

**AVAILABLE
FOR LEASE OR SALE**



17215 GRASSY LAKE RD, MINNEOLA, FL 34715

Modern, new construction buildings in Minneola, FL - one of Central Florida's hottest markets for residential growth

5 buildings totaling up to 31,879 SF

Commercial zoning [B-1] with a wide range of permitted uses including medical, retail, and professional offices

Less than a mile from exit on Florida's Turnpike and 3 minute drive to new AdventHealth Hospital

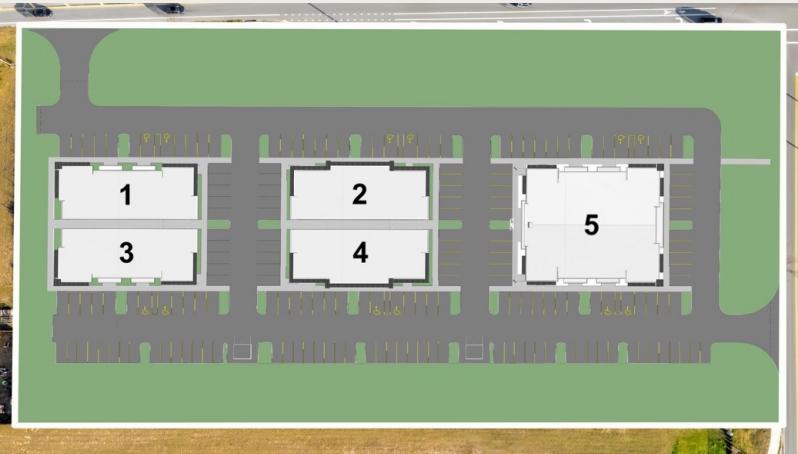
Gray shell delivery with expected completion Q3 2026



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•INC•

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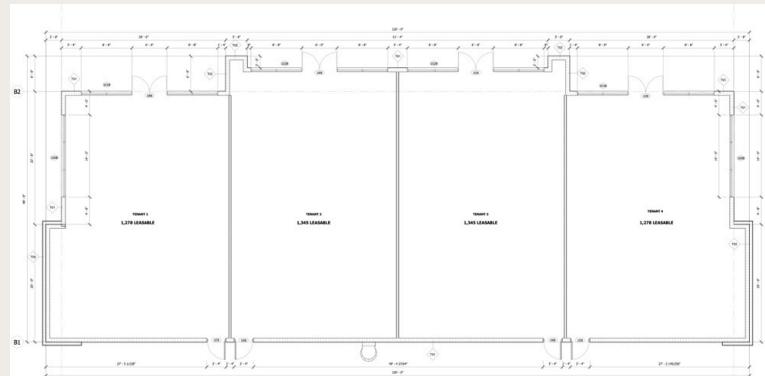
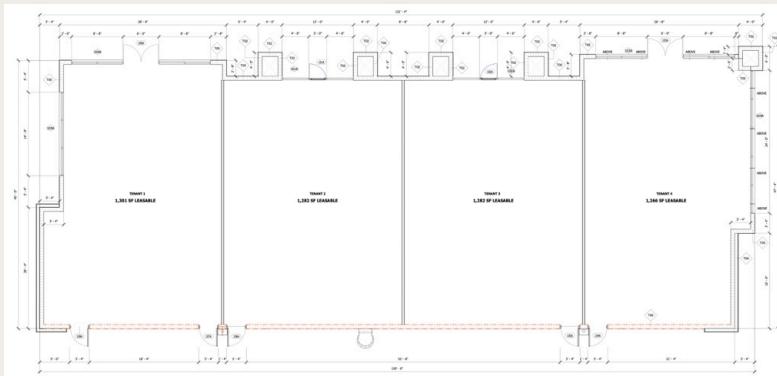


Variety of Suite Sizes Available

Buildings 1 & 3: 1,282-5,170 SF

Buildings 2 & 4: 1,278-5,250 SF

Building 5: 1,334-11,039 SF

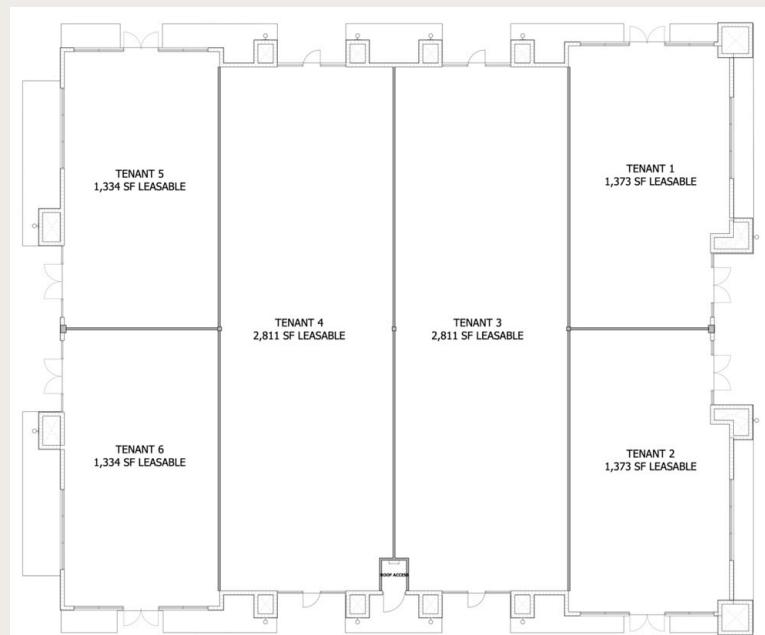


Ample free parking (5.6/1000 SF)

Tenant improvement allowances available

Facade and monument signage on Citrus Grove Rd

Located in an upcoming commercial corridor on a hard corner expected to be signalized in 2027



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DRIVE TIMES



1 min



8 min



12 min



14 min



22 min



20 min

22 min

30 min

35 min

40 min

57 min

Magic Kingdom. The Villages Ocala

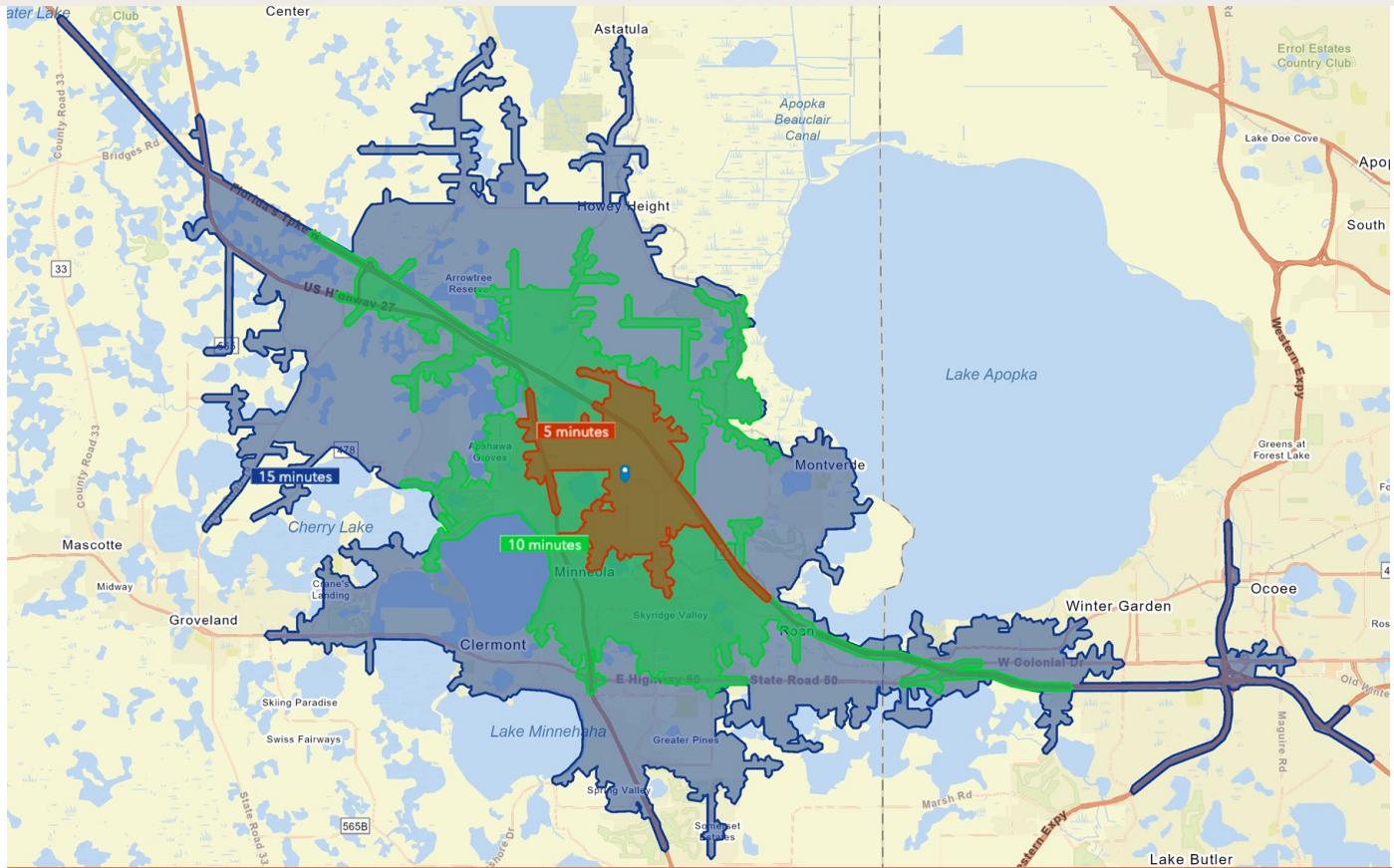
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DEMOGRAPHICS (5 MIN DRIVE TIME)

Households

There are **4,002** households living in the area with an average size of **3.01** people per household.



Population

12,060 people live in the area.

With a growth rate of **3.85%**,
the population is expected to
reach **14,568** by 2030.

Household Income

Median household income is **\$103,785** with household spending on medical expenses totaling **\$2,682**.



Age

The median age is 37.8.

25.2% are under 18
62.0% 18-65 and
13.6% 65 or older.

Source: Esri, Esri-U.S. BLS. Esri forecasts for 2025, 2030.

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CITY OF MINNEOLA MARKET HIGHLIGHTS

Nestled in the rolling hills of Central Florida, Minneola is a city that beautifully blends natural charm with modern growth. Its name, derived from a Dakota Indian word meaning “many waters,” reflects the abundance of lakes in the area, contributing to its picturesque landscape.

Established in the late 19th century, Minneola has evolved from a modest farming community into a thriving suburban city. The city was officially incorporated in 1926, and over the decades, it has transformed from its agricultural roots to a vibrant residential and commercial hub.



In recent years, Minneola has experienced significant growth. As of 2022, the city's population exceeded 16,000, marking a 16.6% increase over two years. This surge is largely attributed to the opening of the Minneola interchange along the Florida Turnpike, enhancing accessibility and making it an attractive location for new residents and businesses. The city's strategic location offers numerous advantages. Situated along U.S. Highway 27 and near the Florida Turnpike, Minneola provides residents with convenient access to major metropolitan areas, including Orlando. This proximity allows residents to enjoy a serene, country-like setting while benefiting from the amenities of a big city.

Minneola boasts a high quality of life, with residents enjoying one of the highest household income levels and educational attainment rates in Lake County. The city is also known for its low crime rate and low property taxes, making it an appealing place to live and work. The city has embraced the motto “City with Natural Charm,” reflecting its commitment to preserving its natural beauty amid development. Community events and initiatives foster a strong sense of community and celebrate the city's unique character.

Minneola's leadership has managed its rapid growth responsibly, maintaining a debt-free status without raising taxes. By collaborating with developers to ensure infrastructure keeps pace with development, the city has successfully balanced expansion with fiscal prudence. The city is also attracting significant commercial investments. Notably, Crooked Can Brewing Co. plans to establish a new 40,000-square-foot brewery and headquarters in the emerging Hills of Minneola area near the Turnpike in addition to AdventHealth's new hospital and medical facility, signaling confidence in the city's economic potential.

Minneola offers a harmonious blend of natural beauty, strategic growth, and community spirit. Its advantageous location, robust infrastructure, and commitment to preserving its unique charm make it an ideal place for residents and businesses alike.