1,300 SF IN-LINE SPACE & OUTPARCELS AVAILABLE

GLENBROOK COMMONS SHOPPING CENTER

1714 US Highway 27, Clermont, Florida 34714



HIGHLIGHTS

- **THREE PAD-READY SITES | FOR GROUND LEASE OR SALE**
- **1,300 SF IN-LINE RETAIL SPACE FOR LEASE | FORMER DOCTORS OFFICE**
- Credit tenants from .62 acre to 2.95 acres
- **98% Leased Shopping center 64,707± SF GLA**
- Ample parking
- Zoning PUD, Lake County
- Frontage on Hwy 27, Clermont's primary north-south thoroughfare
- Excellent access (3 points)
- Join anchor Fitness CF with 244,200± visits over the past 12 months
- Retail expansion up to 10,000 SF available
- Proximity to Walt Disney World, Central Florida's largest employer

LOCATOR MAP



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	10,663	36,438	77,868
Households	3,923	14,457	28,798
Avg. HH Income	$89,568	$103,845	$131,847

***Source: esri, 2025**

Flavia Kanyago
Vice President, Sales and Leasing
(850) 264-3609
fkanyago@crossmarcservices.com

Mallory Cruzada
Associate, Sales and Leasing
(407) 698 - 1394
mcruzada@crossmarcservices.com

CrossMarc Services, LLC
Licensed Real Estate Broker

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SITE PLAN



28,500 AADT (2025) US HIGHWAY 27

47,000 AADT (2025) US HIGHWAY 27

SUITE	TENANT	AREA (SF)
OP	Pad 1 Ground Lease /Sale	1.03 Acres
OP	Pad 2 Ground Lease / Sale	1.75 Acre
OP	Surplus Land	.62 Acre
12	Fitness CF	38,144
13	YGF Low Cost Veterinary Clinic	1,625
14	Paris Nails	1,300
15	**AVAILABLE FOR LEASE**	**1,300**
16-17	US Tae Kwon Do	2,275
18	ATAX	975

SUITE	TENANT	AREA (SF)
19	Game Time Barber Shop	975
20	China Gourmet	1,300
21	The Pet Garden	1,300
22-23	Tag Agency	2,588
24-26	Little Academy	5,980
27-29	Clermont Family Dentistry	3,500
30	Clermont Pharmacy	1,050
31 - 32	Venezuela Bakery	2,415
	TOTAL	**64,707**

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1,300 SF IN-LINE SPACE - SUITE 15

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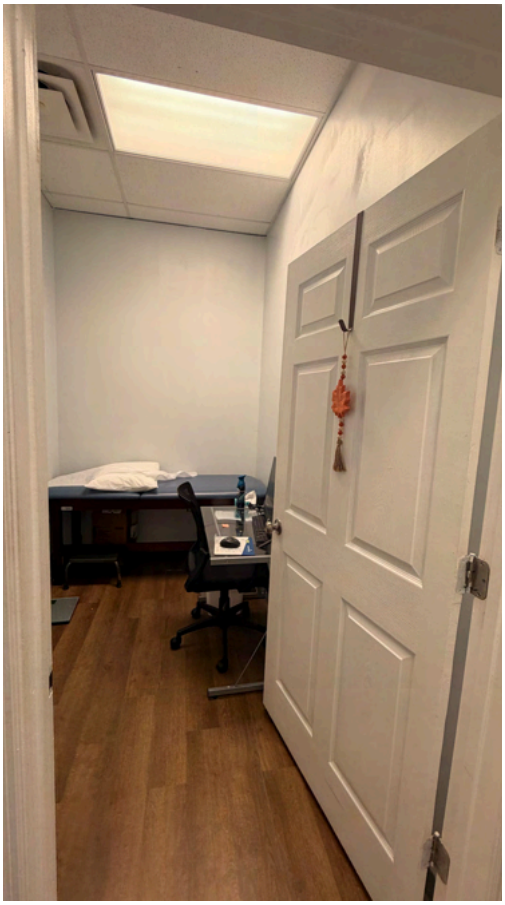



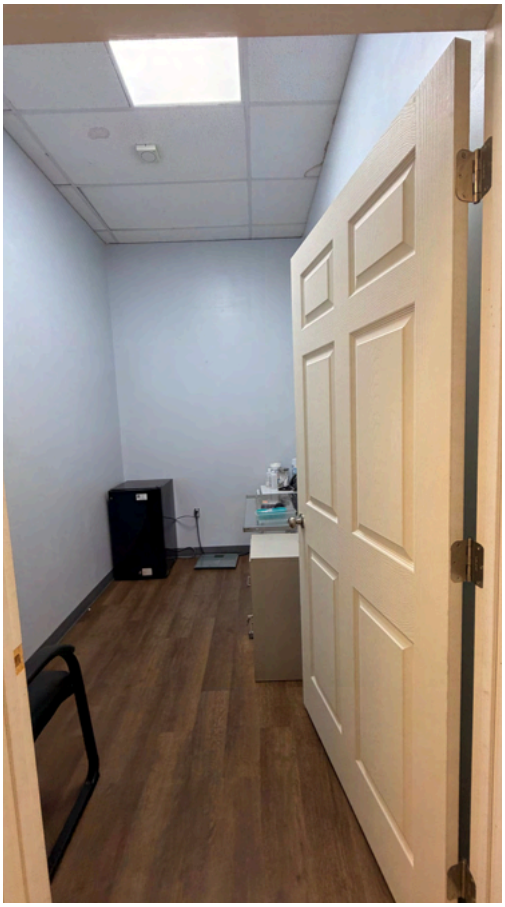

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OUTPARCELS AVAILABLE

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PAD 1 - 1.03 AC



PAD 2 - 1.75 AC



SURPLUS LAND - 62 AC



Click for Virtual Tour

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OUTPARCELS AVAILABLE

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PAD 1: 1.03 AC


EXISTING MONUMENT SIGN
GLENBROOK BOULEVARD
PROPOSED PARCEL #1 1.03 AC ±
EXISTING POND
EXISTING POND
EXISTING POND

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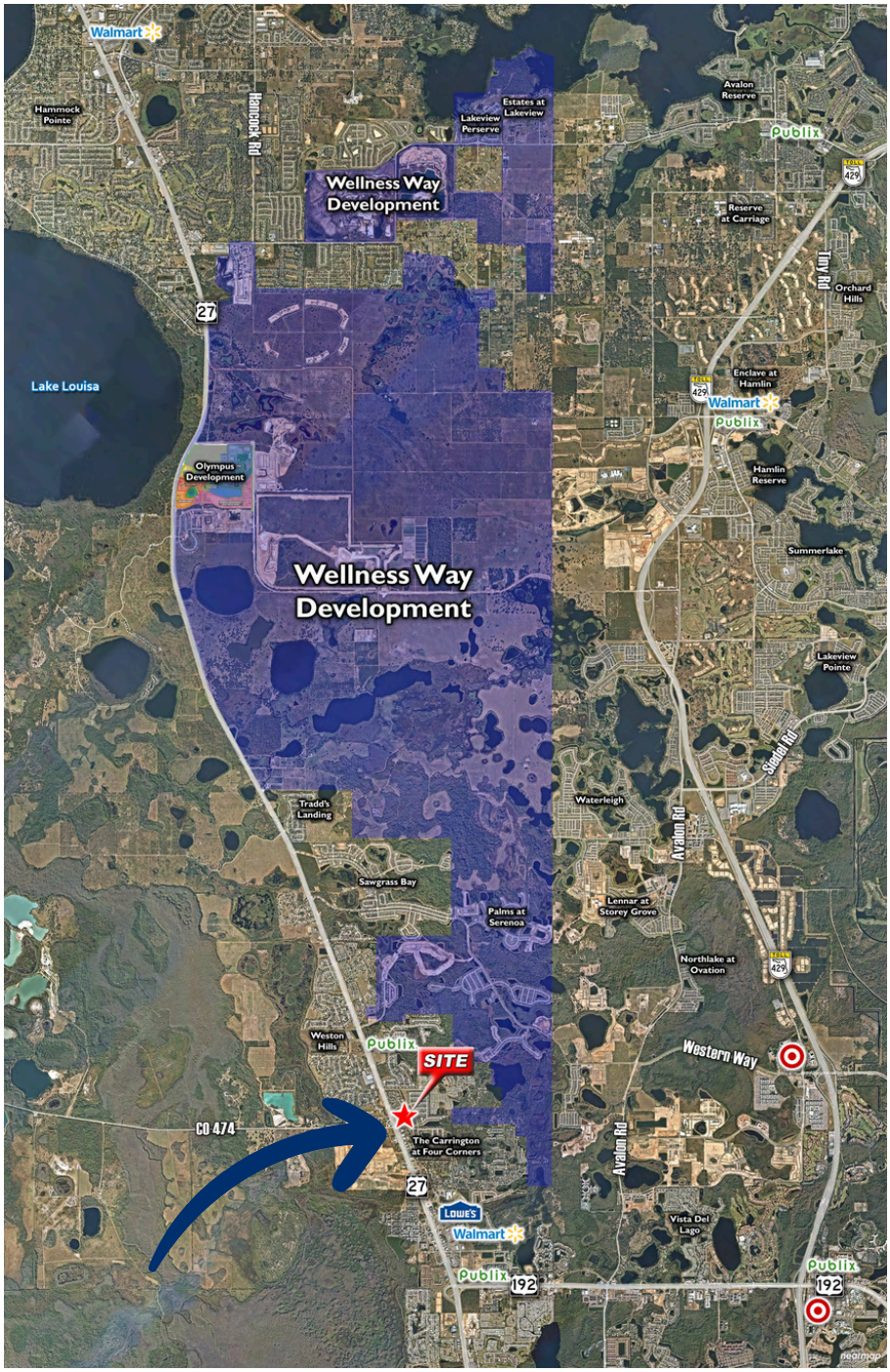



Coming soon to Clermont, FL is the 16,000 acre Wellness Way project, located between i-4, Florida's Turnpike and U.S. Highway 27.

Wellness Way will provide upwards of **15,500 housing units.**

Wellness Way will include an innovative **243-acre master planned community called Olympus** that will combine sports, wellness, entertainment and residential development.

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