



LEASE BUILT TO SUITE

503 WEST AVE
CLERMONT, FL 34711

TYPE

DEVELOPMENT LAND -BUILT TO SUITE

SPEC

2-STORY BUILDING WITH ROOFTOP 9,000 SF TOTAL



EXECUTIVE SUMMARY

Rare opportunity in Clermont's Downtown Business District with a prime corner location with a lake view offering maximum visibility and walkability to shops, restaurants, and events.

Situated by the path of Wine Walks, Farmer's Markets, and Holiday Parades.

This location is ideal for up to a 3-story building with a dual commercial space amid downtown growth and new developments.



Business District



High Walkability



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CONTACT US



407-758-1945



AARON@HAVENPROPERTYGROUP.COM



KEY FEATURES

Prime Location: Situated at a primary corner in Downtown Clermont's Central Business District.

Event Access: Directly by the path of the Farmers Market, Clermont Wine Walk, and Holiday Parades.

Nearby Amenities: Various restaurants and shops nearby, and the New Lumber Yard District featuring 392 residential units.

Convenient Access: Walking distance to Clermont City Hall and Lake Minneola.

Bike Path Connection: Direct access to the bike path leading to the Waterfront Park and the Central Florida Rails to Trails Network.



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AARON BLAKE



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