



FOR LEASE

CROSS RIDGE EXCHANGE MEDICAL/OFFICE/RETAIL

Property Description

Cross Ridge Exchange is a newly constructed Class "A" medical, office and retail development in Clermont, one of Central Florida's and Lake County's fastest growing cities. With direct location on US HWY 27, this property is strategically located close to the 15,000 acre Wellness Way community that is slated for 20,000 homes upon completion.

Site Description

- **Address:** 2617 US Highway 27, Bldg 14 #100, Clermont, FL 34711
- **Use:** Medical, Office and Retail Opportunities are available
*no restaurants
- **Signage:** Monument signage available on Cross Ridge Road
- **Delivery:** Space will be delivered in grey shell condition
- **Frontage:** The unit has direct frontage to Cross Ridge Rd and access to US HWY 27.
- **Co-Tenancy:** Clermont Kids Dentistry, Florida Blue Center, Luminary Orthodontics, Magruder Laser Vision



Amy Foote
Senior Associate
+1 407 541 4411
amy.foote@cushwake.com

[cushmanwakefield.com](https://www.cushmanwakefield.com)

©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

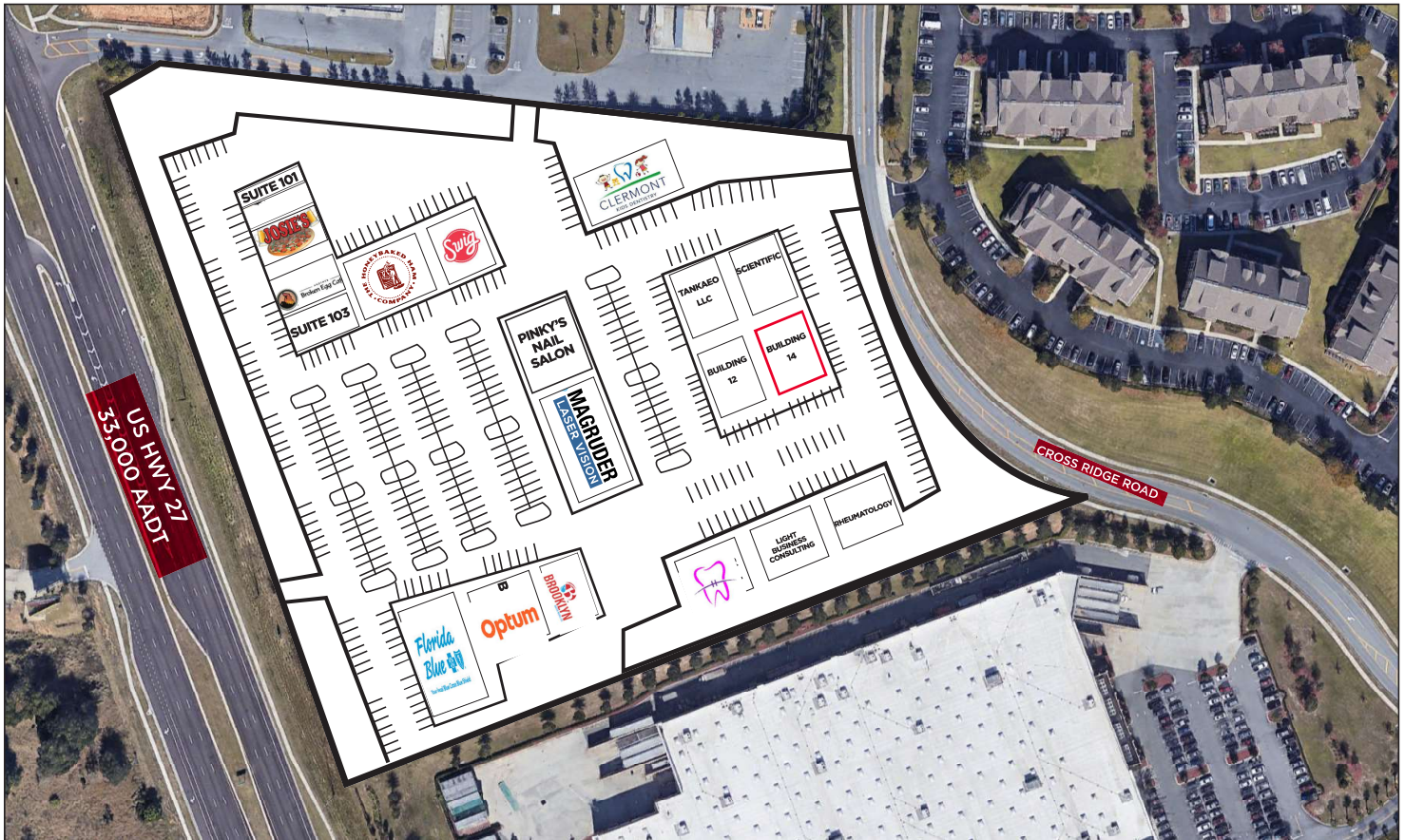
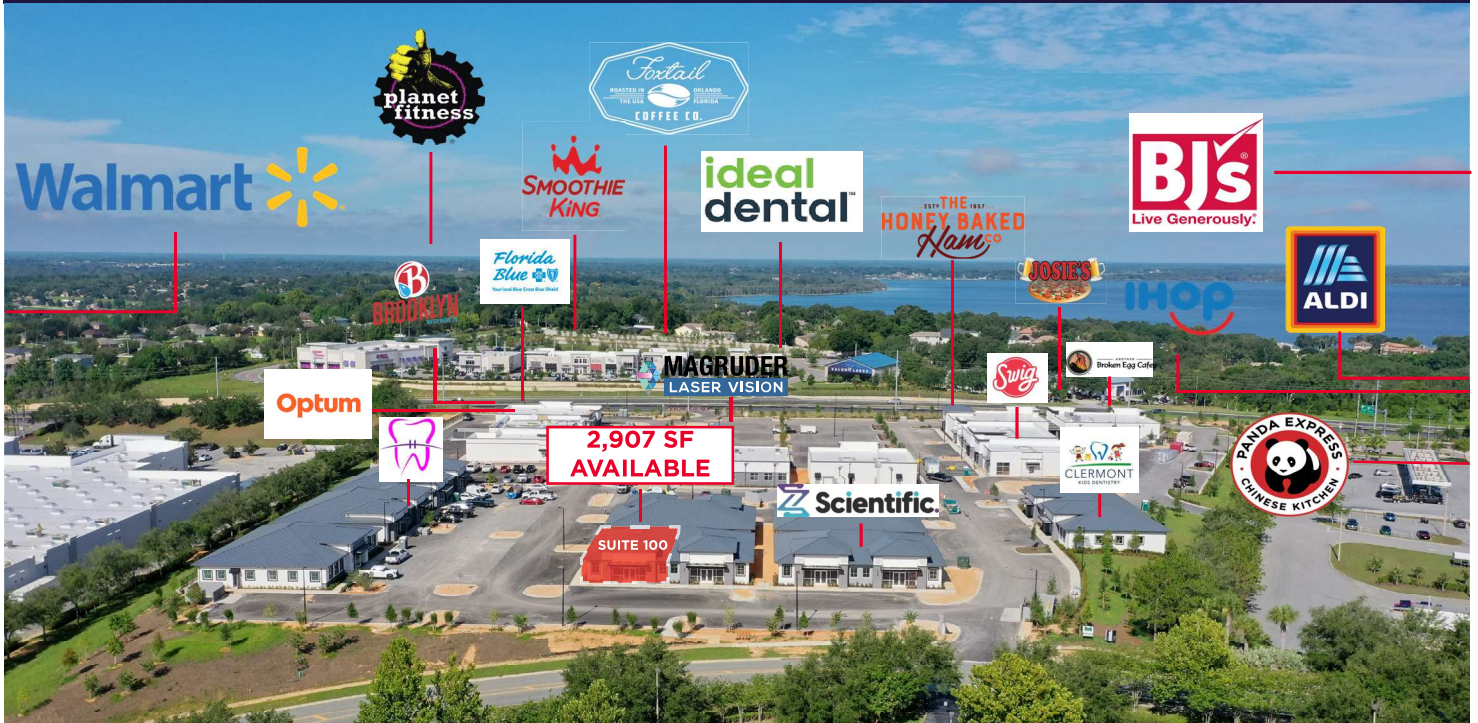
**FOR LEASE**

CROSS RIDGE EXCHANGE MEDICAL/OFFICE/RETAIL

Building Description

- This is one of the few remaining units for lease in Cross Ridge Exchange Bldg Park
- The property has direct frontage and access from US Highway 27 (AADT 33,000) & Cross Ridge Road.
- The property has a synergistic mix of retail and medical office tenants including restaurants, dentistry, rheumatology, optometrist, nail salon and more.
- The development is strategically located between a Wal-Mart Supercenter and BJ's Wholesale.

**Amy Foote
Senior Associate****+1 407 541 4411
amy.foote@cushwake.com****cushmanwakefield.com**




FOR LEASE

CROSS RIDGE EXCHANGE MEDICAL/OFFICE/RETAIL

Traffic Count

South Highway 27	33,000 AADT
Citrus Tower Blvd	12,300 AADT

Radius	Population	Avg HH Income	Median Home Value
1-Mile	58,867	\$89,403	\$272,572
3-Mile	96,008	\$90,910	\$269,860
5-Mile	219,921	\$102,155	\$301,462



Amy Foote
Senior Associate
 +1 407 541 4411
 amy.foote@cushwake.com

cushmanwakefield.com