



KOHL'S

TRUSTCO BANK

T Mobile

HEARTLAND DENTAL

US Hwy 27
43,000 VPD

Walmart SUPERCENTER

Culver's
FRESH CUSTARD BUTTERBURGERS

Bob Evans

CHIPOTLE
MEXICAN GRILL

8,000 VPD

PACIFIC DENTAL SERVICES

mae
advanced endodontics

huey magoo's
CHICKEN TENDERS

SITE

Citrus Tower Blvd

AMSCOT
The Money Superstore

19,580 VPD



Johns Lake Rd

FOR SALE / GROUND LEASE OR BUILD-TO-SUIT

Prime Property Opportunity

Johns Lake Rd & US Hwy 27 | Clermont, FL

SRS

Prime Property Opportunity

Johns Lake Rd & US Hwy 27 | Clermont, FL 34711



±1.55 AC
Lot Size

Contact
Broker
Rate

ABOUT THE PROPERTY

- An exceptional property opportunity with prime frontage along US Hwy 27 in a high-traffic area.
- Located directly across from Kohl's and just South of Walmart Supercenter and Clermont Landing, a 340,000 SF retail power center.
- US Hwy 27 serves as the primary commercial artery of Clermont, attracting shoppers from across Lake County and beyond.
- Join a vibrant community of successful retailers, restaurants, and service providers in the area.
- Clermont is home to a growing population with strong purchasing power, making it an ideal location for retailers seeking to tap into a lucrative market.

JOIN THESE RETAILERS



TRAFFIC COUNTS

US Hwy 27
Year: 2024 | Source: FDOT

43,000 VPD



Cross Ridge Exchange

POKÉMOTO
HONEY BAKED Ham
BROOKLYN
CLERMONT
JOSIE'S
Florida Blue
MAGRUDER LASER VISION
MASTER
Optum
Scientific
Swig

SITE

Under Construction:
Bella Terra
59 SF Homes

Prime Retail Leasing Opportunity

US Hwy 27 | Clermont, FL 34711



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Prime Property Opportunity

Johns Lake Rd & US Hwy 27 | Clermont, FL 34711



DEMOGRAPHIC HIGHLIGHTS

1 MILE

10,140 Population	8,826 Total Daytime Population	\$121,751 Average Household Income	3,915 Total Households
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3 MILES

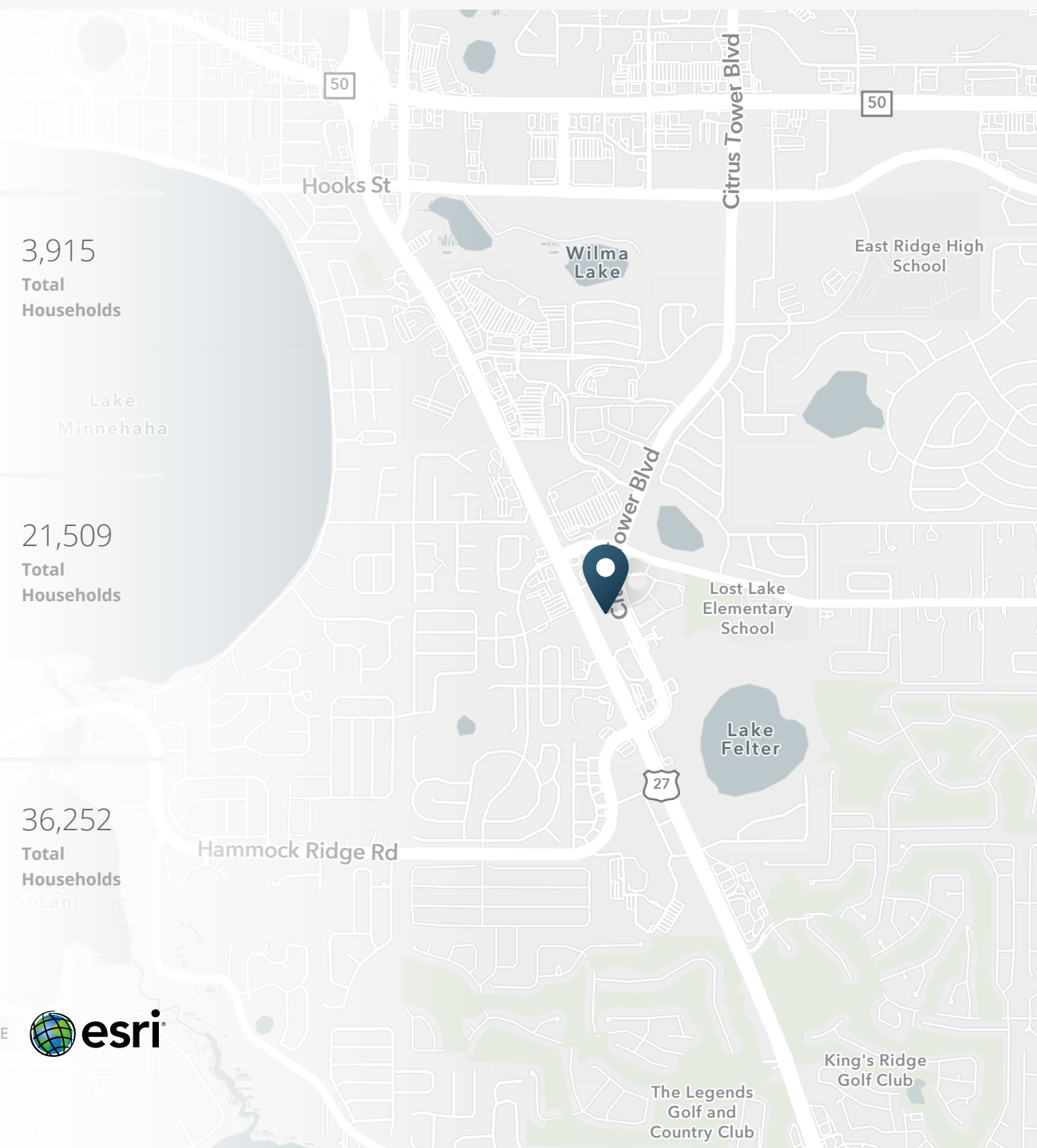
54,828 Population	51,971 Total Daytime Population	\$109,511 Average Household Income	21,509 Total Households
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5 MILES

96,629 Population	84,877 Total Daytime Population	\$115,236 Average Household Income	36,252 Total Households
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> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE





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