

Developer breaks ground on new Four Corners retail center



Orlando-based [Elevation Development](#) has broken ground on a 10-acre shopping center in Clermont on the US 27 corridor.

Elevation purchased the site in January for \$3.5 million. CEO Owais Khanani said he expects to complete construction in the third quarter of 2025.

“The site is besides a Publix and on a well-traveled street,” Khanani said. “It was a no-brainer.”

The site will have visibility and frontage on US Hwy 27 with two access points, including at the signalized intersection with Golden Eagle Boulevard. It’s in the Four

Corners area of Lake County and south of a planned Wellness Way extension connecting US 27 and SR 429.



The 10-acre shopping center is on U.S. 27 in South Lake County between Cagan Crossings and Serenoa. (Lake County Property Appraiser)

The site is just south of Golden Eagle Village, a Publix-anchored shopping center with Domino's, Great Clips and a UPS store among its tenant line-up.

Elevation Development has signed contracts with Big Dan's Car Wash, Extra-Space Storage and a daycare center. There are two retail pads available for potential tenants. Khanani thinks the car wash and bank will bring the most business. The self-storage facility, which abuts the Eagle Ridge subdivision, will be three stories tall

and nearly 110,000 square feet. Elevation had to get approval from Lake County to change the future land use from Urban Low Density to Planned Unit Development.

“There is so much growth from Davenport and Clermont, these services will be well used by residents,” Khanani said. “The car wash company will be new to the area.”

The location came to him from a broker, Khanani added.

Elevation Development partnered with [Tom Harb](#), CEO of Harbco Development, on this project. Antonino Poma and Clifton Magee with [JLL](#) are managing the leasing. Poma also worked with Elevation on its [Shoppes of Citrus Ridge](#) project on U.S. 27 in Davenport.]

“It feels great to get this project started. It took a little longer to get started, but we are here now,” Khanani said. “The process was 12 months. We broke ground and are ready to help support the growth in the area.”

Elevation recently got [final approval on a 167-acre lot to be developed for 600 single-family homes and townhomes in Deland called Beresford Springs](#). The project will rise on the former Sandhill Golf Course, which closed in 2017.

Elevation Development bought the property in July for \$6 million from Sandhill Enterprises, nearly five years after the firm submitted its first development application. The property will feature 40 acres for parks and recreation space and another 50 acres of green space.