



9.87± Acres

Future Land Use: Commercial

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Lake Minnehaha

27

US HWY 27 26,000±AADT

27

**PAD FOR
LEASE/SALE**

Northwest Corner of
US HWY 27 & SR 50
Clermont, Florida

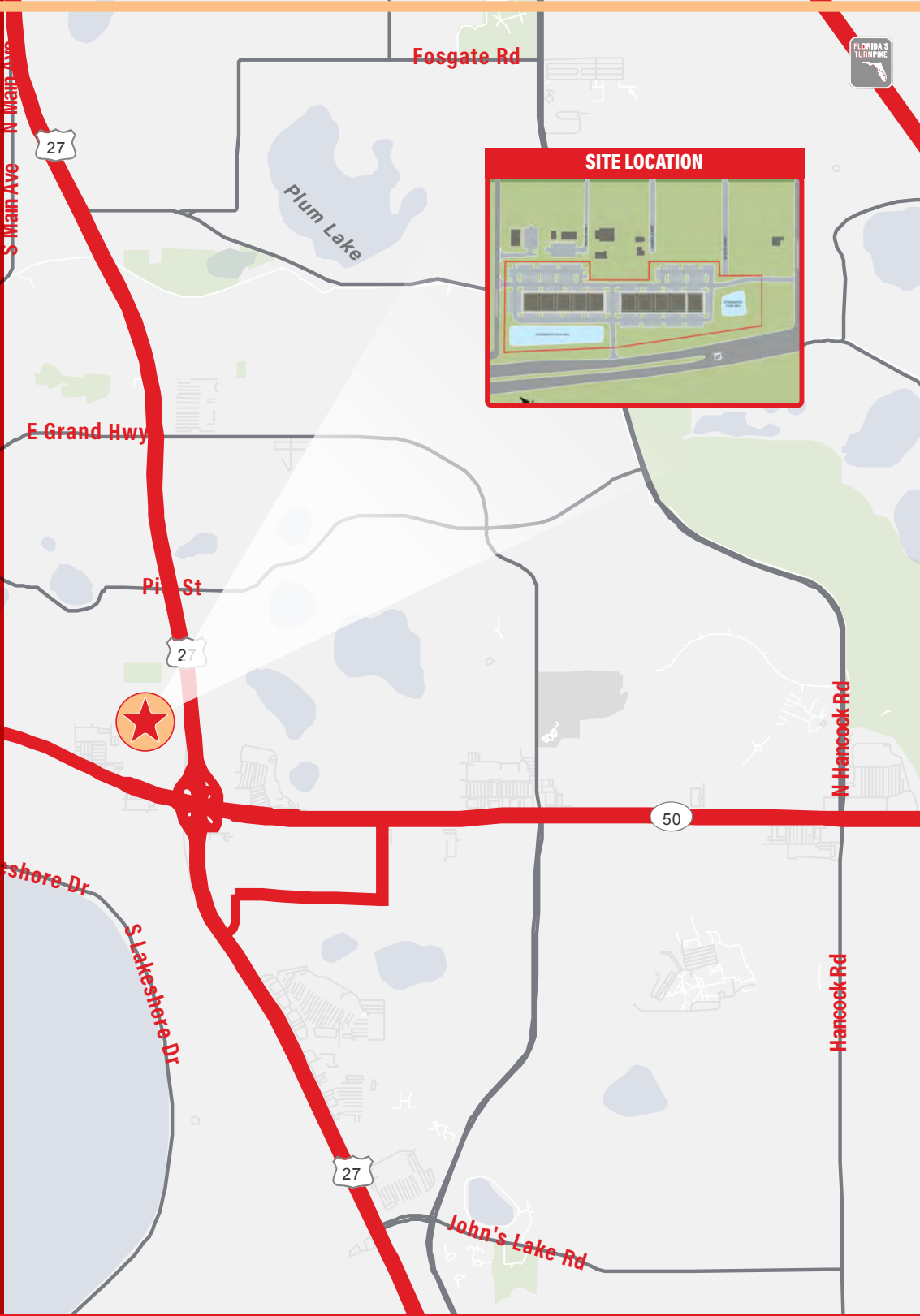


PROPERTY OVERVIEW

NWC US Hwy 27 & SR 50 is a 9.87-acre parcel, located in the desirable market of Clermont, Florida. The Subject Property benefits from 1,000± feet of frontage on US Hwy 27 with favorable access to area thoroughfares such as SR 50, Florida's Turnpike, and Hancock Road. These roadways lead to area destinations like Orlando Health -South Lake Hospital, The National Training Center, Downtown Clermont, and Downtown Orlando. The City of Clermont has emerged as a flourishing Orlando auxiliary market with overall population growth of over 360% since 2000.

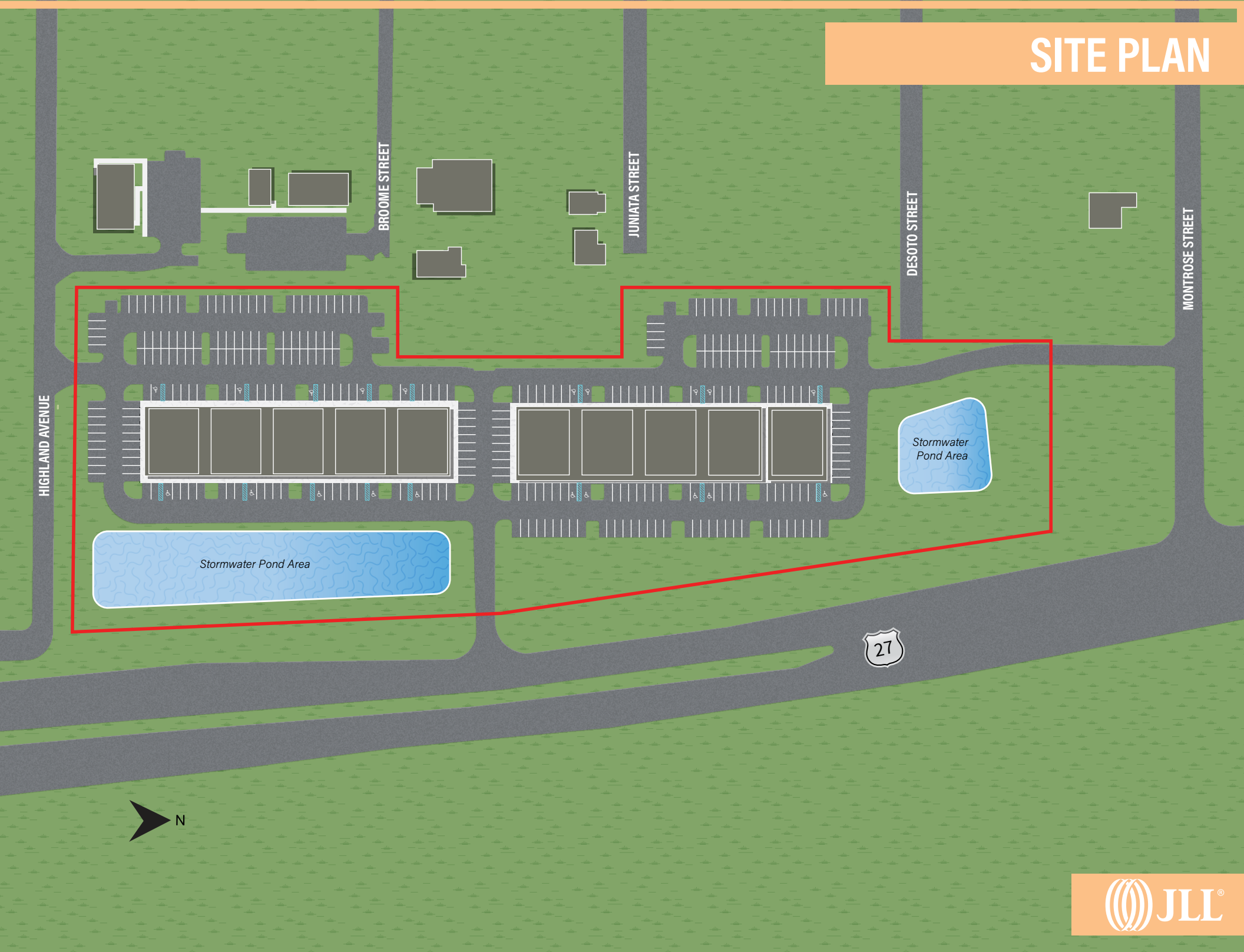
- 9.82 acres available for ground lease or build-to-suit.
- Centrally located at the crossroads of US Hwy 27/SR50 with nearly 80,000 cars daily combined.
- 1,000 SF of frontage along US Highway 27 provides great visibility
- Clermont has experienced 16% average annual population growth since 2000.
- Ideal site for retail, QSR, bank, casual dining or daycare

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
 POPULATION:	12,146	87,474	228,407
 HOUSEHOLDS:	4,268	33,934	85,409
 HH INCOME:	\$50,055	\$68,665	\$75,684
 BUSINESSES:	1,363	8,055	16,233
 EMPLOYEES:	15,944	103,202	185,623



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AREA OVERVIEW

Clermont has become known as the “Choice of Champions.” It has garnered an international reputation as a premier training area for worldrenowned athletes. The National Training Center, a state-of-the-art sports and fitness destination center, has hosted thousands of athletes from over 25 countries, hundreds of colleges, and dozens of Olympic athletes Planned developments will further Clermont’s reputation as a paramount training location.



The Property is centrally located at the crossroads of US Highway 27/SR50 with nearly 80,000 VPD that travel these thoroughfares. A future development will benefit immensely from the most well-traveled junction in Clermont.

The 1,000± feet of frontage along US Highway 27 provides optimal visibility for the Property. This is one of the few parcels that provides a considerable amount of continuous frontage in this portion of the US Highway 27 corridor.



The C-2-General Commercial zoning include retail, office, and medical which provides flexibility and multiple options for the development moving forward.



Retail means more than what it sells.



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