



Available

Clermont Retail Development

US Hwy 27 • Clermont, FL 34711

 **JLL** SEE A BRIGHTER WAY

Property Highlights

- ±6.88-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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