



1,300 SF IN-LINE SPACE & OUTPARCELS AVAILABLE GLENBROOK COMMONS SHOPPING CENTER

1714 US Highway 27, Clermont, Florida 34714



HIGHLIGHTS

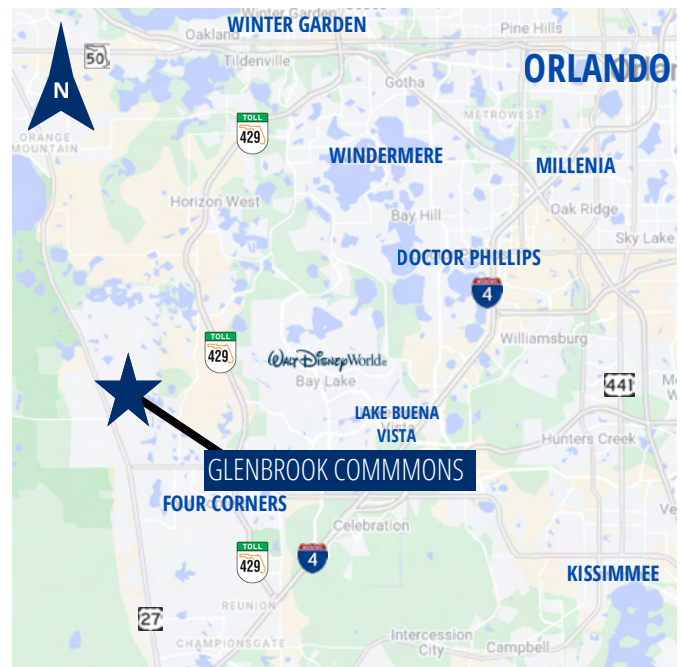
- **THREE PAD-READY SITES | FOR GROUND LEASE OR SALE**
- **1,300 SF IN-LINE RETAIL SPACE FOR LEASE | FORMER DOCTORS OFFICE**
- Credit tenants from .62 acre to 2.95 acres
- **98% Leased Shopping center 64,707± SF GLA**
- Ample parking
- Zoning PUD, Lake County
- Frontage on Hwy 27, Clermont's primary 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

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

LOCATOR MAP



Flavia Kanyago

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CrossMarc Services, LLC
Licensed Real Estate Broker

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SUITE	TENANT	AREA (SF)	SUITE	TENANT	AREA (SF)
OP	Pad 1 Ground Lease /Sale	1.03 Acres	19	Game Time Barber Shop	975
OP	Pad 2 Ground Lease / Sale	1.75 Acre	20	China Gourmet	1,300
OP	Surplus Land	.62 Acre	21	The Pet Garden	1,300
12	Fitness CF	38,144	22-23	Tag Agency	2,588
13	YGF Low Cost Veterinary Clinic	1,625	24-26	Little Academy	5,980
14	Paris Nails	1,300	27-29	Clermont Family Dentistry	3,500
15	AVAILABLE FOR LEASE	1,300	30	Clermont Pharmacy	1,050
16-17	US Tae Kwon Do	2,275	31 - 32	Venezuela Bakery	2,415
18	ATAX	975		TOTAL	64,707



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1,300 SF IN-LINE SPACE - SUITE 15 GLENBROOK COMMONS SHOPPING CENTER

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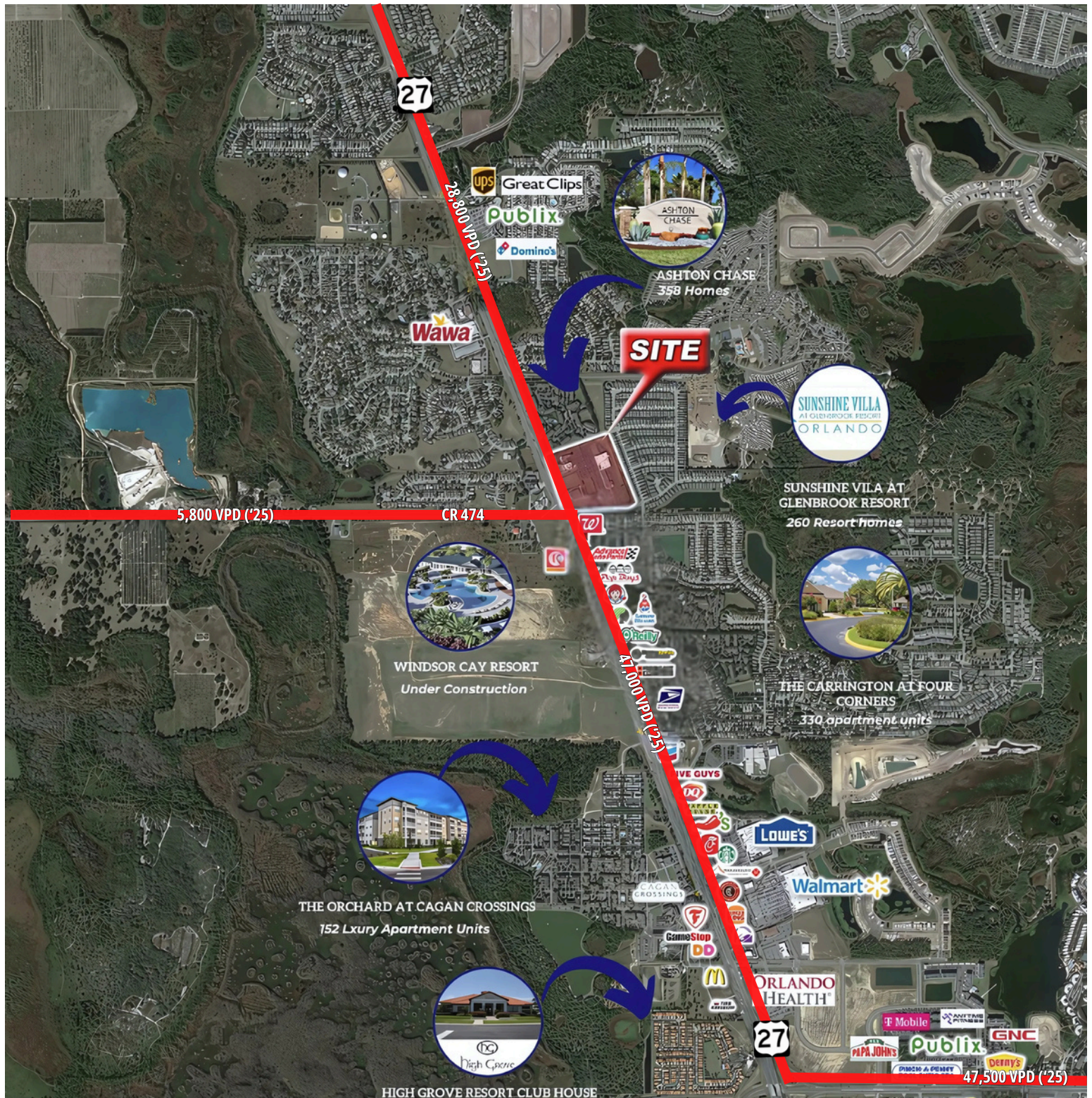
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OUTPARCELS AVAILABLE

GLENBROOK COMMONS SHOPPING CENTER

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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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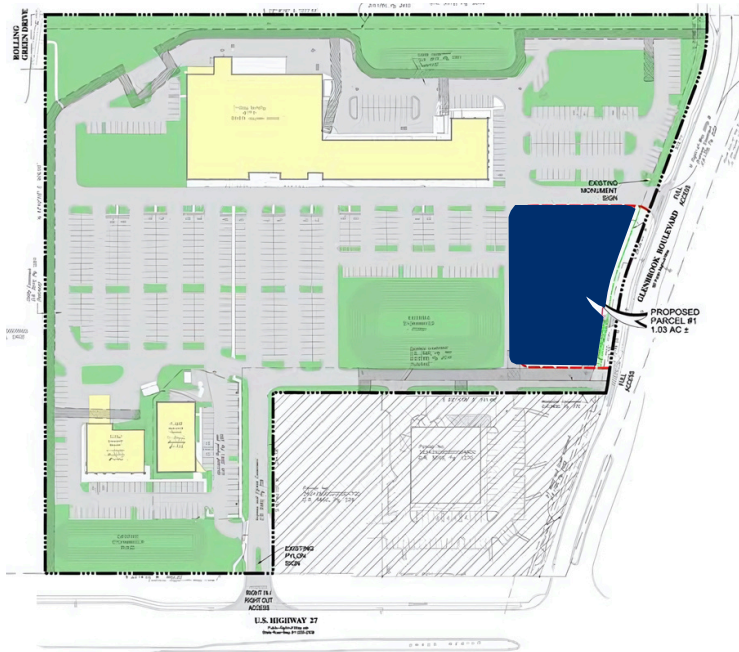
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OUTPARCELS AVAILABLE GLENBROOK COMMONS SHOPPING CENTER

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PAD 1: 1.03 AC



PAD 2: 1.75 AC



SURPLUS LAND: .62 AC



PAD 1 + PAD2: 2.95 AC



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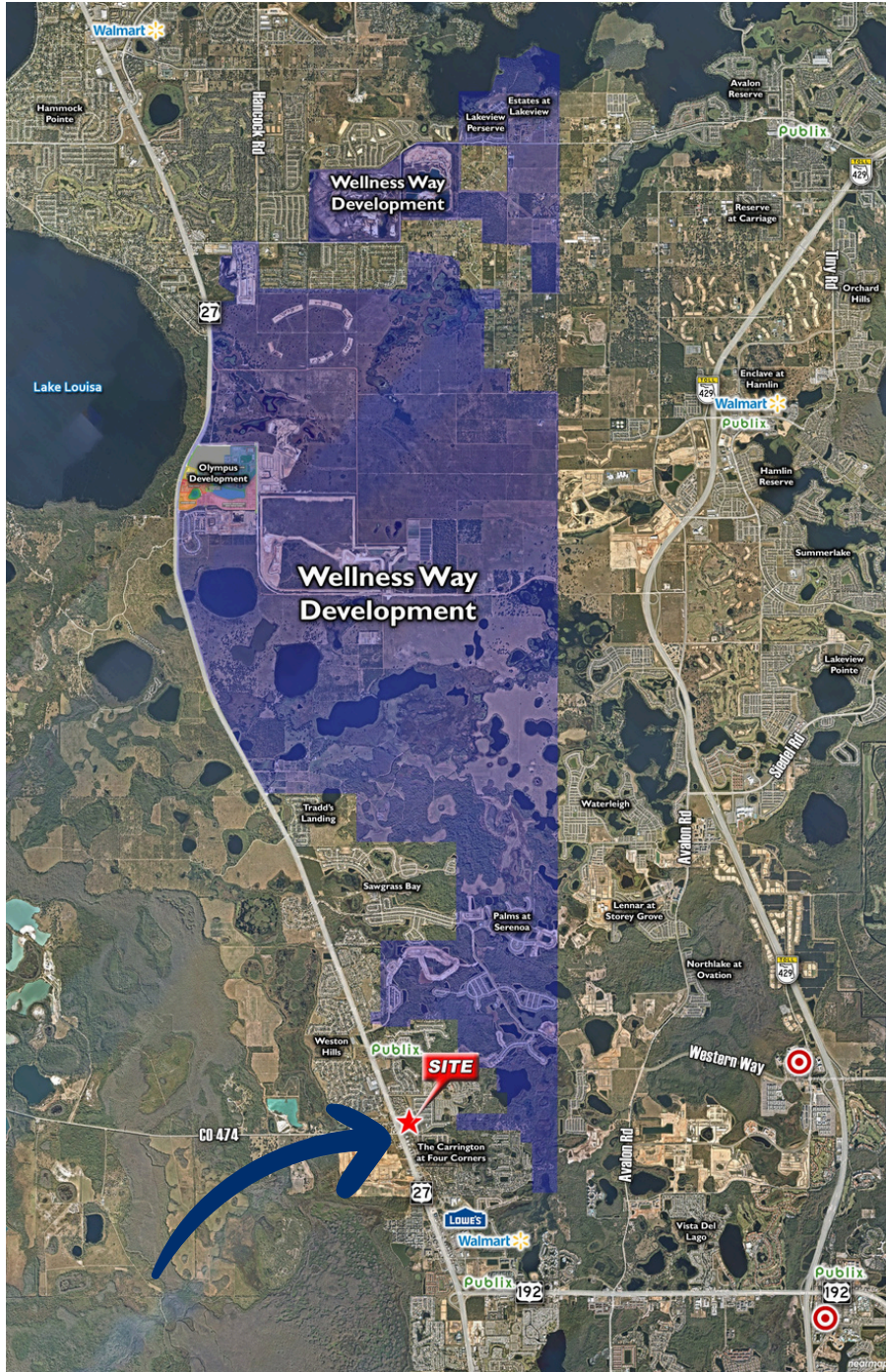
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Coming soon to Clermont, FL is the 16,000 acre Wellness Way project, located between i-4, Florida's Turnpike and U.S. Highway 27.

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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