



Tower Medical Center



MEDICAL SPACE FOR LEASE

210 N. Hwy 27, Clermont, FL 34711

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For Lease: \$25.00 SF / NNN

Availability: Suite 4: ± 2,334 SF

Parking Ratio: 5 .7 / 1,000



**AVAILABLE
IMMEDIATELY**

Suite includes: 5 exam rooms, x-ray room, nurses station, Doctor's office, file room/storage & reception area

Direct sight-lines on Hwy 27 with monument & building signage available.

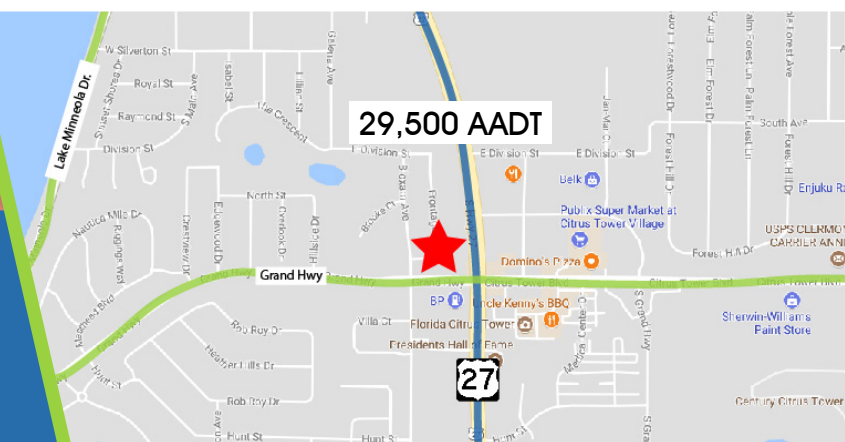
Clermont ranked top 25 places to retire by Money Magazine and Forbes in the U.S.

Across the street from the Florida Citrus Tower and Publix-anchored shopping center.

Less than 3 Miles from South Lake Hospital and The National Training Center.

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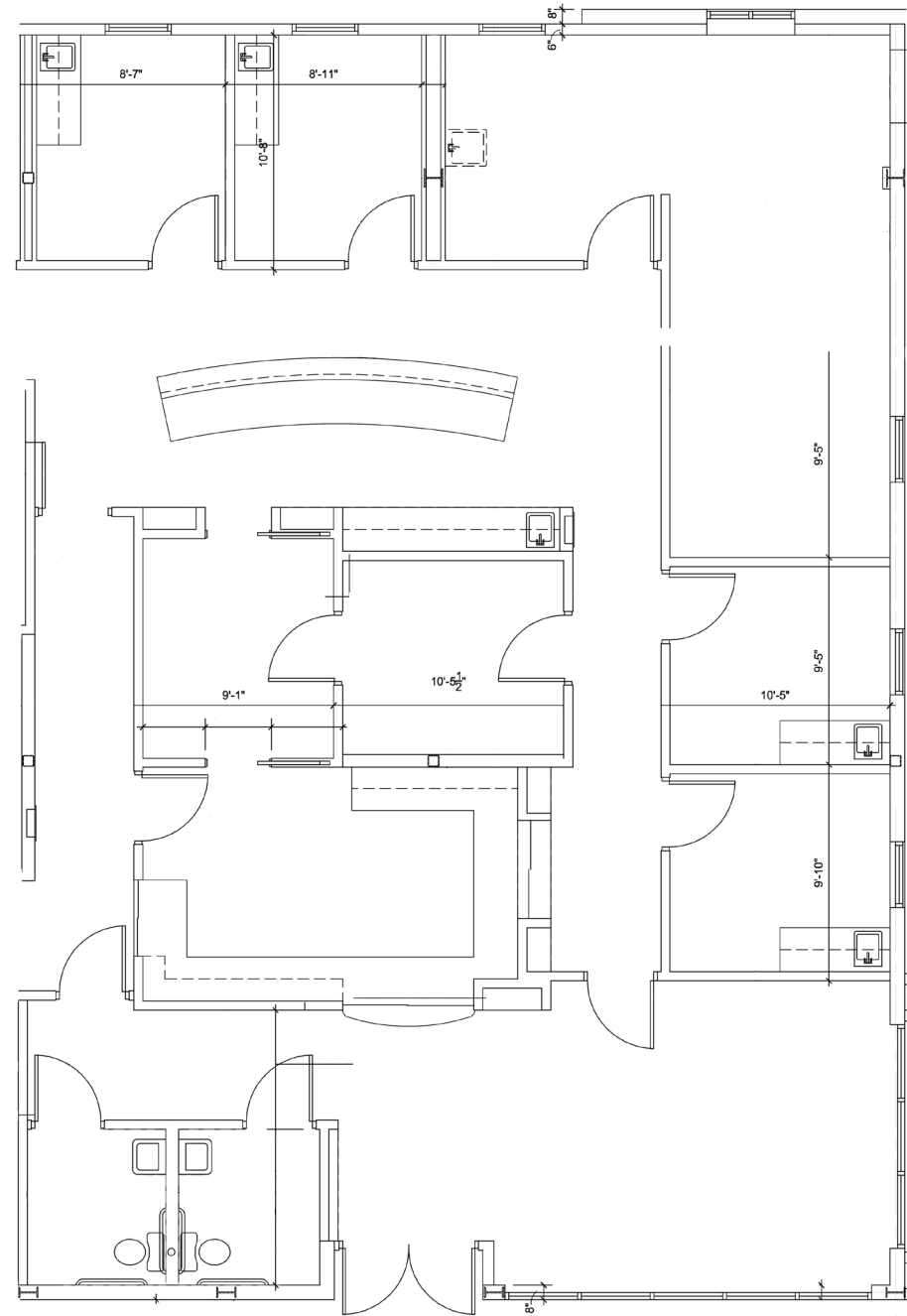
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FLOORPLAN & DEMOGRAPHICS

**TAKE A VIRTUAL TOUR
VIA MATTERPORT**

Visit: <https://fcpg.com/tower-medical-center/>



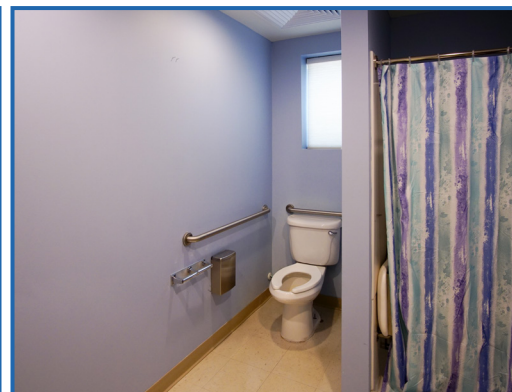
						
	Total Population	Total Families	Total Households	Median Household Income	Total \$ Spent on Medical Care	
5 mins	2022	16,753	4,204	6,240	\$62,244	\$11,687,778
	2027	18,786	4,707	6,973	\$74,007	
10 mins	2022	66,384	17,897	24,386	\$74,569	\$53,241,742
	2027	75,496	20,138	27,484	\$85,444	
15 mins	2022	119,040	33,123	44,008	\$79,739	\$104,368,251
	2027	130,961	36,254	48,332	\$92,284	

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IMAGES



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THE NEIGHBORHOOD



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