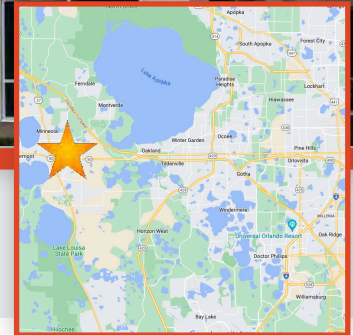


FOR LEASE

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1645 EAST HIGHWAY 50, CLERMONT, FL 34711
CLERMONT MEDICAL/OFFICE BUILDING



PROPERTY HIGHLIGHTS

Three-story building (+/- 25,000 SF)

- Easily accessible near the intersection of E Hwy 50 and US Hwy 27
- Part of a three-building office complex with ample parking
- Naming rights available
- 3rd Floor: 1,700 SF suite available

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	5,636	44,547	75,503
Households	2,078	16,772	27,797
Avg. HH Income	\$55,106	\$71,955	\$78,361

FOR MORE INFORMATION



Bobby Bridges
407-616-1025
bobby@v3capital.com



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For More Information:

Bobby Bridges
407-616-1025
bobby@v3capital.com

AVAILABILITY SUMMARY

SUITE	SF	FLOOR	DATE AVAILABLE
303	1,700	3RD	Immediately

FRONT VIEW



REAR VIEW



www.v3commercialadvisors.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to leasing.



496 S. Hunt Club Blvd.
Apopka, FL 32703
407-848-1663
V3Capital.com



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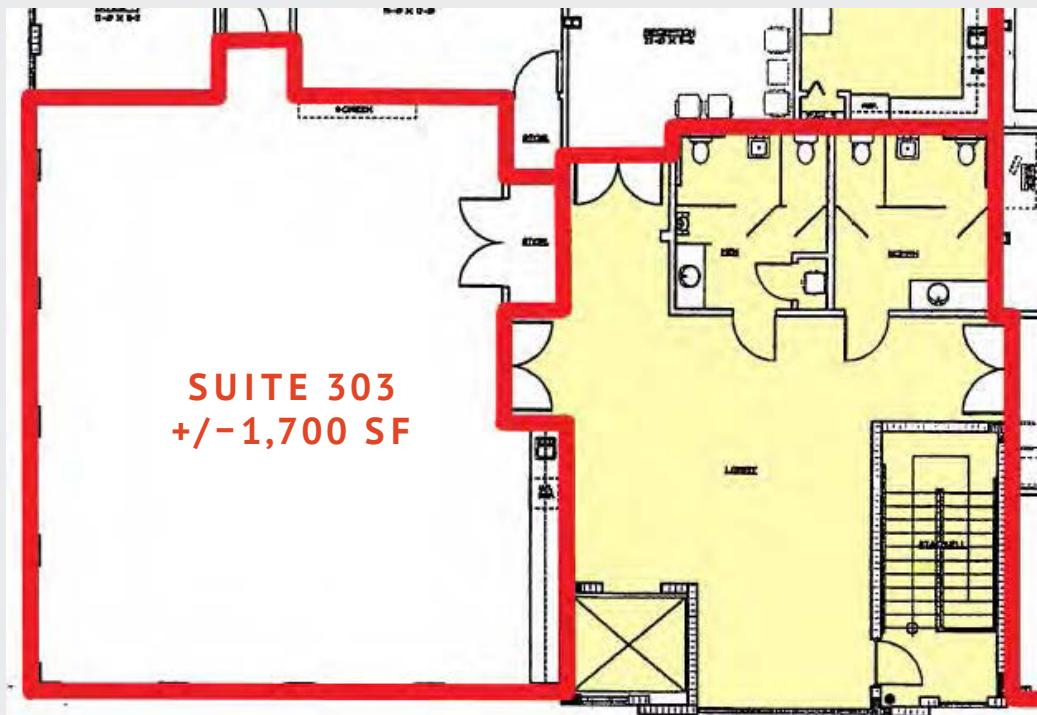
Bobby Bridges
407-616-1025
bobby@v3capital.com

SUITE 303

SIZE: +/-1,700 SF

AVAILABLE: Immediately

- Located on third floor
- Open floor plan
- Previously a training room
- Shared common area includes lobby, bathrooms, and break room



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