



Lake Minneola

40,500  
cars/day



1,145 ± FT

1,150 ± FT

# PROPERTY FOR SALE

## HWY 27 & SULLIVAN RD. WEST COMMERCIAL

863.648.1528 | [SVNsaunders.com](http://SVNsaunders.com) | 1723 Bartow Rd. Lakeland, FL 33801



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**Marvin Puryear**

Senior Advisor  
mpuryear@svn.com  
352.835.0106



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## EXECUTIVE SUMMARY

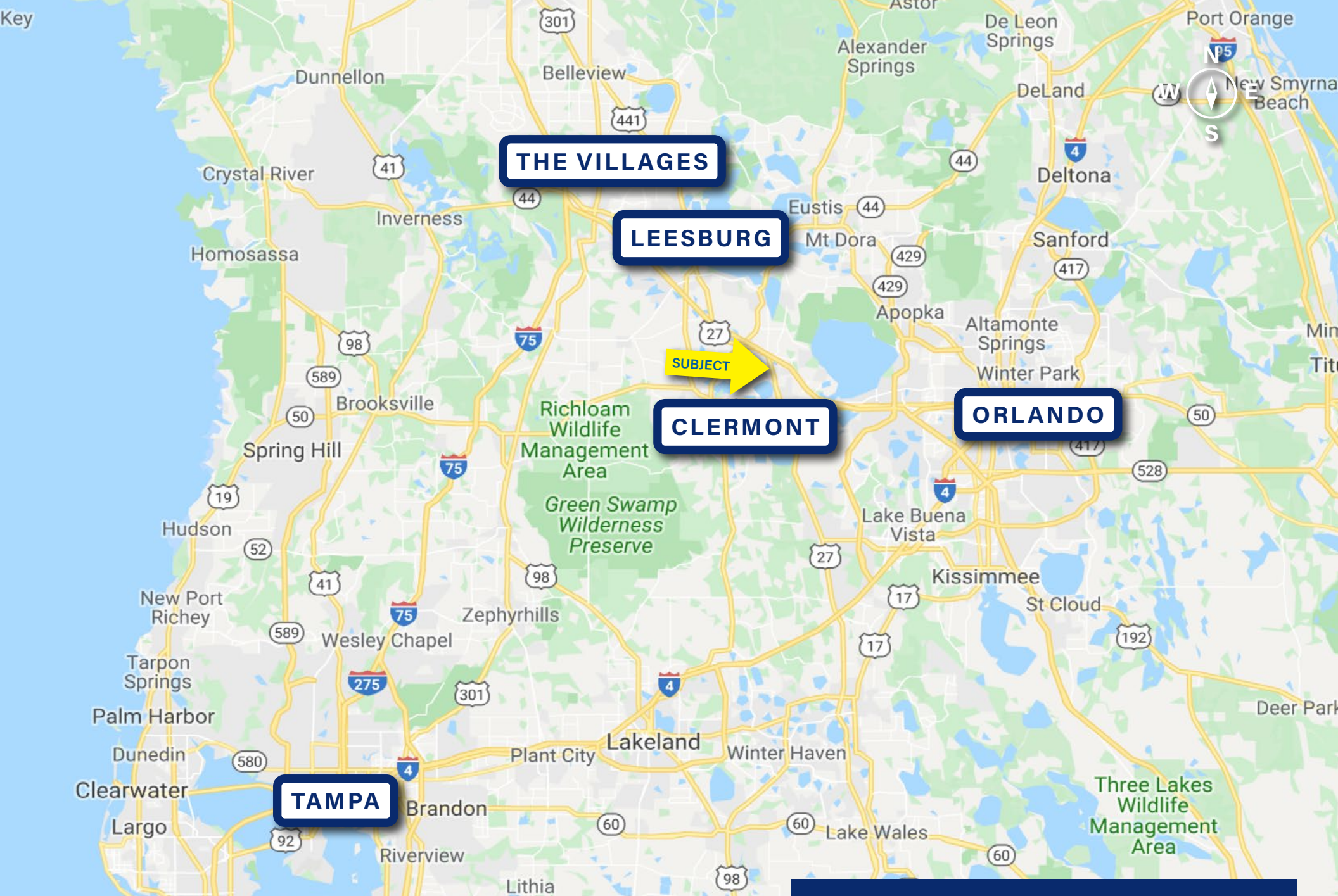
# HWY 27 & SULLIVAN RD. WEST MINNEOLA, FL 34715

The subject property is located in the City of Minneola just past the RV dealership, Protech Mobile RV Services, on the west side of US Hwy 27. The 22.66 ± acre property offers all dry land with 1,145 ± FT of road visibility on Hwy 27 and a traffic count of 35,500 cars per day.

Great population density with over 19,000 people within 3 miles and over 50,000 within 5 miles. The Market Area includes major retailers such as Walmart, BJ's Wholesale Club, Target, Lowe's, and the Home Depot among others.

<b>Site Address:</b>	US Hwy 27 & Sullivan Road Minneola, FL 34715
<b>County:</b>	Lake
<b>PIN (Property Identification Number):</b>	012225000100000200
<b>Land Size:</b>	22.66 ± Acres
<b>Property Use:</b>	Vacant Residential/Vacant Commercial
<b>Utilities:</b>	City utilities
<b>Zoning:</b>	B1: Business District [City of Minneola]
<b>Future Land Use</b>	CG: General Commercial [City of Minneola]
<b>Taxes:</b>	\$14,141.30 [2020]
<b>Traffic Count:</b>	35,500 cars/day on US Hwy 27
<b>Price:</b>	\$3,500,000





The subject property is located between The Villages and Clermont in the City of Minneola.

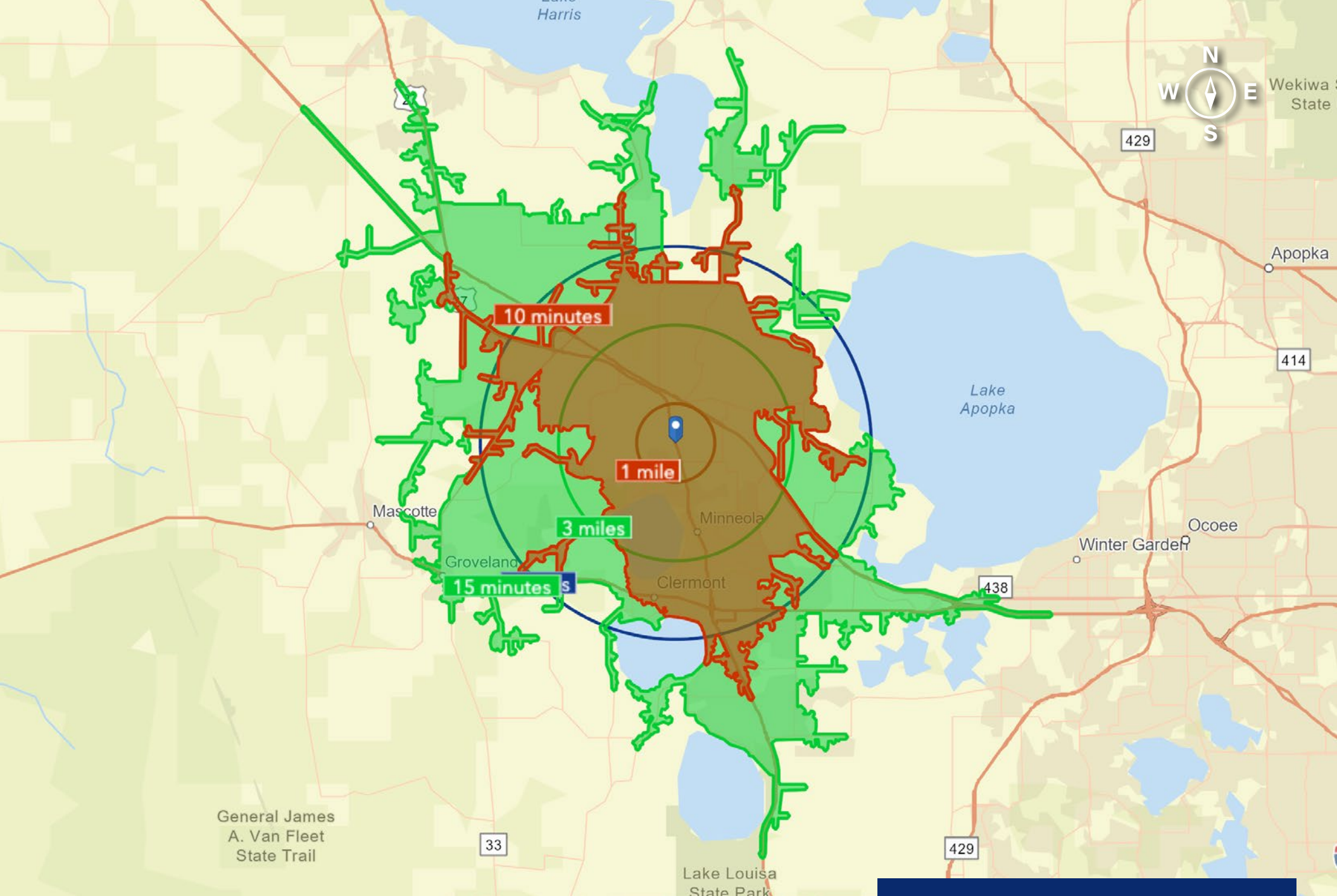
## REGIONAL LOCATION MAP





Subject property located off US Hwy 27 with proximity to the Florida Turnpike.

**LOCATION MAP**



1, 3, 5 mile radius  
 10, 15 minute drive time

**DEMOGRAPHICS MAP**



# BENCHMARK DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles	10 Mins	15 Mins	Lake	Orlando	FL	US
Population	2,589	19,091	50,633	40,252	89,502	356,100	2,567,010	21,239,528	332,417,793
Households	899	6,489	18,100	14,420	33,080	143,672	947,895	8,299,404	125,168,557
Families	697	4,873	13,253	10,459	24,805	98,463	632,093	5,366,533	82,295,074
Average Household Size	2.86	2.78	2.72	2.70	2.67	2.45	2.66	2.51	2.59
Owner Occupied Housing Units	752	5,368	13,703	10,467	26,034	108,832	577,679	5,375,035	79,459,278
Renter Occupied Housing Units	147	1,122	4,397	3,952	7,046	34,840	370,216	2,924,369	45,709,279
Median Age	37.9	41.4	40.6	40.5	43.0	48.0	37.5	42.5	38.5
<b>Income</b>									
Median Household Income	58,204	58,430	59,746	56,269	61,098	52,376	55,875	54,238	60,548
Average Household Income	73,218	74,138	74,227	71,362	76,981	69,078	79,437	78,335	87,398
Per Capita Income	24,855	25,610	26,619	25,726	27,997	27,921	29,413	30,703	33,028
<b>Trends: 2019 - 2024 Annual Growth Rate</b>									
Population	2.65%	2.62%	2.57%	2.44%	2.40%	1.93%	2.00%	1.37%	0.77%
Households	2.62%	2.74%	2.54%	2.43%	2.30%	1.82%	1.92%	1.31%	0.75%
Families	2.51%	2.63%	2.48%	2.37%	2.23%	1.76%	1.87%	1.26%	0.68%
Owner HHs	2.79%	2.97%	2.92%	2.87%	2.56%	2.12%	2.23%	1.60%	0.92%
Median Household Income	1.82%	2.23%	2.75%	2.48%	2.21%	1.95%	2.35%	2.37%	2.70%

**G**reat population density with over 19,000 people within 3 miles and over 50,000 within 5 miles.

**M**edian Household Income within 5 miles is \$59,756 which is 14% higher than Lake County, 7% more than the Orlando MSA and 10% greater than the State of Florida.

# BENCHMARK DEMOGRAPHICS

1 Mile 3 Miles 5 Miles 10 Mins 15 Mins Lake Orlando FL US

## Households by Income

<\$15,000	5.90%	7.00%	8.00%	8.60%	7.30%	10.10%	10.40%	11.10%	10.70%
\$15,000 - \$24,999	6.20%	8.40%	8.80%	9.40%	8.50%	11.30%	9.80%	10.10%	9.00%
\$25,000 - \$34,999	8.00%	9.00%	8.90%	9.20%	8.10%	9.70%	9.40%	10.10%	8.90%
\$35,000 - \$49,999	18.70%	16.50%	15.40%	16.50%	14.90%	16.10%	14.40%	14.40%	12.40%
\$50,000 - \$74,999	25.50%	20.80%	18.10%	18.70%	20.60%	20.10%	18.90%	18.50%	17.50%
\$75,000 - \$99,999	15.80%	15.40%	16.20%	14.30%	15.60%	13.00%	12.40%	12.30%	12.60%
\$100,000 - \$149,999	12.70%	14.70%	16.80%	15.90%	16.30%	12.60%	13.50%	12.80%	15.10%
\$150,000 - \$199,999	4.90%	5.70%	5.30%	5.40%	5.80%	4.20%	5.40%	5.00%	6.50%
\$200,000+	2.30%	2.40%	2.30%	1.90%	2.90%	2.90%	5.80%	5.70%	7.30%

## Population by Age

0 - 4	7.00%	5.70%	5.70%	5.70%	5.30%	5.00%	5.80%	5.20%	6.00%
5 - 9	7.30%	6.00%	6.00%	5.90%	5.80%	5.20%	5.90%	5.40%	6.10%
10 - 14	7.50%	6.30%	6.20%	6.10%	6.10%	5.40%	6.00%	5.60%	6.30%
15 - 19	6.70%	5.80%	6.00%	6.00%	5.80%	5.00%	6.20%	5.60%	6.30%
20 - 24	5.80%	5.40%	5.80%	5.80%	5.10%	4.60%	7.30%	6.10%	6.70%
25 - 34	12.20%	12.60%	13.60%	13.70%	12.40%	10.90%	15.60%	13.30%	14.00%
35 - 44	13.50%	12.90%	12.20%	12.40%	12.00%	10.40%	12.80%	11.70%	12.60%
45 - 54	14.60%	14.50%	14.10%	14.00%	13.40%	11.70%	12.70%	12.50%	12.50%
55 - 64	12.20%	13.00%	13.20%	13.00%	13.60%	14.10%	12.40%	13.70%	13.10%
65 - 74	8.50%	10.60%	10.20%	10.20%	12.70%	15.30%	9.20%	11.70%	9.70%
75 - 84	3.70%	5.50%	5.20%	5.30%	6.10%	8.90%	4.50%	6.50%	4.70%
85+	1.00%	1.60%	1.70%	1.80%	1.70%	3.30%	1.70%	2.80%	2.00%

## Race and Ethnicity

White Alone	72.40%	73.10%	71.30%	70.30%	73.60%	78.60%	66.10%	72.70%	69.60%
Black Alone	13.10%	14.10%	14.30%	15.10%	12.80%	11.00%	17.30%	16.50%	12.90%
American Indian Alone	0.50%	0.50%	0.50%	0.40%	0.50%	0.50%	0.40%	0.40%	1.00%
Asian Alone	2.80%	2.60%	3.20%	3.20%	3.20%	2.10%	4.50%	2.90%	5.80%
Pacific Islander Alone	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	7.00%	6.00%	6.40%	6.60%	6.10%	4.90%	7.70%	4.50%	7.00%
Two or More Races	4.10%	3.80%	4.20%	4.20%	3.80%	2.90%	3.90%	3.10%	3.50%
Hispanic Origin (Any Race)	25.30%	21.60%	22.30%	23.00%	22.40%	16.60%	32.00%	26.60%	18.60%





The market area includes Walmart, Publix, BJ's Wholesale Club, Target, the Home Depot and many more major retailers.

**MARKET AREA MAP**





Great traffic count of 35,500 cars/day with 1,145 ± FT of road visibility via US Hwy 27.

Nearby businesses include CVS, Advance Auto Parts, Universal Auto Body and personal mini storage.

**SITE AERIAL**





Road visibility on Hwy 27



30.6 Acres (All dry land)



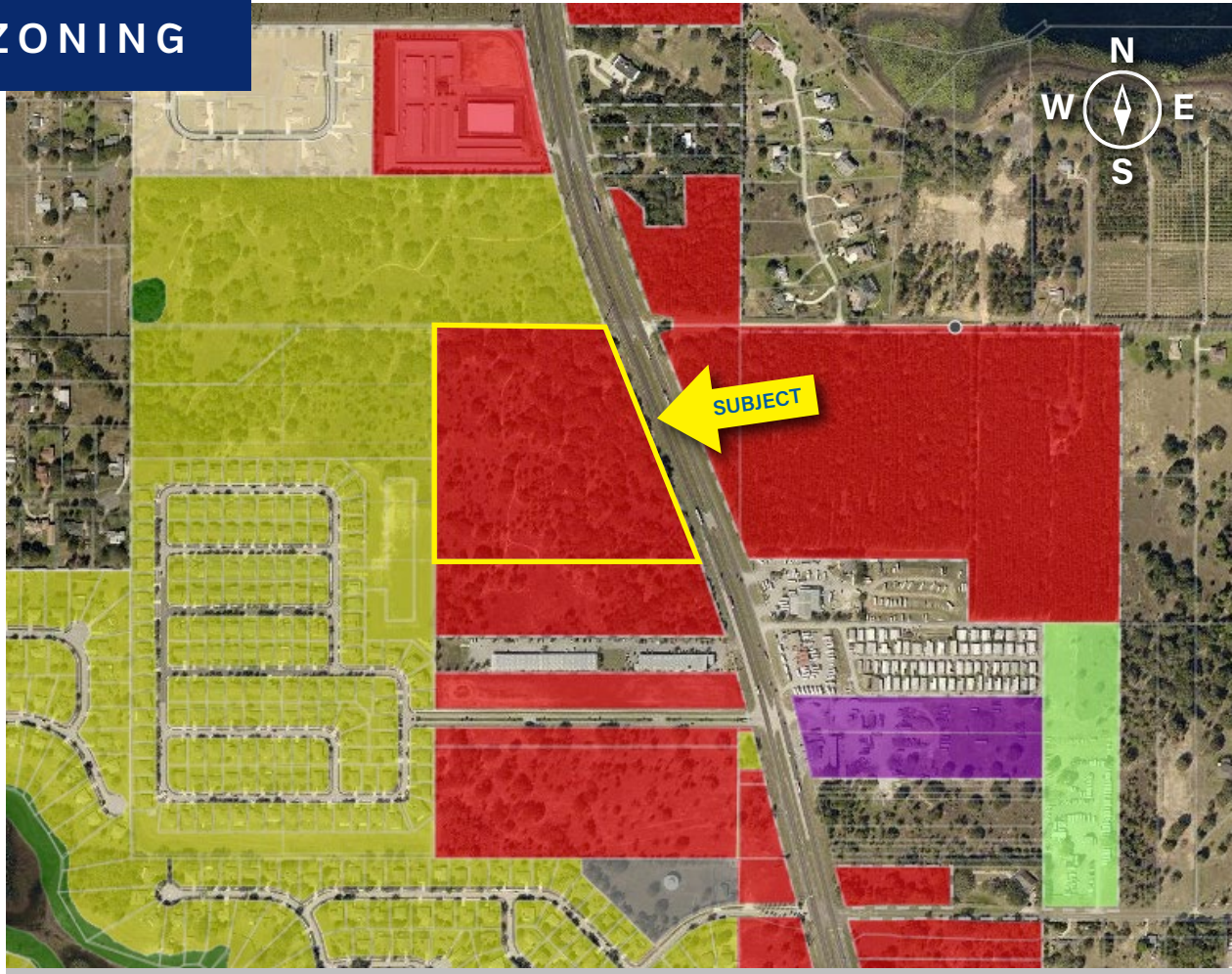
Aerial view from Hwy 27



Highest Best Use - Residential Development/PUD Mixed Use











# ZONING



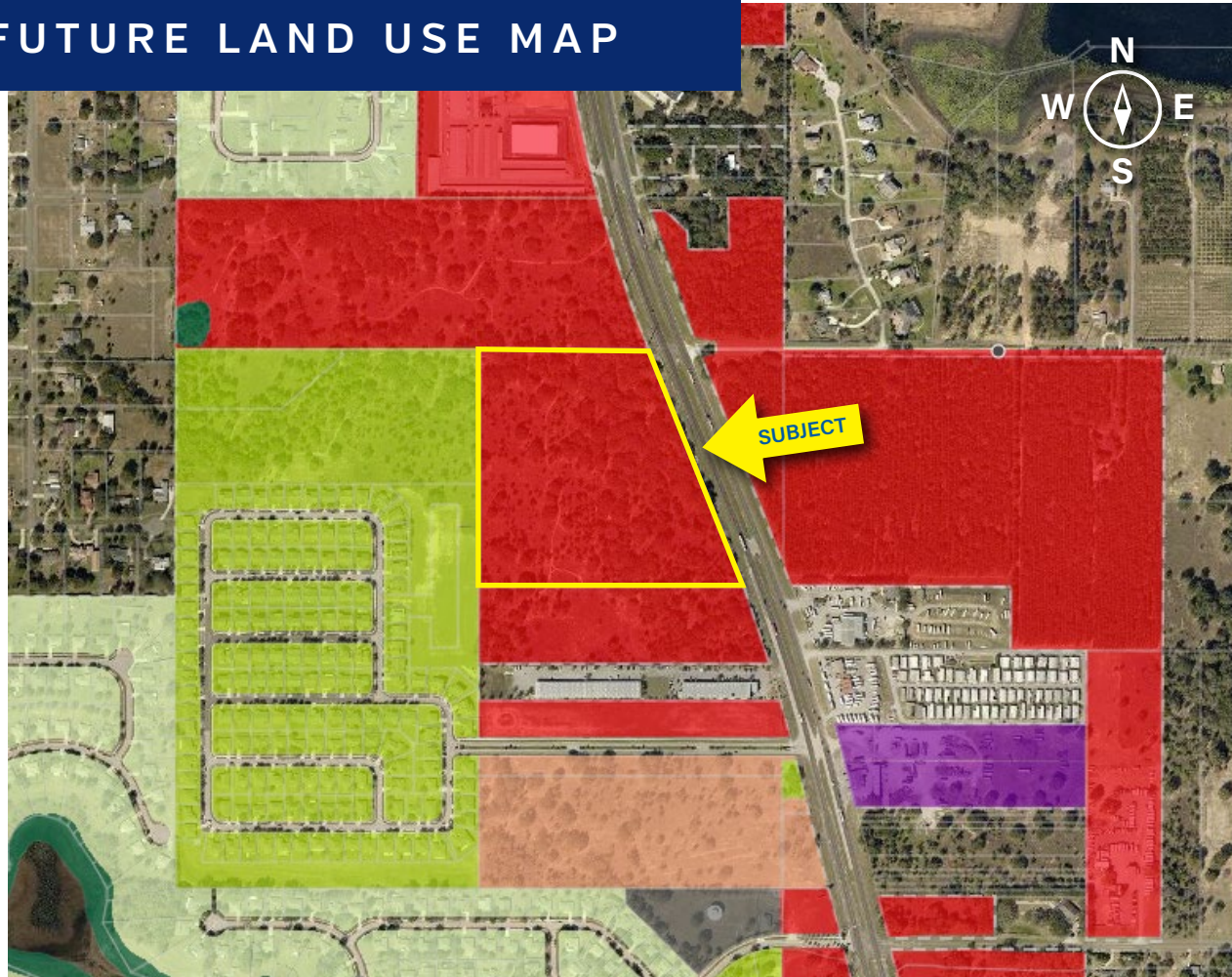
## *Business District (B1)*

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.

- |   |   |
|---|---|
|  RSF - 1 |  RMF - 2 |
|  RSF - 2 |  PUD - R |
|  RSF - 3 |  PUD - C |
|  RMF - 1 |  B1      |











# FUTURE LAND USE MAP



## *General Commercial (CG)*

The general commercial areas are designated on the Future Land Use Map for purposes of accommodating general retail sales and services, but trades and offices shall also be deemed accepted uses in this district.

This area shall not accommodate manufacturing, processing, or assembly of goods, repair and maintenance of heavy vehicular machines or equipment, or related services and activities; warehousing; uses requiring excessive outdoor storage; or other activities which are identified as potential nuisances to site, sound, or smell. These areas are not adaptive to permanent residential uses, except for situations necessary to provide a night watchman.

- |  |  |
|--|--|
|  SINGLE FAMILY LOW    |  MULTI-FAMILY HIGH  |
|  SINGLE FAMILY MEDIUM |  GENERAL COMMERCIAL |
|  SINGLE FAMILY HIGH   |  OFFICE/RESIDENTIAL |
|  MULTI-FAMILY MEDIUM  |  GENERAL INDUSTRIAL |



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Real Estate

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