



MINNEOLA RETAIL LAND

17545 US-27
MINNEOLA, FL 34715

AVAILABLE

Jamison Commercial Partners is pleased to present this ~1.05 acre retail pad at the entrance to Minneola, FL. The site is positioned at the northwest hard corner of US Highway 27 and the newly expanded Citrus Grove Road .

PROPERTY OVERVIEW

- » Available for ground lease or BTS
- » Just north of a mixed-use development to include Starbucks and Heartland Dental
- » Premium location at the gateway to Lake County residential development
- » Direct connection to the new Minneola Turnpike Interchange

CHUCK **HOLLIDAY**

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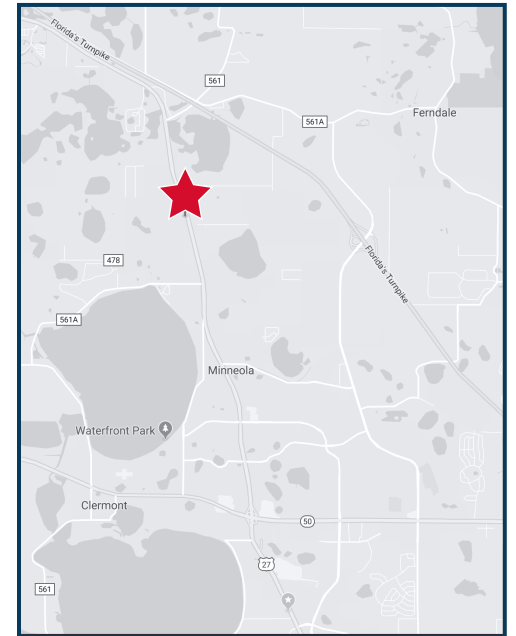
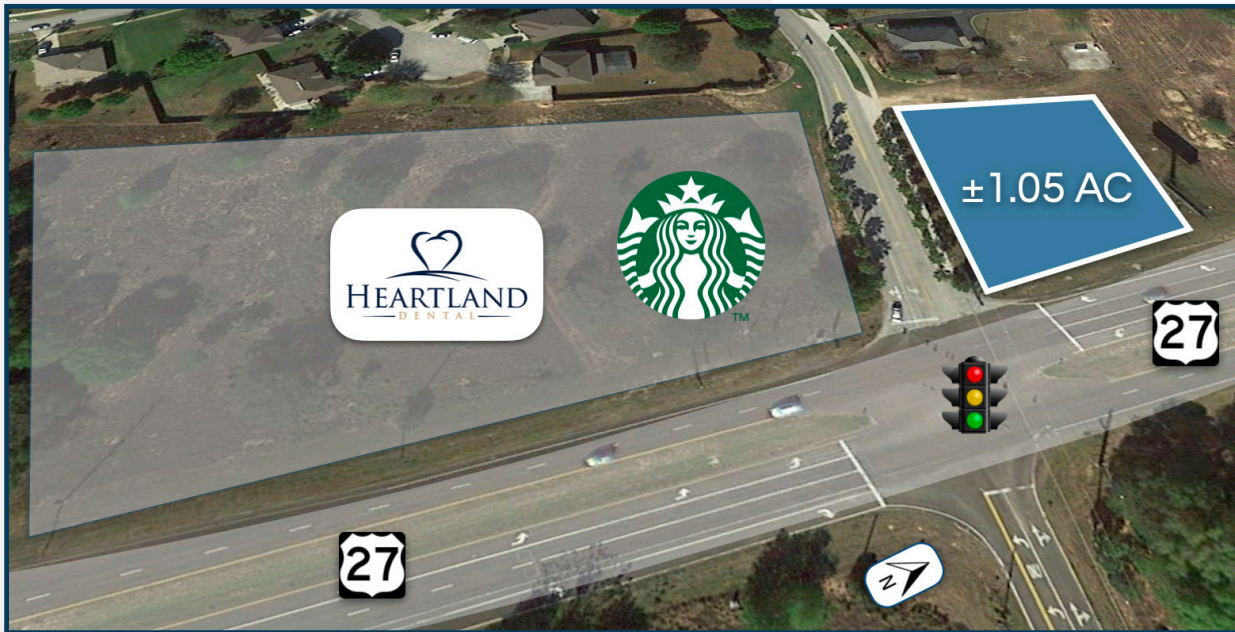
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PARCEL LAYOUT

LOCATION



ROAD WIDENING

- » ~1.05 acres located on the north corner of the intersection
- » Hard corners with lighted access
- » Traffic Counts: US Highway 27 - 35,500 (AADT)
- » Fantastic opportunity for QSR and retail uses

MORE DETAILS

2022 DEMOGRAPHICS



GENERAL POPULATION

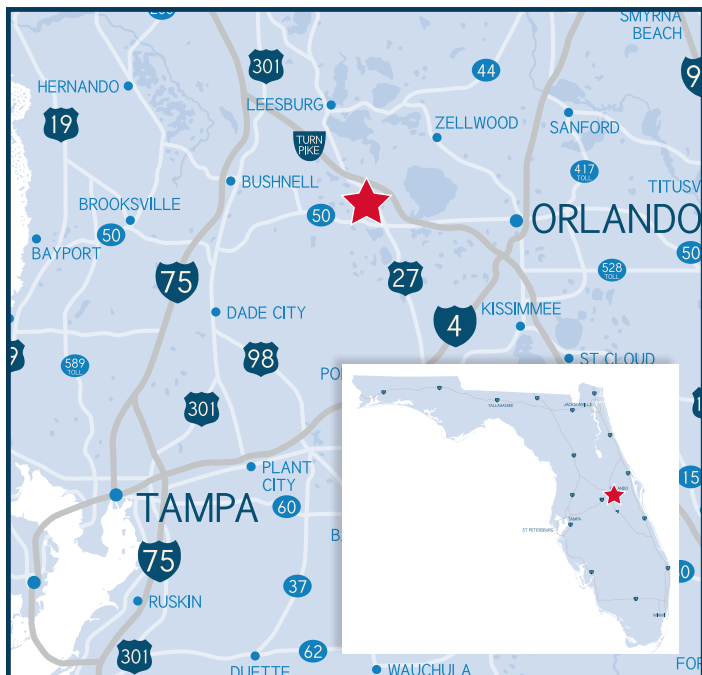


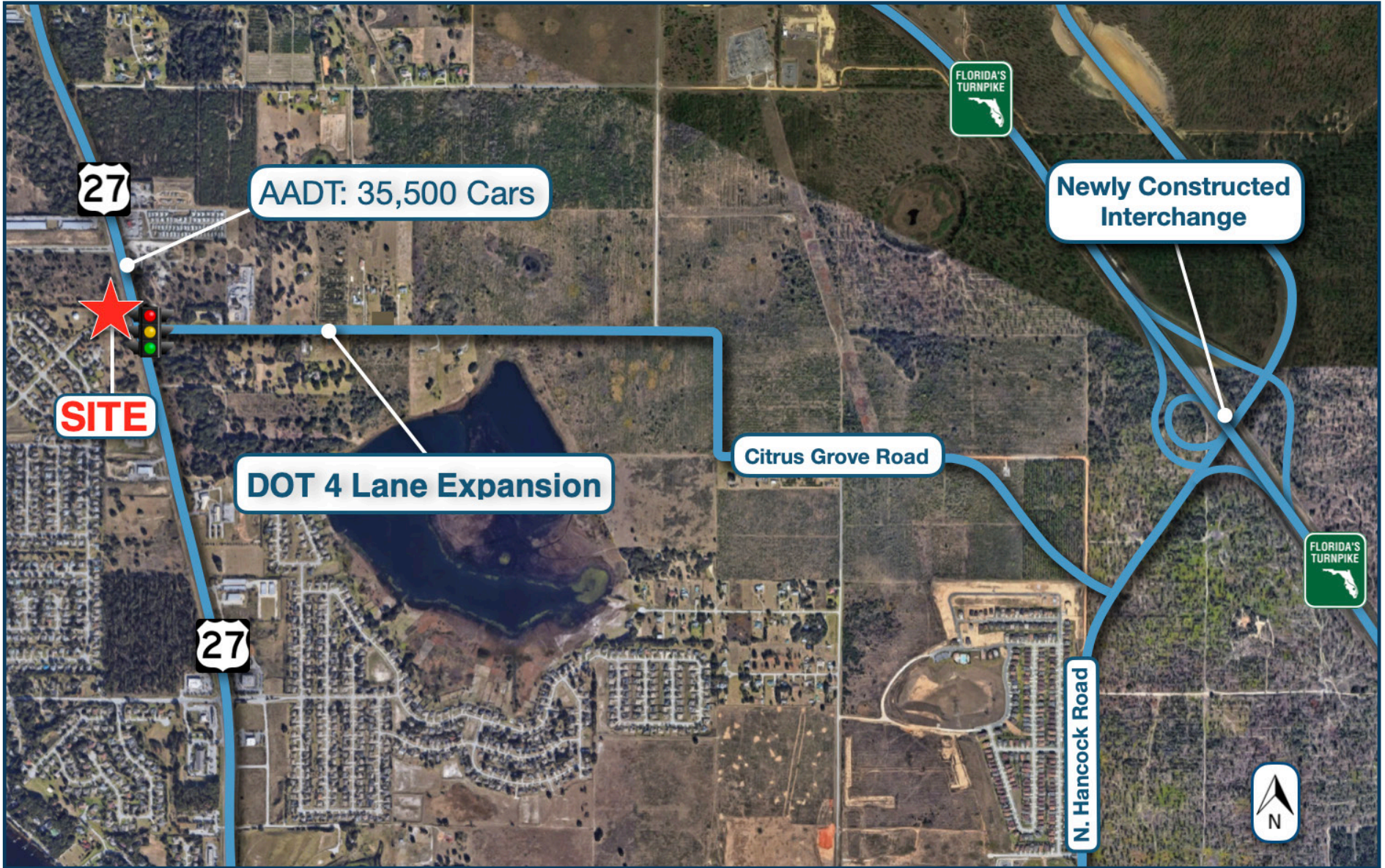
NUMBER OF HOUSEHOLDS



AVG. HOUSEHOLD INCOME

	1 MILE	3 MILE	5 MILE
GENERAL POPULATION	3,794	28,791	67,874
NUMBER OF HOUSEHOLDS	1,319	10,130	24,729
AVG. HOUSEHOLD INCOME	\$96,045	\$94,936	\$93,333





AERIAL