



HIGH VISIBILITY RETAIL/FLEX SPACE

12629 S US-27
CLERMONT, FL 34711

AVAILABLE - CALL FOR PRICING

Jamison Commercial Partners is proud to present this freestanding building at the entrance of Shoppes at Anderson Hill. Prominently located on the northwest corner of Anderson Hill Rd and US Highway 27 with fantastic visibility North & South.

PROPERTY OVERVIEW

- » Available: 7,000 SF - 9,450 SF freestanding retail/flex building.
- » Fully built out space, ready for occupancy.
- » Just under 1,000 feet of frontage on US-27.
- » Traffic counts: 43,000 AADT (US-27)
- » Over 7/1,000 parking ratio.



GUNNER LESLIE

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GLESIE@JAMISONCOMMERCIAL.COM

CHUCK HOLLIDAY

SR VICE PRESIDENT | 407.256.2554
CHOLLIDAY@JAMISONCOMMERCIAL.COM

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SHOPPES AT ANDERSON HILL



PROJECT DRONE PHOTO



ELEVATION

- » Just minutes away from the National Training Center that sees over 500,000 international level athletes annually.
- » Co-tenancy: Planet Fitness, Smoothie King, Club Pilates, Bliss Nail Spa, Foxtail Coffee Co., Brooks Rehabilitation, Amore Italian Ristorante, Bambuu, and Sanitas Medical Center.

[MORE DETAILS](#)

2026 DEMOGRAPHICS



GENERAL
POPULATION

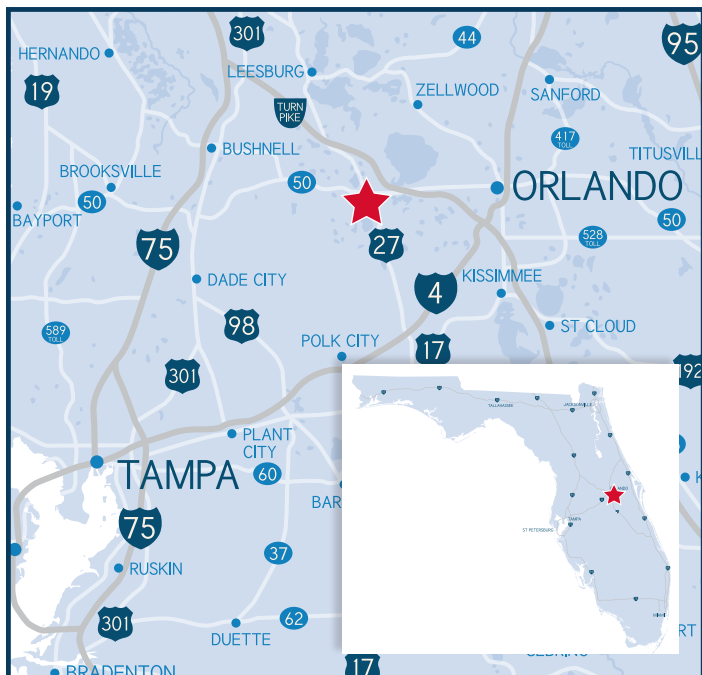


MEDIAN HOUSEHOLD
INCOME



NUMBER OF
HOUSEHOLDS

11,220	\$91,165	4,371	5 MINUTE
59,626	\$93,287	23,320	10 MINUTE
112,227	\$103,841	42,376	15 MINUTE

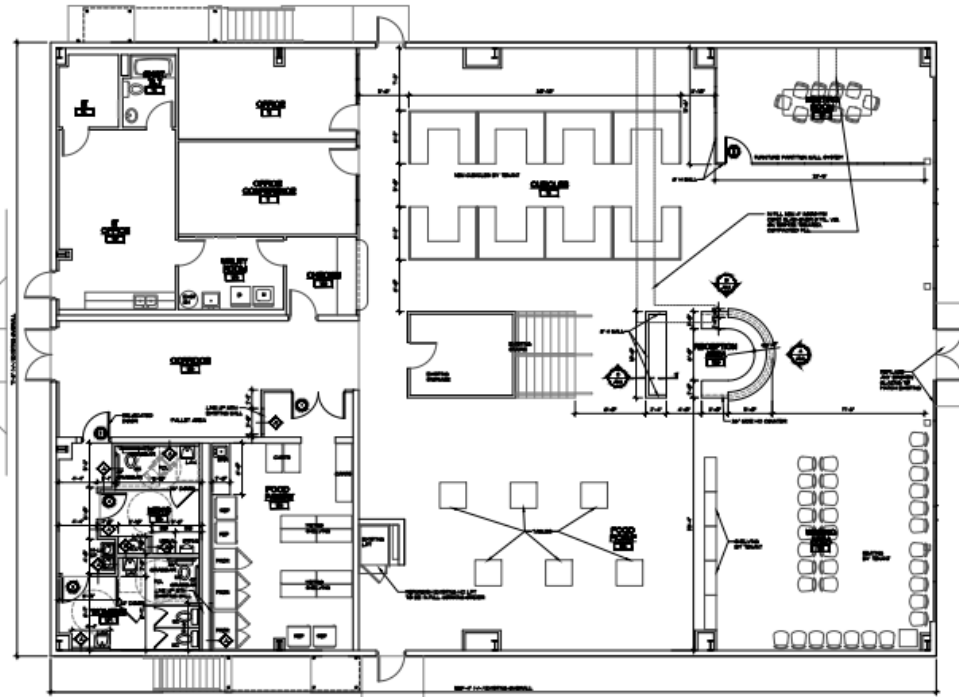


SITE PLAN AVAILABILITY



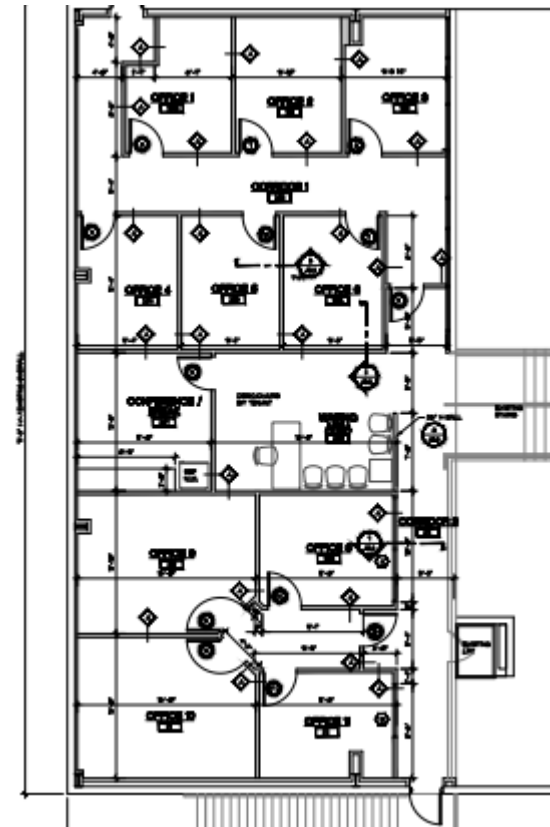
SITE PLANS

7,000 SF



1ST FLOOR

2,450 SF



2ND FLOOR

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE.

INTERIOR PHOTOS

