

RETAIL SPACE
FOR LEASE

Glenbrook Commons

1740 US-27 CLERMONT, FL 34714



INLINE SPACES
OUT-PARCELS
MULTIPLE PAD SITES

Join Popular Fitness CF in Four Corners - Great Retail Opportunities

This high-traffic location boasts a dynamic mix of national and regional retailers such as AutoZone, CVS, and a brand-new Fitness CF gym. Ideal tenant uses include: retail, restaurants, banking, medical /dental, and childcare.

Property Details

Lease Price:	Call for Details
Parking:	7/1,000 SF
Max Contiguous Space	±4,550
Minimum Space:	±975 SF
Pad Site:	±1 to 3 AC
Build-To-Suit:	±16,000 SF Medical/Office

The site is located at a signalized intersection on U.S. Highway 27, which features a robust traffic count of 43,500 vehicles per day (FDOT).



The site has various options available including in-line suites, an endcap with drive-through located in a highly-visible outparcel building, and pad sites ranging from 1 AC to 3 AC in size.

Property Highlights

- Under 5 mi. from Mattamy Homes, Pulte Homes, D.R. Horton, and Minto - an additional 3,200 rooftops
- Under 15 minutes from Margaritaville and Disney
- Less than two miles from Orlando Health South Lake Hospital
- High volume of daily visitors generated by popular anchor Fitness CF

	1 Mile	3 Miles	5 Miles
Population	17,085	31,360	73,672
Households	5,621	11,660	26,166
Average HHI	\$70,396	\$65,789	\$68,118

PRESENTED BY

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PROPERTY
PHOTOS

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**SITE
PLANS**

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INLINE SUITES - AVAILABLE IN BLUE		
STE	TENANT	SF
12	Fitness CF	
13	YGF Low Cost Vet. Clinic	
14	Paris Nails & Spa - Sum. '20	
15	Mickey Monthly	
16	AVAILABLE	1300
17	AVAILABLE	975
18	ATAX - Sum. '20	
19	Hector's Barber Shop	
20	China Gourmet	
21	AVAILABLE	1,300
22-26	St. Faustina Catholic Church	

OUTPARCEL SUITE AVAILABILITY		
STE	TENANT	SF
27-29	AVAILABLE	3,500
30	AVAILABLE	1,050
31-32	Pizzano's Pizza	
PAD	AutoZone	

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GROWTH
2018-19

Glenbrook Commons

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2018-19 GROWTH WITHIN 7 MILES OF GLENBROOK COMMONS



21.8%

AREA POPULATION
GROWTH



21.6%

HOUSEHOLDS BY
YEAR BUILT GROWTH



8.1%

EMPLOYMENT
GROWTH



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POINTS OF
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