

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 106,090 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

1 MI. 5,978 3 MI. 53,711 5 MI. 106,090

③

1 MI. \$84,344 3 MI. \$104,779 5 MI. \$113,545

HOUSEHOLDS

1 MI. 2,376 3 MI. 21,226 5 MI. 40,187

MEDIAN AGE

AVERAGE HH INCOME

1 MI. 40.0 3 MI. 43.6 5 MI. 42.9



Site Plan



Market Aerial



Leasing Team:



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