



Clermont Landing

Clermont, FL

Orlando-Kissimmee-Sanford (FL)



Spencer Phelps

Leasing Representative

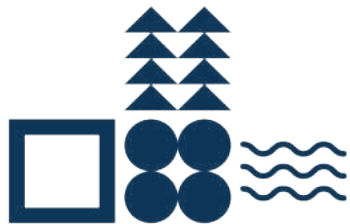
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AERIAL



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GROSS LEASABLE AREA (GLA)

178,501 SF

PARKING SPACES

876



Google Earth

DENSITY AERIAL



Property Overview

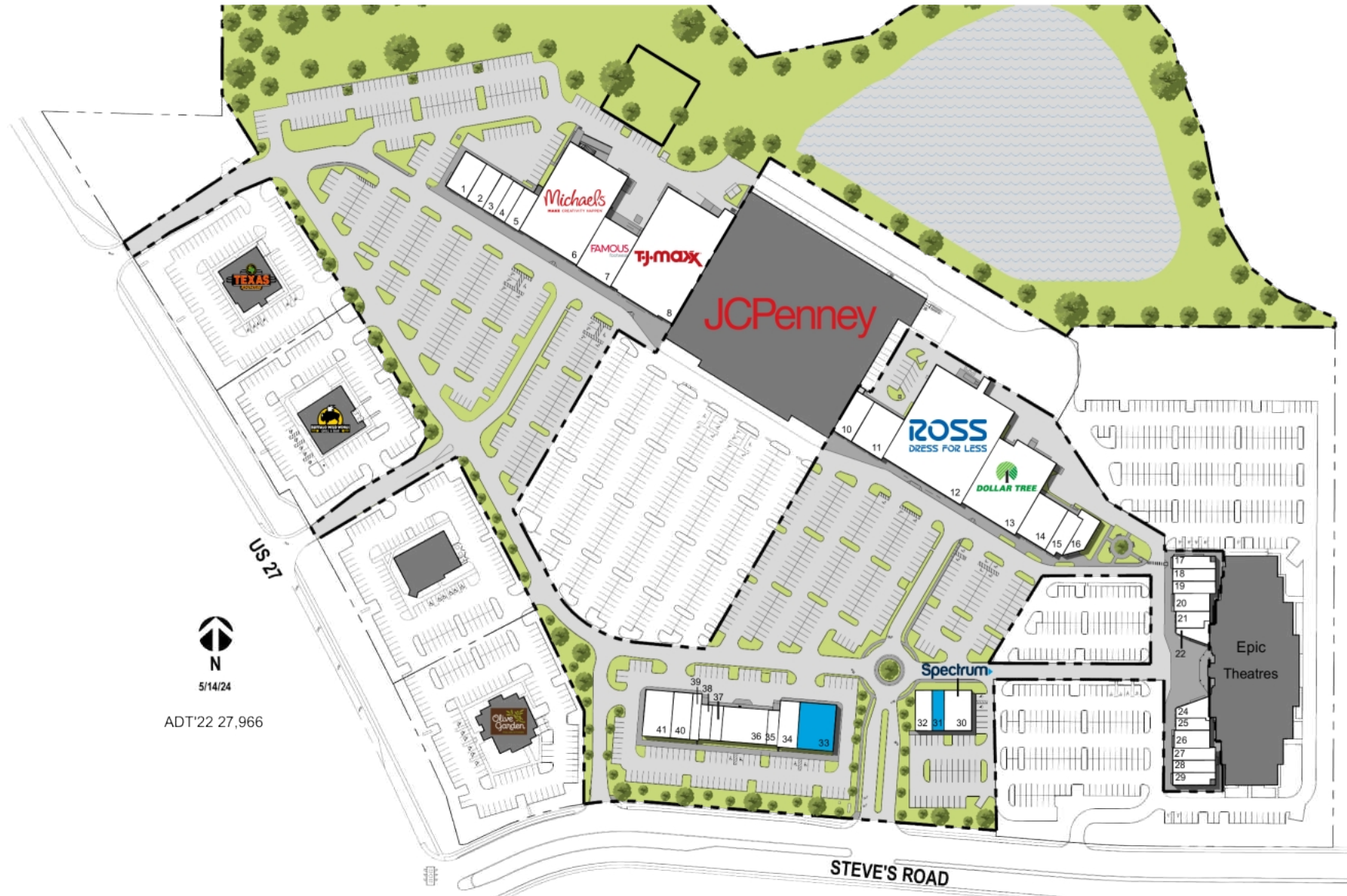
Clermont Landing, located along US 27, just south of SR 50, is the premier shopping center serving the residents of Clermont, a growing suburb just west of Orlando. Also, this center is a shopping destination for a larger trade area because it includes strong anchor tenants such as TJ Maxx, Michaels, Ross, and shadows JC Penney and Epic Theaters. The center boasts a variety of popular eateries.

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Clermont, FL

www.kimcorealty.com/120560

Available Non-Controlled



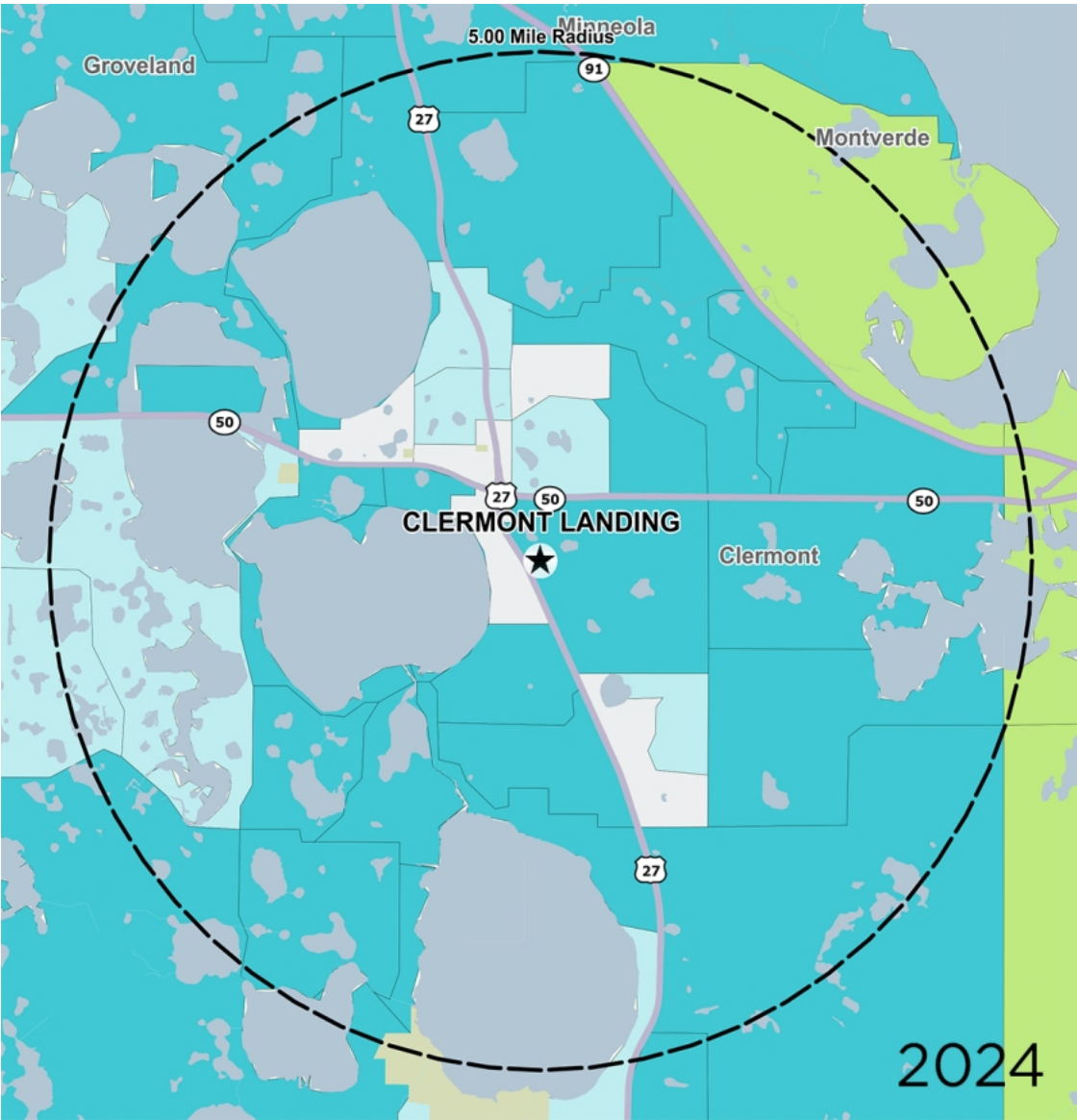
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TENANT	SQ FT	TENANT	SQ FT	TENANT	SQ FT
1 Hand & Stone Massage and Facia	2,940	15 Moe's Southwest Grill	2,415	29 Fancy Sushi	1,521
2 YogaSix	2,320	16 Muse Bar & Bistro	2,209	30 Spectrum	3,400
3 Cobe Nails	1,610	17 StretchLab	1,527	31 Available	1,500
4 Sally Beauty Supply	1,610	18 The Joint Chiropractic	1,589	32 Kay Jewelers	2,100
5 Clove Aveda Salon	2,042	19 Token Ramen and Kung Fu Tea	1,589	33 Available	5,160
6 Michaels	21,422	20 Don Zito Brazilian Pizza Festival	1,949	34 Crumbl	2,773
7 Famous Footwear	7,000	21 GameStop	1,600	35 Pigtales & Crewcuts	1,220
8 TJ Maxx	26,000	22 Allstar Clips Barber Shop	1,200	36 Keke's Breakfast Cafe	4,800
10 Bath & Body Works	3,143	24 Cedar Grill	1,655	37 Jersey Mikes Subs	1,200
11 America's Best Contacts & Eyeglasses	4,800	25 Prime IV Hydration & Wellness	1,200	38 Planet Smoothie	1,220
12 Ross Dress For Less	30,187	26 Painting with a Twist	1,953	39 uBreakiFix	1,255
13 Dollar Tree	15,464	27 Edible Arrangements	1,589	40 Tabla Cuisine	2,750
14 Carters	4,800	28 Cocoon Urban Nails	1,589	41 Mattress Firm	4,000

Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.



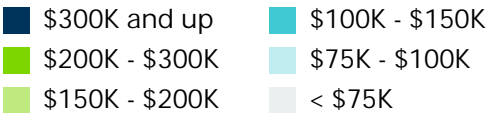
by Block Group

Demographics

2024 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	7,258	58,717	105,139
Daytime Pop	11,500	62,537	88,739
Households	2,738	22,481	38,814
Average HH Income	\$98,466	\$104,621	\$112,310
Median HH Income	\$78,585	\$84,936	\$92,748
Per Capita Income	\$37,574	\$40,343	\$41,644

Average Household Income

Popstats, 4Q 2024, Trade Area Systems



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US Hwy 27 & Steve's Rd., Clermont, FL



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