

FOR LEASE

# COMMONS AT CLERMONT CROSSINGS

2507 Hwy 27, Clermont, FL 34711

3,512 SF SECOND GEN. RESTAURANT  
& 1,632 SF SPACE AVAILABLE

- Outparcel building to BJ's Wholesale Club anchored center
- Located in major retail corridor on S. US Highway 27 (39,500 AADT), just south of Highway 50 (48,500 AADT) in Clermont a growing suburb west of Orlando
- Situated between a Walmart Supercenter and a Power Center with big box national tenants including JCPenney, Ross, TJMaxx, Michael's, and many others



DEMOGRAPHICS	1 mile	3 mile	5 mile
Population	4,733	47,809	78,770
Avg. HH Income	\$87,654	\$84,190	\$84,467
No. of Businesses	320	1,765	2,242
Daytime Population	6,113	42,133	60,870



**Casey Dorner**  
office (407) 426-2300 Ext. 110  
cell (407) 404-4017  
caseydorner@libertyum.com

314 East Anderson St.  
Orlando, FL 32801  
[www.libertyum.com](http://www.libertyum.com)

Offer subject to withdrawal from the market, due to prior sale or cancellation without notice. All information contained here in is believed to be accurate but is not warranted.



SURROUNDING RETAIL

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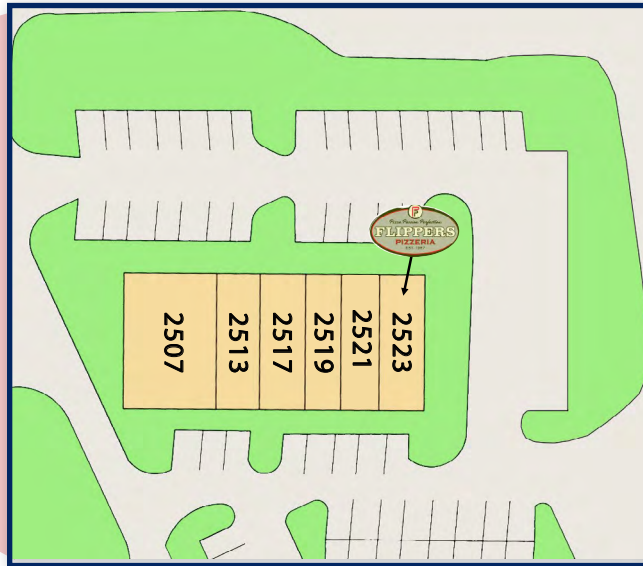
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## SITE MAP

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### Tenant Roster

2507—Cantina Mexican Grill	3,512 SF
2513—Brazilian Waxing by Claudia	1,632 SF
2517—Jimmy John's	1,597 SF
2519—Clermont Nails	998 SF
2521—Clermont Nails	1,248 SF
2523—Flippers Pizza	2,267 SF



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