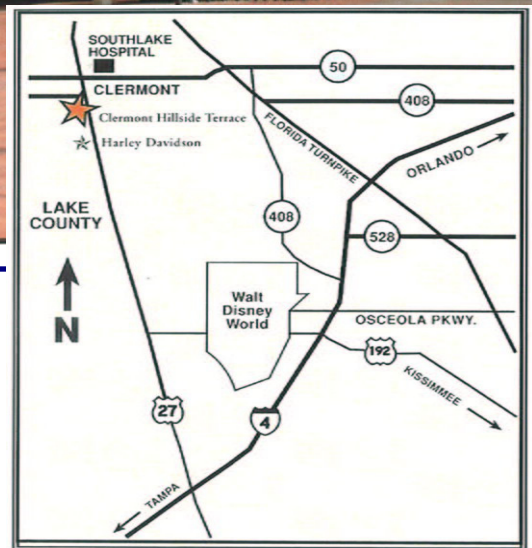


Clermont Hillside Terrace 2400 US Hwy 27 Clermont, FL 34711

**523 - 4,253 sq. ft.
Office/Retail Space
Available for Lease**

**Zoned
C-2**



Features:

- Freestanding 4,400 sq. ft. building is also available
- Located on US Hwy 27, just south of SR 50 in the heart of Clermont's commercial corridor
- Highway 27 and SR 50 daily traffic count: 35,500
- 2009 - 2014 estimated population growth: 27.36%
- 2009 estimated average population within 3 miles: 40,905
- 2009 estimated average household income within 3 miles: \$72,991



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