

Vista Center

4420 S US Hwy 27, STE 08, Clermont, FL 34711

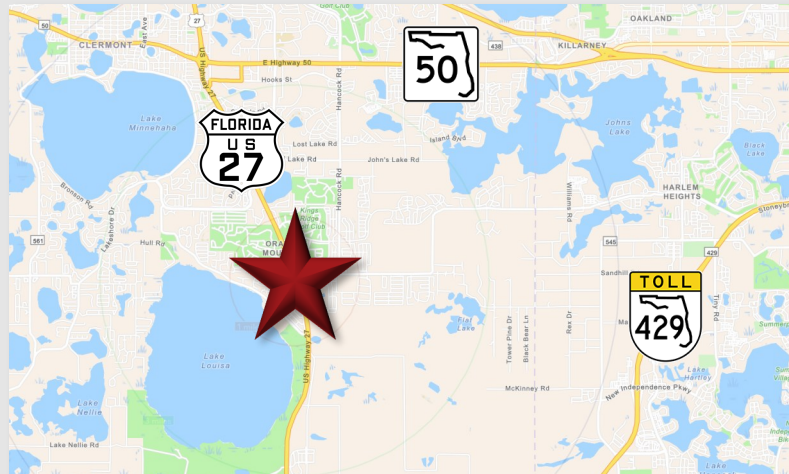
Palkiper
Commercial Real Estate Services
Licensed Real Estate Broker



Lease Rate: \$24 NNN

LOCATION DETAILS

Located on S US Hwy 27, with a high traffic count of +35,500 CPD. Conveniently situated **next to Walgreens, with shared access from the lighted intersection of Hartwood Marsh Rd and US 27.** Across from Publix, McDonald's, and Starbucks. Nearby Kings Ridge Golf Club, a 55+ active adult golf community with over 2,100 homes. Less than 4 miles south of SR 50, providing easy connectivity to major routes in Central Florida.



LISTING DETAILS

- **LAST SPACE AVAILABLE**
- **±1,250 SF End-cap** retail space
- Strong tenants include a **new Papa John's**, as well as a variety of retailers and services
- Previously used as a pool supply store, featuring a **mostly open layout**, with a private bathroom and back work area
- Monument and storefront signage available
- 48 shared parking spaces

2025 DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
Population	8,426	36,927	79,829
Average HH Income	\$109,338	\$116,386	\$118,385
Median HH Income	\$89,401	\$95,485	\$95,501

CONTACT FOR MORE INFORMATION

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(407) 383-8142
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SUITE 08



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