



NEW RETAIL SPACE FOR LEASE

US 27 • CLERMONT, FLORIDA

8 FLEXIBLE SPACES | APPROX. 14,459 SF TOTAL

Lakeview Shoppes at Hammock Ridge Crossings

A flexible retail opportunity on Clermont US 27 corridor



**Modern storefronts. Strong visibility.
Space to shape around the tenant.**

8

FLEXIBLE SPACES

2,129–2,579

CONCEPTUAL SPACE RANGE (SF)

14,459

TOTAL BUILDING AREA
(SF)

3

NEW RETAIL BUILDINGS

PROPERTY HIGHLIGHTS

- High-growth Clermont location near Hammock Ridge Road
- Prominent storefront signage and contemporary elevations
- Flexible suite configurations for retail, service, or restaurant users
- Near new Sprouts, 7 Brew, Advent Health Centra Care and Staybridge Suites

National brands are clustering around the site



SELECT NEARBY BRANDS



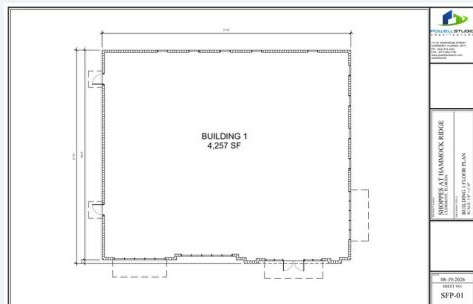
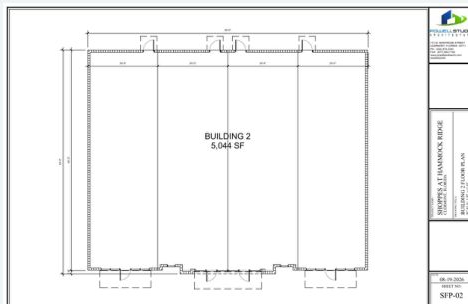
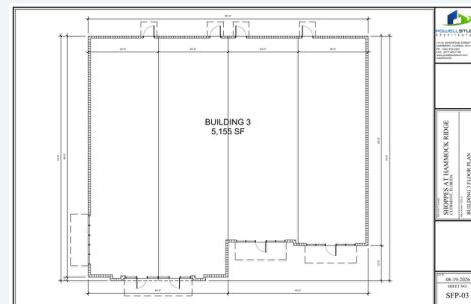
SITE: US 27 AT HAMMOCK RIDGE ROAD

Map is for orientation; locations are approximate.

Six flexible spaces across three new retail buildings

CONCEPTUAL LEASING PLAN

Suite divisions can be adjusted to fit tenant requirements.

**BUILDING 1****4,257 SF****FULLY LEASED****BUILDING 2****5,044 SF****4 spaces • approx. 2,522 SF each****BUILDING 3****5,158 SF****4 spaces • approx. 2,579 SF each**

TOTAL 14,459 SF • Eight-SPACE CONCEPT • CONTACT FOR PRICING

Designed for strong storefront identity

Contemporary elevations, varied parapets and multiple signage opportunities.



Prominent tenant signage

Brand-forward tower elements

Flexible storefront rhythm

Adaptable for multiple suite sizes

Modern neutral palette

Designed to complement tenant brands

Clermont's growth supports the next wave of retail

CLERMONT AT A GLANCE

52,812

2025 POPULATION ESTIMATE

+22.8%

POPULATION GROWTH SINCE 2020

\$82,306

MEDIAN HOUSEHOLD INCOME

\$1.92B

2022 RETAIL SALES

44,000+

US 27 VEHICLES PER DAY

A fast-growing population and strong retail spending create a compelling setting for service, food and neighborhood retail users.



LEASING CONTACT

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CONTACT FOR PRICING &
AVAILABILITY

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