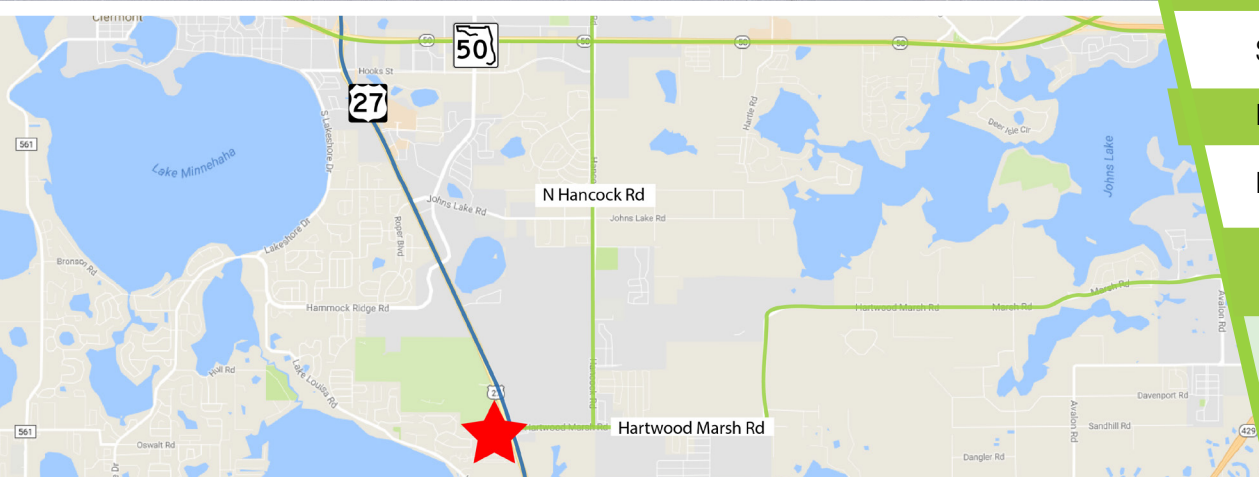


**Vista Center**



# RETAIL SPACE FOR LEASE

4420 South HWY 27, Clermont, FL 34711

Contact: Trey Gravenstein E: [Trey@FCPG.com](mailto:Trey@FCPG.com)  
Senior Sales & Leasing Associate P: 407.872.0209 ext. 119

Contact: Michael Castrilli E: [Michael@FCPG.com](mailto:Michael@FCPG.com)  
Sales & Leasing Associate P: 407.872.0209 ext. 130

**For Lease: \$22.00 SF / NNN**

Availability:

Suite 4: ± 1,250 SF

Parking Ratio: 5 / 1,000

Located in the high growth Clermont market less than 5 minutes south of HWY 50.

Less than 1 Mile from Kings Ridge Golf Course and Legends Golf Course.

Across the street from Publix anchored King's Ridge shopping center.

Shared entryway with Walgreens at signalized intersection.

Monument & building facade signage available.

Direct sight lines from high traffic HWY 27.

## DEMOGRAPHICS

**2021**



Total Population



Total Households



Average HH Income

**1 Mile**

6,257

2,488

\$100,207

**3 Miles**

38,467

13,323

\$95,920

**5 Miles**

71,614

25,584

\$90,674

1516 E. Hillcrest Street, Suite 210, Orlando, FL 32803 Phone: 407.872.0209 [www.FCPG.com](http://www.FCPG.com)

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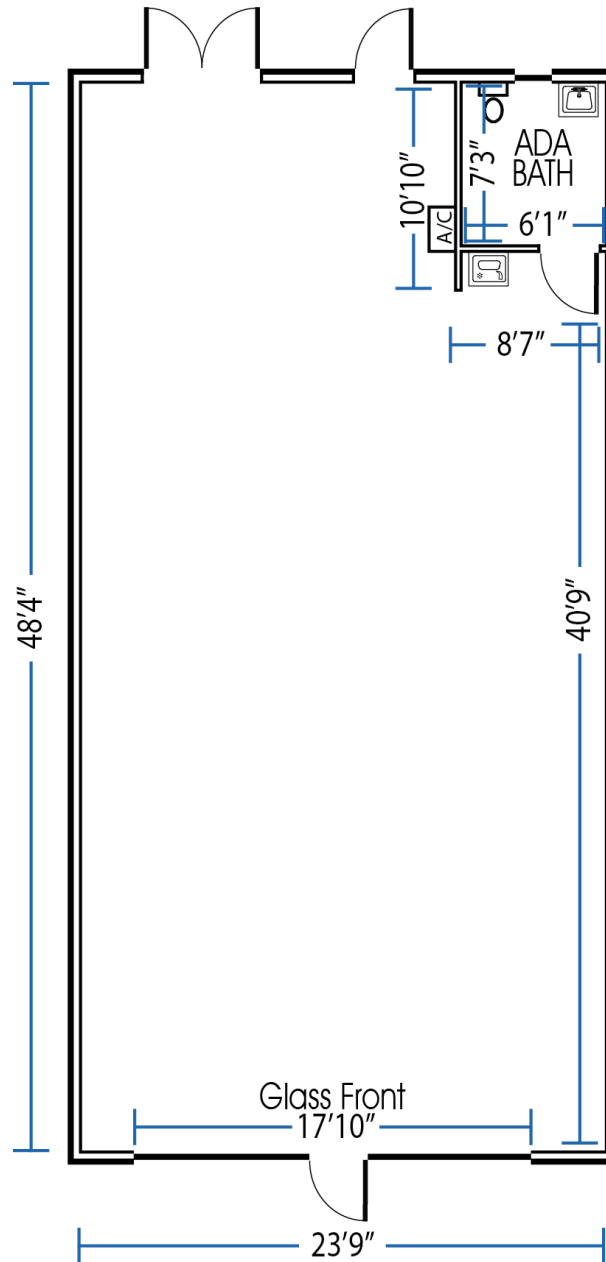
## AVAILABILITY

Suite 4: ± 1,250 SF

■ 1516 E. Hillcrest Street, Suite 210, Orlando, FL 32803 ■ Phone: 407.872.0209 ■ [www.FCPG.com](http://www.FCPG.com) ■

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# SUITE 4: ± 1,250 SF



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