



2460 Sr-50 Hwy

2460 Sr-50 Hwy, Clermont, FL 34711



Jaime Goujon

Hill Valley Properties

1211 Tech Blvd, Suite 109, Tampa, FL 33619

info@hillvalleycommercial.com

(813) 488-5520

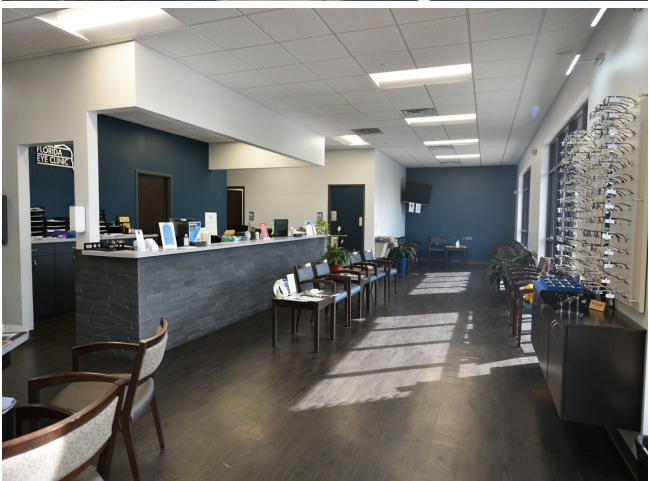


2460 Sr-50 Hwy

\$35.00 /SF/YR

The property at 2460 E Highway 50 is a single-story medical building located in Clermont, Lake County, Florida. Built in 2015, the building offers 4,284 square feet of space and is situated along a major commercial corridor with strong traffic counts. The site provides on-site parking and is surrounded by retail and residential developments. The property is accessible from Highway 50, a primary east-west route in the region, and is approximately 25 miles west of Orlando....

- Fully built-out medical suite with 10 exam rooms and six private offices.
- Prominent frontage and signage along a high-traffic corridor in Clermont.
- Ample on-site parking for staff and patients.
- Modern construction completed in 2015 with move-in ready condition.
- Convenient access to retail, dining, and residential communities.
- Suitable for medical, dental, urgent care, or wellness practices.



Rental Rate:	\$35.00 /SF/YR
Property Type:	Retail
Property Subtype:	Freestanding
Gross Leasable Area:	4,002 SF
Year Built:	2015
Walk Score ®:	50 (Fairly friendly)
Transit Score ®:	10 (Not friendly)
Rental Rate Mo:	\$2.92 /SF/MO

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1st Floor

Space Available	4,002 SF
Rental Rate	\$35.00 /SF/YR
Date Available	September 01, 2026
Service Type	Triple Net (NNN)
Built Out As	Standard Medical
Space Type	Relet
Space Use	Medical
Lease Term	3 - 5 Years

Position your practice for success at 2460 E Highway 50, a high-visibility location in one of Clermont's busiest corridors. This 4,002 SF space is fully built out for medical use and features 10 exam rooms, 6 private offices, a spacious reception and waiting area, break room, and 4 restrooms. With excellent frontage, strong signage potential, and ample on-site parking, this move-in ready suite allows you to open quickly while avoiding costly buildout expenses. Ideal for medical, dental, urgent care, or wellness users seeking a prime location in a rapidly growing market. \$13,173.25 a month with CAM. First, last, and security required. Application approval required.



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Property Photos



DSC_2522



DSC_2519

Property Photos



Property Photos



Property Photos



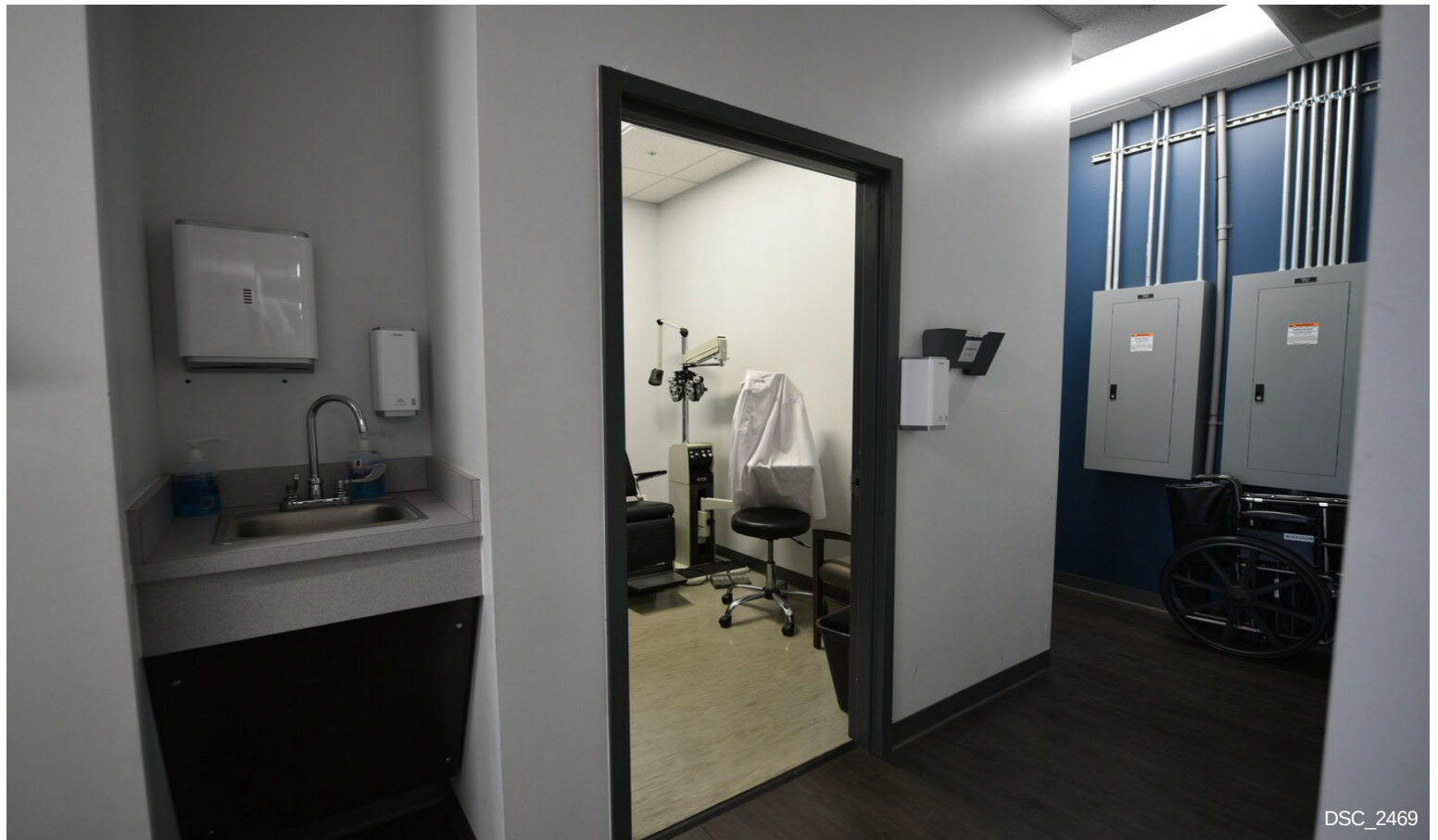
Property Photos



A photograph of a dental examination room. On the left is a white refrigerator with a sign on top that reads "See more of your world." and some medical supplies. In the center is a black dental chair. Behind the chair is a counter with dark cabinets above and below it, holding various dental equipment and supplies. To the right is a desk with a computer monitor and keyboard. The room has light-colored walls and a tiled ceiling.



Property Photos



Property Photos



DSC_2467



DSC_2464

Property Photos



Property Photos



Property Photos



The floor plan of the second floor includes the following rooms and dimensions:

- HALLWAY** 10'8" x 3'11"
- OFFICE** 9'6" x 9'6"
- OFFICE** 9'2" x 9'7"
- OFFICE** 10' x 9'7"
- WAITING ROOM** 13'11" x 14'4"
- OFFICE** 9'9" x 8'1"
- OFFICE** 9'9" x 8'1"
- OFFICE** 9'9" x 8'2"
- OFFICE** 9'9" x 9'9"
- HALLWAY** 4' x 36'1"
- OFFICE** 8'8" x 9'9"
- OFFICE** 8'8" x 9'9"
- OFFICE** 8'8" x 9'9"
- OFFICE** 11'8" x 9'9"
- HALLWAY** 40'7" x 4'1"
- OFFICE** 10'4" x 8'5"
- OFFICE** 10'4" x 6'
- OFFICE** 10'4" x 9'
- OFFICE** 9'5" x 8'11"
- HALLWAY** 4'2" x 25'
- HALLWAY** 5' x 8'11"
- INFORMATION ROOM** 19'11" x 10'4"
- OFFICE** 8'8" x 8'8"7"
- OFFICE** 10'5" x 8'7"
- INFORMATION ROOM** 14'5" x 18'5"
- WAITING ROOM** 24'1" x 14'3"
- WAITING ROOM** 24'1" x 14'3"
- HALLWAY** 19'4" x 3'11"
- BATHROOM** 7'2" x 8'1"
- BATHROOM** 6'10" x 8'1"
- BATHROOM** 7'2" x 7'11"
- BATHROOM** 6'10" x 7'11"
- KITCHEN/DINING** 15' x 12'1"

