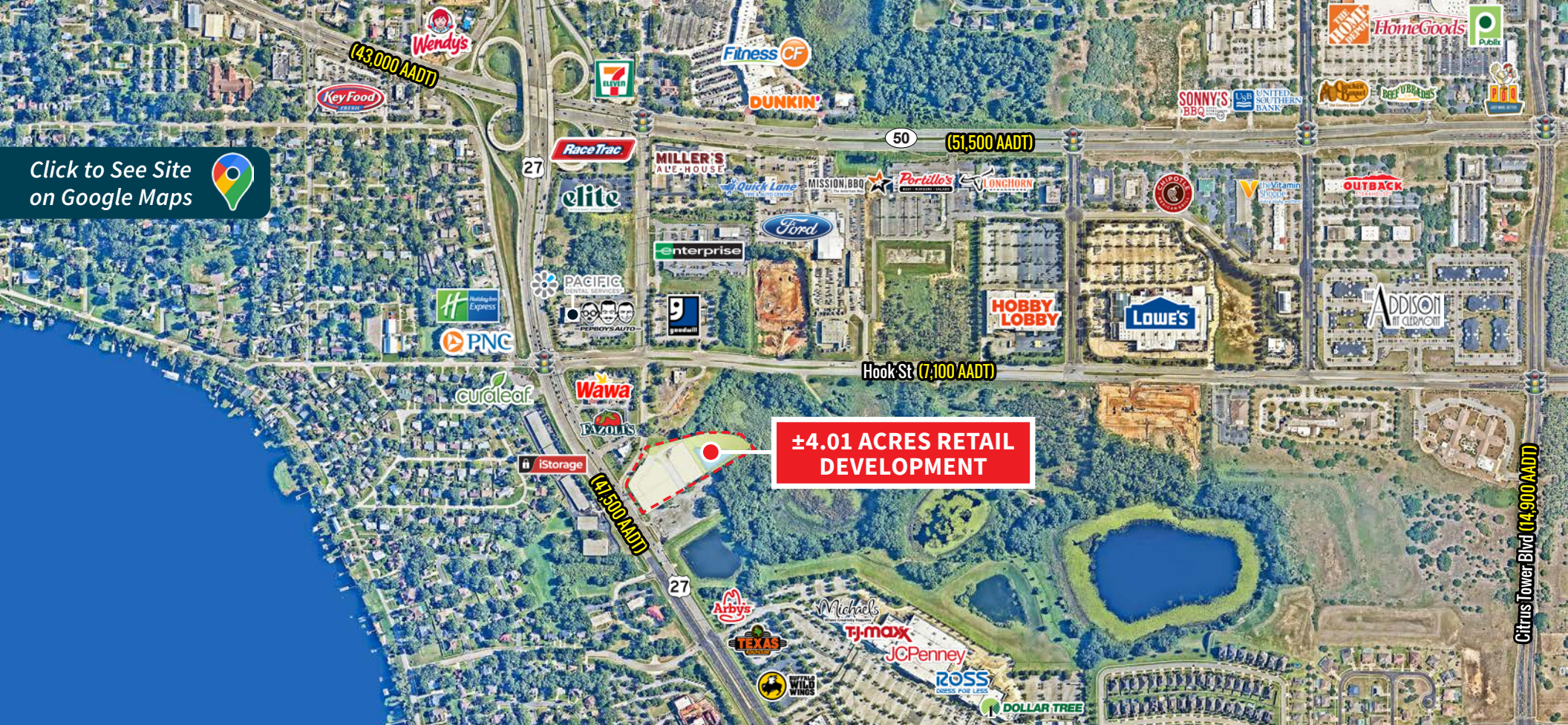




Available

Clermont Retail Development

US Hwy 27 • Clermont, FL 34711

 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 106,090 with an average household income of \$113,545.
- With a 3.5% annual growth rate, Clermont's population has increased 20.33% since the 2020 census.

Demographics

(ESRI 2025)

POPULATION			AVERAGE HH INCOME		
	1 MI.	5,978		1 MI.	\$84,344
	3 MI.	53,711		3 MI.	\$104,779
	5 MI.	106,090		5 MI.	\$113,545
HOUSEHOLDS			MEDIAN AGE		
	1 MI.	2,376		1 MI.	40.0
	3 MI.	21,226		3 MI.	43.6
	5 MI.	40,187		5 MI.	42.9



Site Plan



Market Aerial



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