



PROPERTY FOR SALE

10.44 ACRES US HWY 27, MINNEOLA, FL

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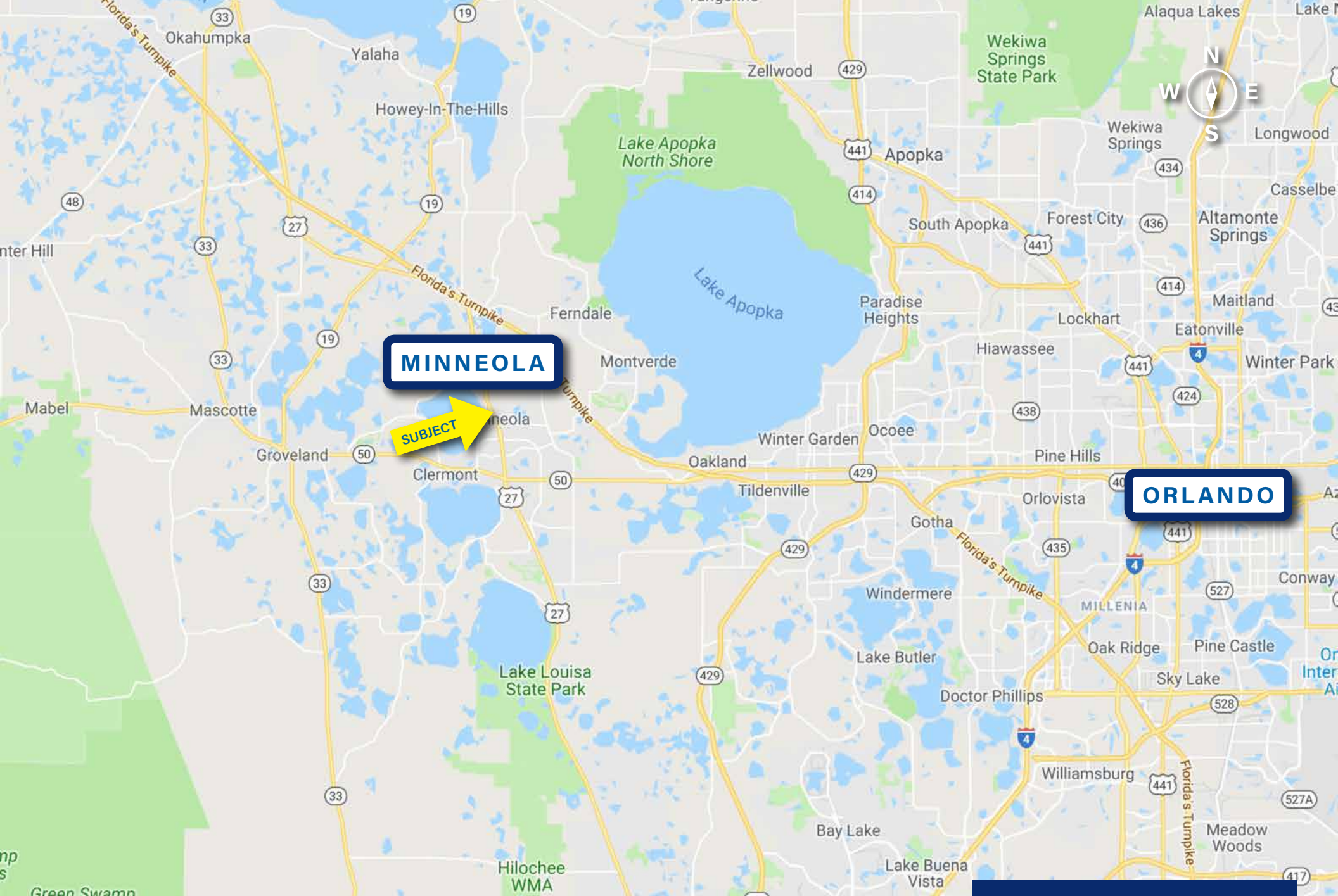
EXECUTIVE SUMMARY

0 US HWY 27 MINNEOLA, FL 34715

This vacant commercial property is located along US Highway 27 in Minneola, FL, a rapidly growing area in Lake County. 535 +/- FT of frontage on US 27 provides excellent visibility. Hills of Minneola, located northeast of the subject, is expected to bring over 3,000 homes to the area. The property is located less than 1 mile from the Citrus Tower Blvd and US 27 intersection and 1.5 miles to the HWY 50 and US 27 interchange.

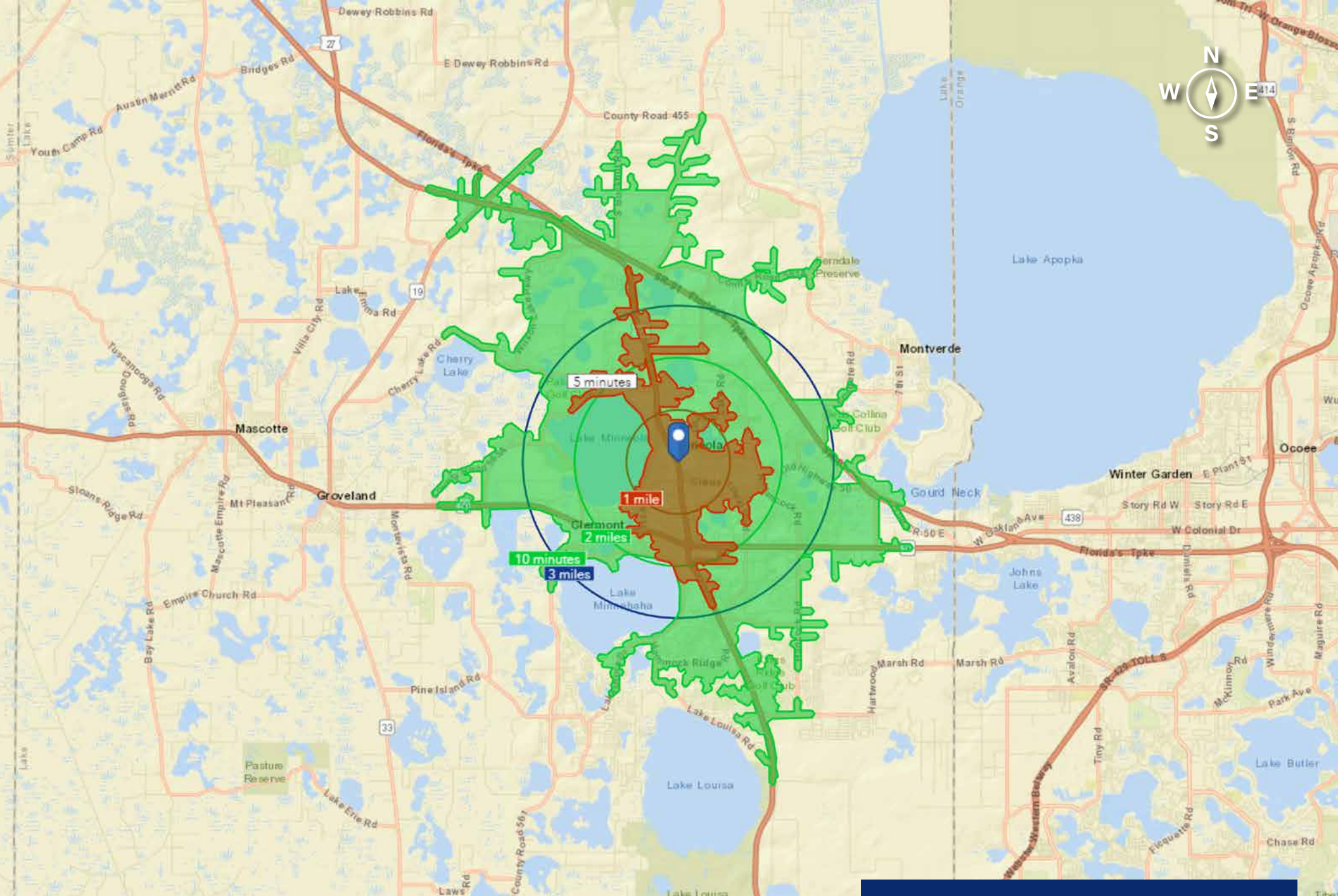
Site Address:	0 US HWY 27, Minneola, FL 34715
County:	Lake
PIN (Property Identification Number):	182226050004600403
Land Size:	10.44 +/- Acres
Property Use:	Vacant Commercial
Utilities:	City of Minneola
Zoning:	B-1 & I-1 - City of Minneola
Taxes:	\$11,472.02
Traffic Count:	35,000 cars/day on US HWY 27
Asking Price:	\$1,600,000





Located in Minneola, FL west of Lake Apopka
along US HWY 27.

LOCATION MAP



1, 2, 3 mile radius

5, 10 minute drive time

DEMOGRAPHICS MAP

BENCHMARK DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	Lake	MSA	FL	US
Population	7,300	23,072	35,741	17,808	54,357	345,575	2,500,950	20,875,686	330,088,686
Households	2,781	8,322	13,124	6,527	19,491	139,593	925,068	8,152,541	124,110,001
Families	2,002	5,912	9,470	4,621	14,443	95,701	616,987	5,273,287	81,631,156
Average Household Size	2.62	2.75	2.71	2.72	2.73	2.45	2.65	2.51	2.59
Owner Occupied Housing Units	1,742	5,448	9,057	4,195	14,270	105,716	553,095	5,193,134	78,262,285
Renter Occupied Housing Units	1,039	2,874	4,066	2,333	5,222	33,877	371,973	2,959,407	45,847,716
Median Age	36.7	38.1	38.6	37.7	40.3	47.8	37.3	42.3	38.3
Income									
Median Household Income	\$55,186	\$56,284	\$58,341	\$55,440	\$62,651	\$51,693	\$53,891	\$52,098	\$58,100
Average Household Income	\$66,649	\$70,026	\$72,663	\$68,483	\$77,539	\$68,650	\$75,841	\$75,281	\$83,694
Per Capita Income	\$24,467	\$26,129	\$26,799	\$25,512	\$28,572	\$28,113	\$28,572	\$29,913	\$31,950
Trends: 2015 - 2020 Annual Growth Rate									
Population	1.88%	2.14%	2.34%	2.12%	2.57%	2.07%	2.03%	1.41%	0.83%
Households	1.84%	2.05%	2.25%	2.03%	2.52%	1.96%	1.94%	1.36%	0.79%
Families	1.76%	1.98%	2.19%	1.95%	2.46%	1.90%	1.89%	1.30%	0.71%
Owner HHs	2.91%	2.99%	3.09%	3.00%	3.23%	2.46%	2.52%	1.91%	1.16%
Median Household Income	2.94%	2.97%	3.21%	2.85%	3.42%	2.62%	2.61%	2.52%	2.50%

There is good population density within a 2 mile radius of 23,072 people. The growth rate within the same radius is 2.14% compared to The State of Florida at 1.41%.

The Median Household Income levels in the 2 mile radius are slightly above Lake County metrics.

BENCHMARK DEMOGRAPHICS

1 Mile 2 Miles 3 Miles 5 Mins 10 Mins Lake MSA FL US

Households by Income

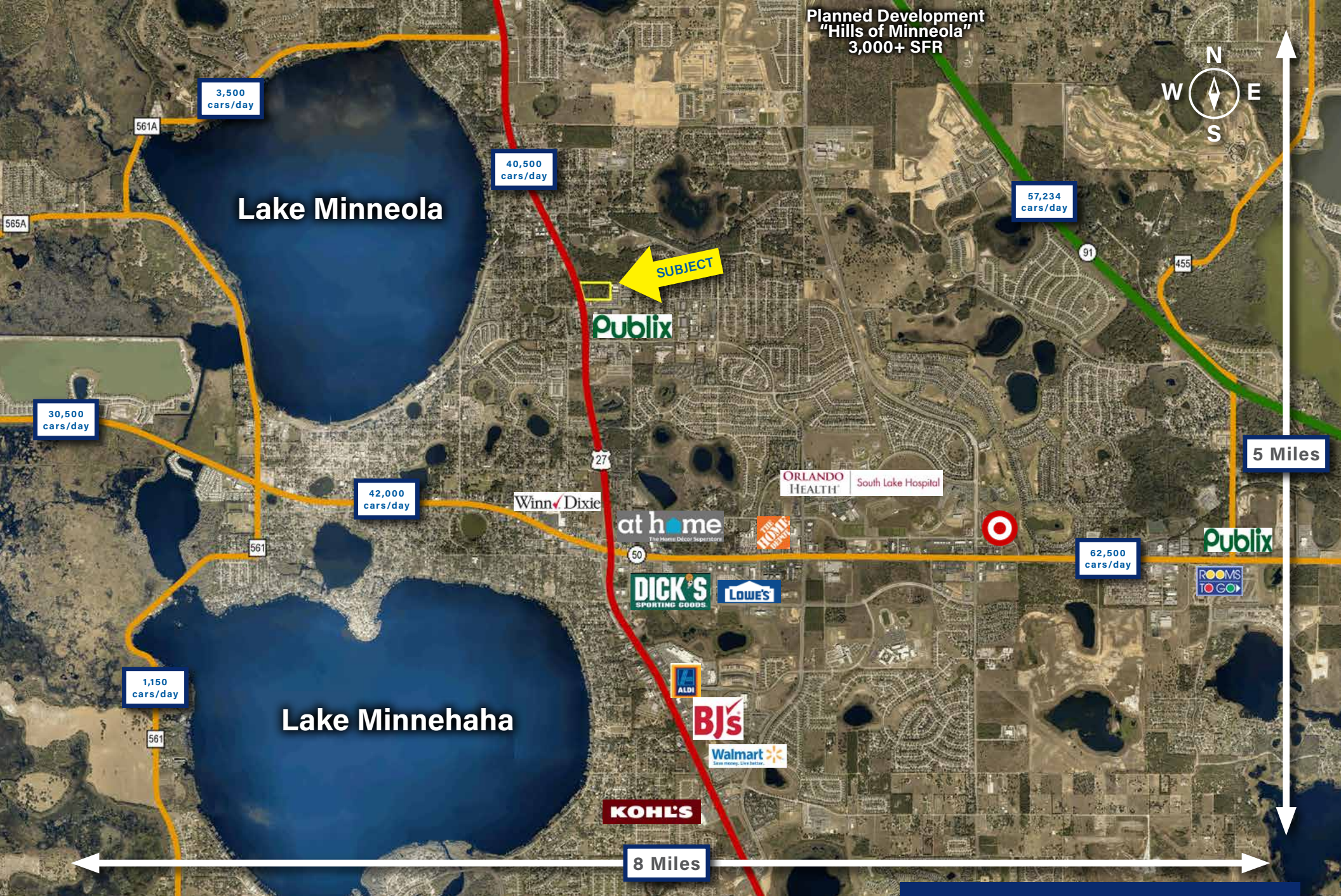
<\$15,000	7.30%	7.00%	6.70%	7.40%	6.20%	9.90%	10.30%	11.70%	11.20%
\$15,000 - \$24,999	10.30%	9.80%	9.10%	10.10%	8.70%	11.20%	10.00%	10.60%	9.40%
\$25,000 - \$34,999	11.90%	11.50%	11.10%	11.60%	9.50%	11.50%	10.70%	10.70%	9.30%
\$35,000 - \$49,999	14.50%	14.40%	14.20%	14.60%	13.40%	15.30%	14.60%	14.70%	12.80%
\$50,000 - \$74,999	21.10%	21.20%	20.60%	21.20%	20.10%	20.30%	19.50%	18.70%	17.60%
\$75,000 - \$99,999	15.30%	14.30%	15.40%	14.30%	16.70%	13.30%	12.30%	11.90%	12.50%
\$100,000 - \$149,999	15.90%	16.40%	16.70%	16.10%	17.80%	11.70%	12.90%	12.10%	14.40%
\$150,000 - \$199,999	2.70%	3.60%	4.00%	3.30%	4.70%	3.70%	4.70%	4.50%	6.00%
\$200,000+	1.00%	1.80%	2.10%	1.50%	2.90%	3.00%	4.90%	5.10%	6.70%

Population by Age

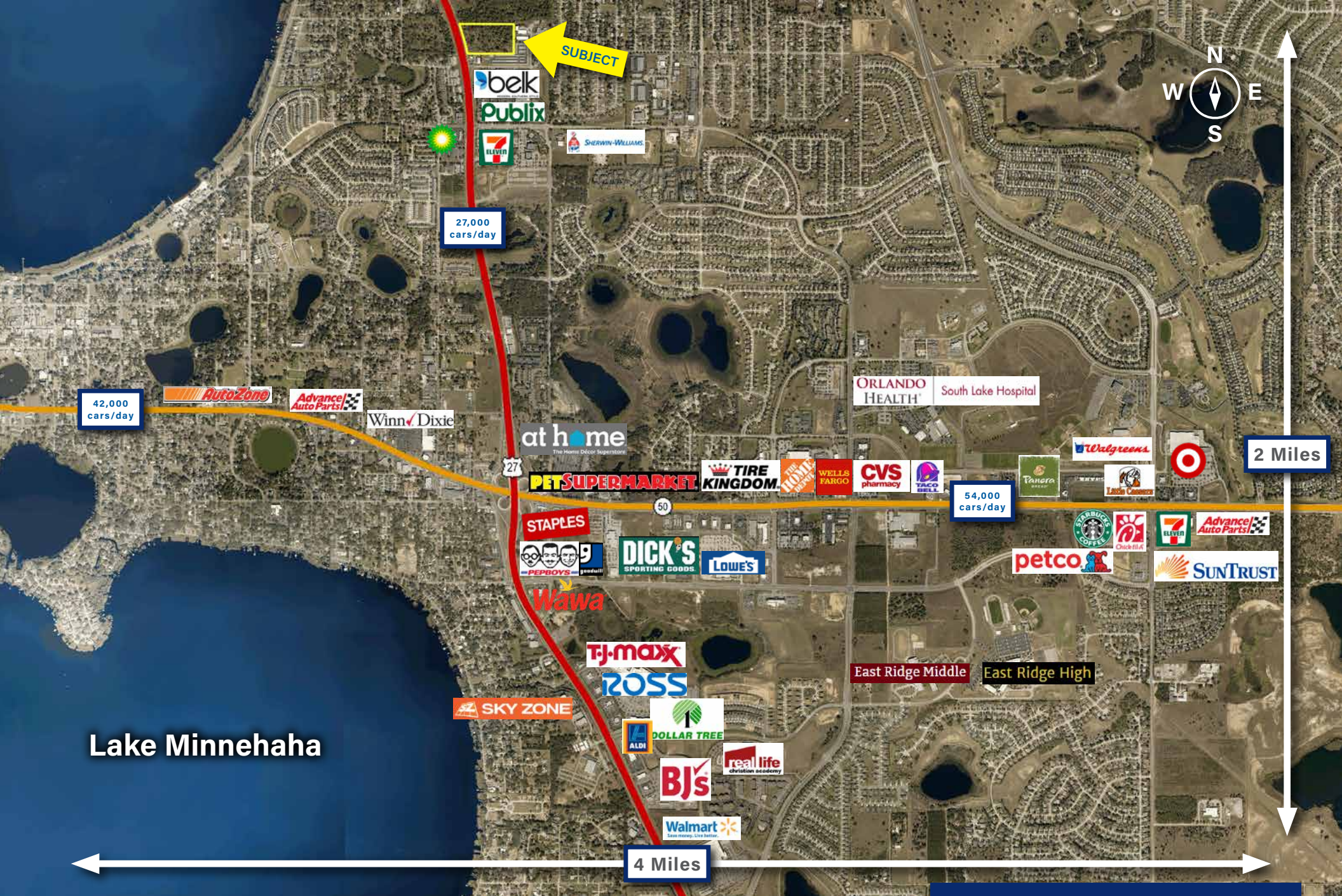
0 - 4	6.50%	6.30%	6.20%	6.40%	5.70%	5.10%	5.80%	5.30%	6.00%
5 - 9	6.60%	6.40%	6.30%	6.40%	6.10%	5.30%	5.90%	5.40%	6.20%
10 - 14	6.80%	6.60%	6.60%	6.60%	6.50%	5.40%	6.00%	5.60%	6.30%
15 - 19	6.60%	6.40%	6.40%	6.40%	6.20%	5.10%	6.30%	5.70%	6.40%
20 - 24	6.60%	6.40%	6.20%	6.50%	5.80%	4.80%	7.50%	6.30%	6.90%
25 - 34	14.80%	14.10%	13.80%	14.30%	13.10%	10.70%	15.40%	13.20%	13.90%
35 - 44	12.40%	12.50%	12.60%	12.50%	12.90%	10.40%	12.80%	11.70%	12.50%
45 - 54	13.50%	13.90%	14.20%	13.70%	14.30%	11.90%	12.90%	12.70%	12.80%
55 - 64	11.80%	12.10%	12.40%	12.00%	12.90%	14.10%	12.30%	13.60%	13.00%
65 - 74	8.60%	9.10%	9.10%	8.90%	10.20%	15.10%	9.00%	11.50%	9.40%
75 - 84	4.30%	4.60%	4.50%	4.50%	4.80%	8.70%	4.30%	6.30%	4.60%
85+	1.50%	1.80%	1.70%	1.70%	1.60%	3.40%	1.70%	2.70%	2.00%

Race and Ethnicity

White Alone	68.20%	68.90%	70.40%	68.30%	71.60%	79.30%	66.70%	73.00%	69.90%
Black Alone	15.40%	15.10%	14.10%	15.60%	14.10%	10.60%	17.10%	16.40%	12.90%
American Indian Alone	0.60%	0.50%	0.50%	0.50%	0.50%	0.50%	0.40%	0.40%	1.00%
Asian Alone	3.60%	3.60%	3.60%	3.60%	3.50%	2.10%	4.40%	2.80%	5.70%
Pacific Islander Alone	0.10%	0.20%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	6.90%	7.10%	6.90%	7.10%	6.10%	4.60%	7.50%	4.30%	6.90%
Two or More Races	5.20%	4.60%	4.40%	4.80%	4.00%	2.80%	3.80%	3.00%	3.40%
Hispanic Origin (Any Race)	24.40%	23.90%	23.50%	24.30%	22.80%	15.80%	31.00%	25.90%	18.30%



Within the active market are several national retailers along US HWY 27.



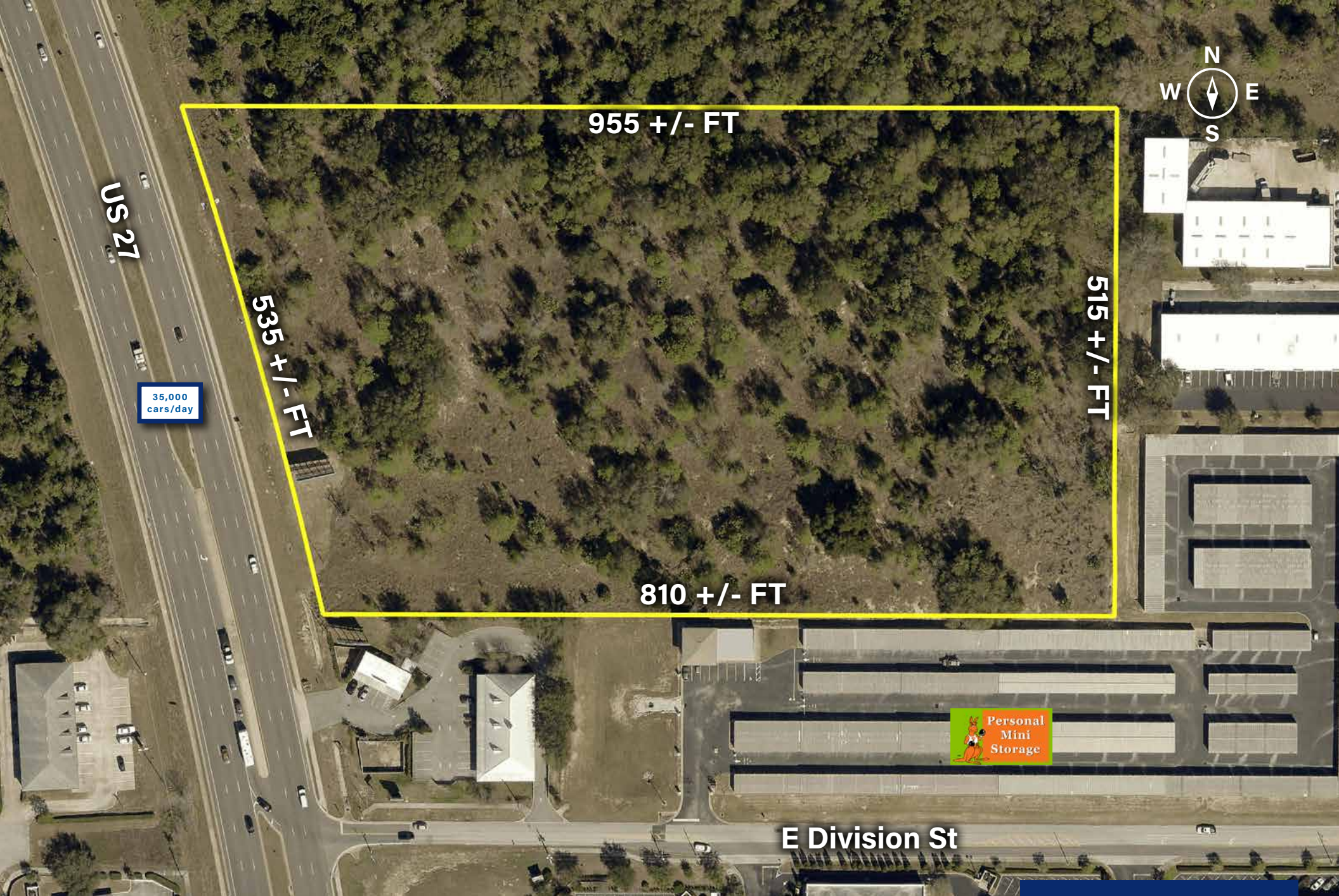
The subject property is located along the premier commercial corridor in Lake County.

TRADE AREA MAP



The surrounding neighborhood consists of retail and residential uses.

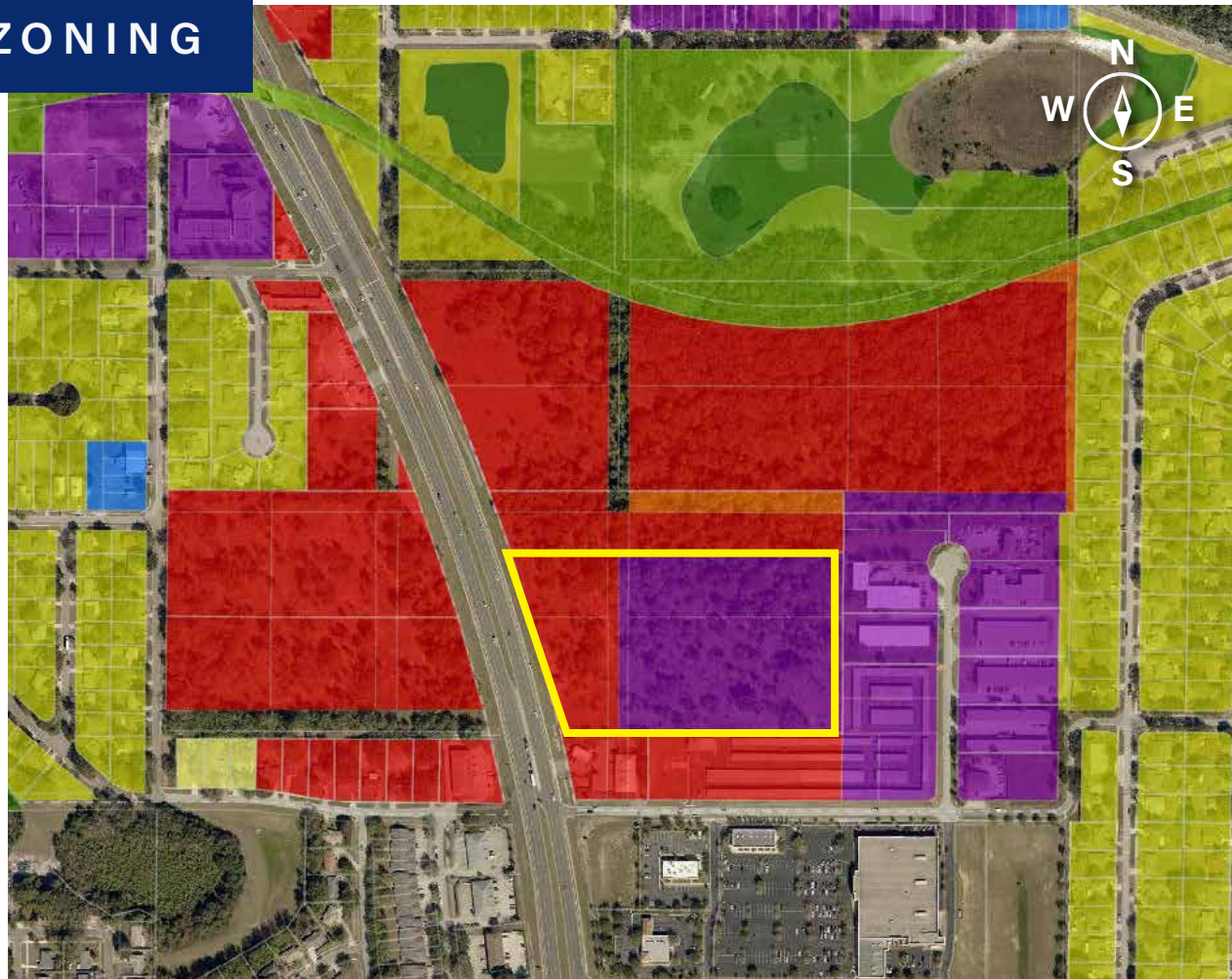
NEIGHBORHOOD AERIAL



The property features 535 +/- FT of frontage on US 27.

SITE AERIAL

ZONING



Business District (B-1)

The B-1 business district is established to implement comprehensive plan policies for managing transitional areas between residential land uses and more intense commercial and industrial uses.

Industrial (I-1)

The I-1 industrial district is established to implement comprehensive plan policies for managing industrial development and to provide development for wholesale commercial uses and limited industrial operations engaged in fabricating, repair, or storage of manufactured goods where no objectionable byproducts of the activity, such as odors, smoke, dust, refuse, electromagnetic interference, noise in excess of that customary to loading, unloading, and handling of goods and materials, are noticeable beyond the lot on which the facility is located. No hazardous material may be utilized by the industrial operations permitted in this I-1 district.



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