

AVAILABLE FOR LEASE

- MEDICAL BUILD-TO-SUIT CENTER
- NEIGHBOR WITH FUTURE WELLNESS WAY COMMUNITY

FOUR CORNERS MEDICAL CENTER

MEDICAL BUILD-TO-SUIT OPPORTUNITY FOR LEASE

1740 US-27
CLERMONT, FL 34714

Four Corners Medical Center is the perfect medical build-to-suit to accommodate the growing 80,000 residents in Four Corners, within a 5-mile radius. New developments such as Orlando South Lake Hospital, home of world-renown orthopedics, and Heart of Florida have brought 52 ER beds to the area and specialized sports medicine frequented by world-famous athletes but the market is still an opportunity zone for incoming medical users and businesses.

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). Four Corners Medical Center hugs Phase 3 of Wellness Way, the future 250 AC of massive master-planned sports and living flex community featuring apartment and residential villas, leading-edge indoor and outdoor training centers, luxury hotels, restaurants, and shopping centers.

- Hypergrowth Medical Market
- Build-To-Suit Medical Center
- Neighborhood Developers Expanding 15,000+ Rooftops by 2025!
- Highly Trafficked Area 43,500 AADT (FDOT)
- Low Rental Rate
- Neighbor to Future Epic Community Wellness Way

LEASE PRICE \$22.00 NNN
MAXIMUM SUITE AVAILABLE 16,000 SF
MINIMUM SUITE AVAILABLE 4,020 SF
PARKING..... 7/1,000 SF
SIGNAGE..... PYLON AND BUILDING



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AREA POPULATION GROWTH



21.84%
Within
7 Miles

HOUSEHOLDS BY YEAR BUILT GROWTH

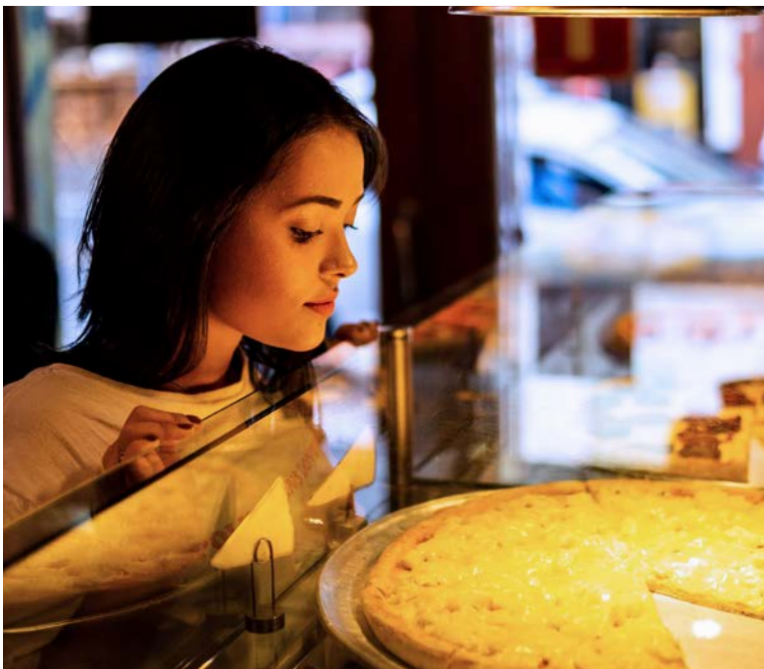


21.61%
Within
7 Miles

EMPLOYMENT GROWTH



8.1%
Within
7 Miles



FLOOR PLANS | 1ST FLOOR

1740 US-27
CLERMONT, FL 34714



LEASABLE AREA
6,646 SF

BUILDING AREA
8,040 SF

TOTAL LEASABLE
(FLOOR 1 & 2)
13,292 SF

TOTAL BUILDING AREA
(FLOOR 1 & 2)
16,080 SF

Unit 101
3,323 SF

Unit 102
3,323 SF

OPTIONAL LOCATION
OF COMMON
RESTROOMS

ELEVATOR
MACHINE

ELEV.

Elevator
Lobby

EXIT
STAIR

EXIT
STAIR



ELEVEN
18
ARCHITECTURE
A WOMAN'S BUSINESS ENTERPRISE

FLOOR PLANS | 2ND FLOOR

1740 US-27
CLERMONT, FL 34714



LEASABLE AREA
6,646 SF

BUILDING AREA
8,040 SF

TOTAL LEASABLE
(FLOOR 1 & 2)
13,292 SF

TOTAL BUILDING AREA
(FLOOR 1 & 2)
16,080 SF

Unit 201
3,323 SF

Unit 202
3,323 SF

OPTIONAL LOCATION
OF COMMON
RESTROOMS

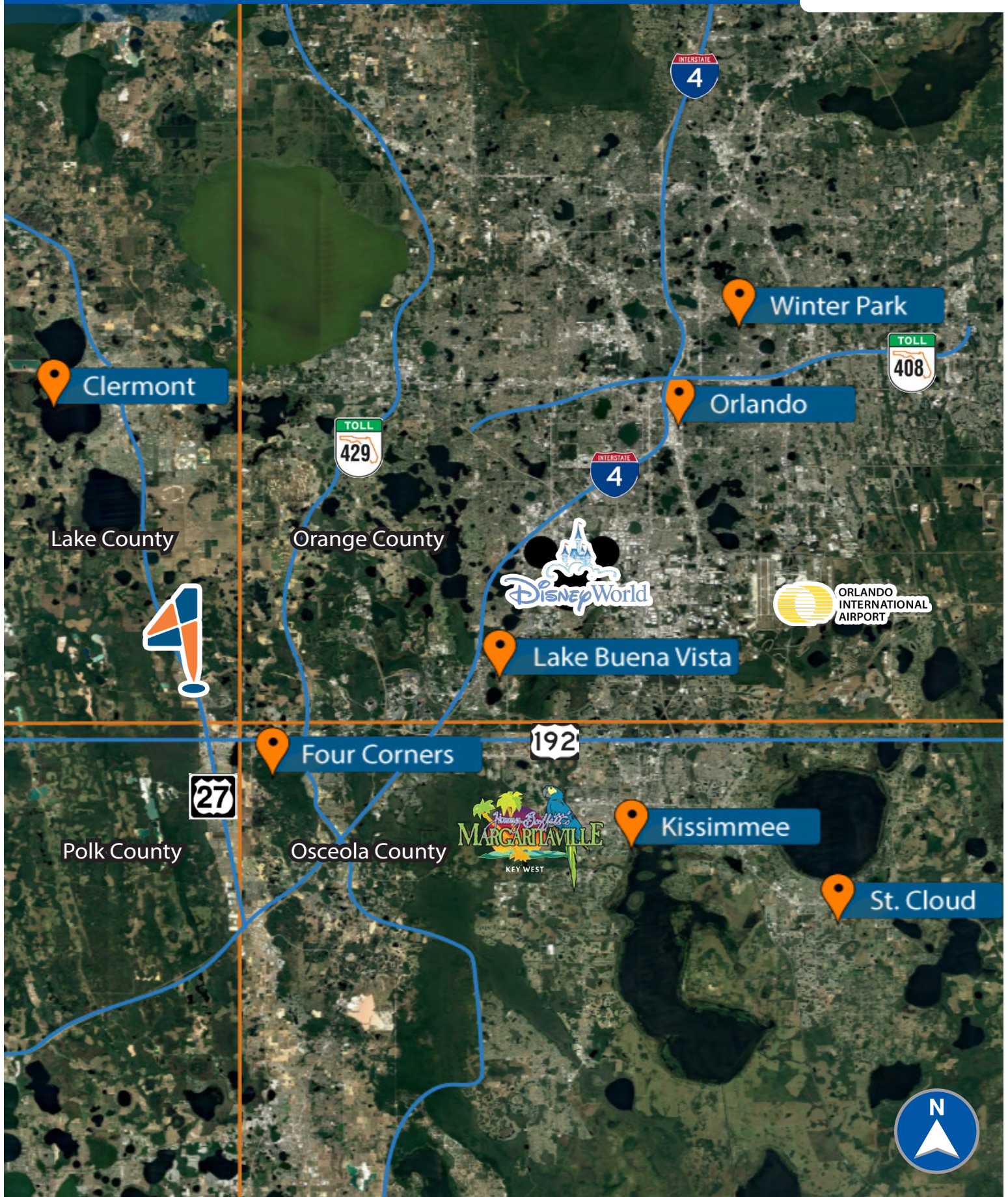
ELEV.

Elevator
Lobby

OPEN TO ELEV.
LOBBY BELOW



ELEVEN
18
ARCHITECTURE
A WOMAN'S BUSINESS ENTERPRISE





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