

HIGHLY VISIBLE 2.24 ACRE PROPERTY, US 27 - CLERMONT COMMERCIAL SERVICES - FOR LEASE



**17720 US Highway 27
Clermont, FL 34715**

1,970 SF BUILDING AND FENCED YARD!



Available Direct For Lease As - Is and/or Long-Term Land Lease

Unincorporated Lake County

2.24 Acre Paved and Fenced and Gated Yard

1,970 SF Office/Retail/Showroom.

High Visibility! 345 Feet on US 27, 36,500 AADT

Potential Use Examples:

Vehicle – Retail – Showroom; RV Sales, Auto, Truck Sales & Services; Manufactured Home Sales; Service Providers with Vehicles; RV Sales and Storage; Heavy Equipment Sales & Storage; Delivery and Rental Services; Recreational Services & Supply; Industrial Equipment Distributors; Farm and Agriculture Supplies.

**Modified NNN Lease with CAM, \$7,500 Monthly Base Rent plus \$720.00 Est CAM
Call Broker for Details!**



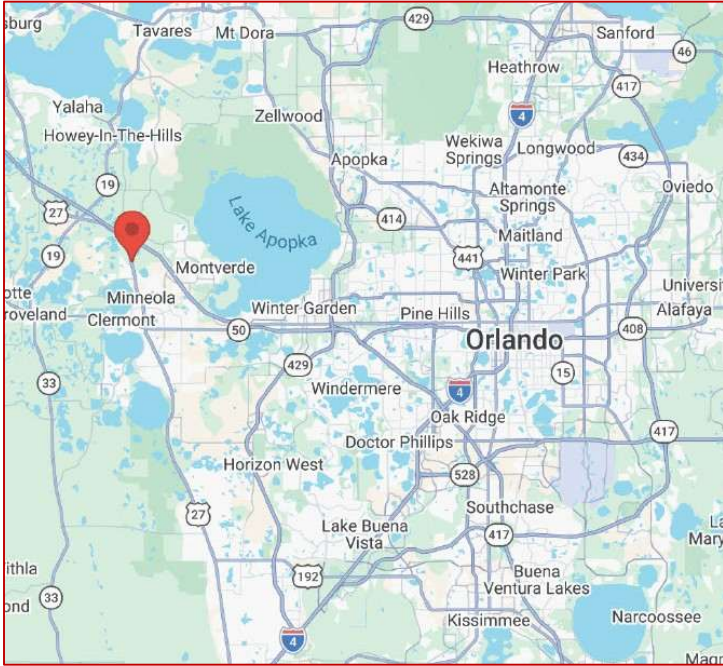
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KW COMMERCIAL - PARKS COMMERCIAL GROUP, LLC 3657 MAGUIRE BLVD, ORLANDO FL 32803

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OUTSTANDING - EASY ACCESS LOCATION



PROPERTY FEATURES

2.24 Acre Parcel
Free-Standing Office - Showroom
1,970 Gross SF
Fenced and Paved Yard
High Visibility
345 Feet Frontage on US 27
Signage
Commerical Services
High Growth Market Area

Use Examples

Vehicle Sales
RV Sales and Storage
Heavy Equipment Sales & Storage
Delivery and Rental Services
Building Services & Supply
Recreational Services & Supply



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DEMOGRAPHICS – HIGH GROWTH MARKET AREA



Distance: ○ 2Miles ○ 4Miles ○ 6Miles

Category	Sub-category	2 Miles	4 Miles	6 Miles
Population	Male	6,013	25,964	42,560
	Female	6,223	26,196	44,025
	Total Population	12,235	51,560	86,585
Race / Ethnicity	White	7,436	31,596	53,423
	Black	1,838	7,719	12,555
	Am In/AK Nat	20	82	130
	Hawaiian	6	26	35
	Hispanic	2,102	8,729	14,512
	Asian	493	1,975	3,420
	Multiracial	296	1,248	2,173
	Other	43	186	338
Housing	Total Units	4,819	21,857	36,793
	Occupied	4,447	20,005	33,715
	Owner Occupied	3,434	14,367	24,178
	Renter Occupied	1,013	5,638	9,537
	Vacant	372	1,853	3,078
Age	Ages 0 - 14	2,026	8,326	14,339
	Ages 15 - 24	1,364	5,823	10,136
	Ages 25 - 54	5,280	20,961	34,877
	Ages 55 - 64	1,498	6,575	11,102
	Ages 65+	2,068	9,874	16,128
Income	Median	\$109,405	\$97,763	\$97,369
	Under \$15k	138	620	1,304
	\$15k - \$25k	170	816	1,195
	\$25k - \$35k	118	1,259	1,862
	\$35k - \$50k	323	1,939	3,139
	\$50k - \$75k	536	2,992	5,021
	\$75k - \$100k	452	2,609	4,844
	\$100k - \$150k	1,707	5,322	7,910
	\$150k - \$200k	476	2,126	3,887
	Over \$200k	525	2,321	4,551

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