



# SMALL SHOP RETAIL SPACE AVAILABLE

1714 US-27 | Clermont, FL 34717



Demographics	1 Mile	3 Mile	5 Mile
Population	3,396	19,284	27,812
Households	1,163	7,425	10,491
Avg. HH Income	\$67,953	\$65,017	\$62,135
Traffic Count	55,443 vehicles per day on US-27		
Zoning	PUD		
Land Area	16.42 acres		

## PROPERTY FEATURES

- Easily accessible from US-27 and via a lit intersection at Glenbrook Blvd.
- Situated 1.7 miles from US-192, a major thoroughfare granting access to Walt Disney World theme parks
- Over 600 parking spaces
- Attractive modern construction (built in 2009)
- Availabilities include a 3,500 - 4,550 SF end-cap unit with drive-thru and direct visibility from US-27

CONTACT

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AVAILABLE SF

975 SF to  
 4,550 SF

## CO-TENANTS INCLUDE



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