

FOR SALE - 904 JAN MAR COURT MINNEOLA



OFFERING SUMMARY

Sale Price:	\$1,700,000
Number of Units:	5
Lot Size:	1+ Acres
Building Size:	10,000+ SF
NOI:	\$122,515.18
Cap Rate:	7.66%

ALYSSA RODRIGUEZ & ANTHONY TUEROS
407-802-7798 / 954-516-9211



COLDWELL BANKER
HUBBARD HANSEN

FOR SALE - 904 JAN MAR COURT MINNEOLA

PROPERTY DESCRIPTION

Light Industrial Building FOR SALE in Prime Clermont/Minneola border location just off US-27—minutes to SR-50 and the FL Turnpike. 10,000± SF office/warehouse building with multiple rentable suites in the established Jan-Mar industrial park. Stable in-place income with upcoming lease expirations providing the opportunity to adjust rents to current market rates. Ample on-site parking and functional design make this property attractive for a wide variety of tenants. Each 2000 SF space features versatile office buildouts, warehouse bays, 12' roll up doors, ample on-site parking, and easy access to regional logistics, retail, and services. Ideal value add / buy-and-hold investment in the fast-growing South Lake submarket. Excellent regional connectivity with quick access to US-27, SR-50, the Florida Turnpike, and SR-429, providing direct routes to Orlando, the airport, and the Central Florida distribution network. Do not disturb tenants. Zoning: I-1 (Industrial) — buyer to verify with the City of Minneola.

ALYSSA RODRIGUEZ & ANTHONY TUEROS
407-802-7798 / 954-516-9211



COLDWELL BANKER
HUBBARD HANSEN

PHOTOS



**COLDWELL BANKER
COMMERCIAL**

HUBBARD HANSEN



ALYSSA RODRIGUEZ & ANTHONY TUEROS
407-802-7798 / 954-516-9211



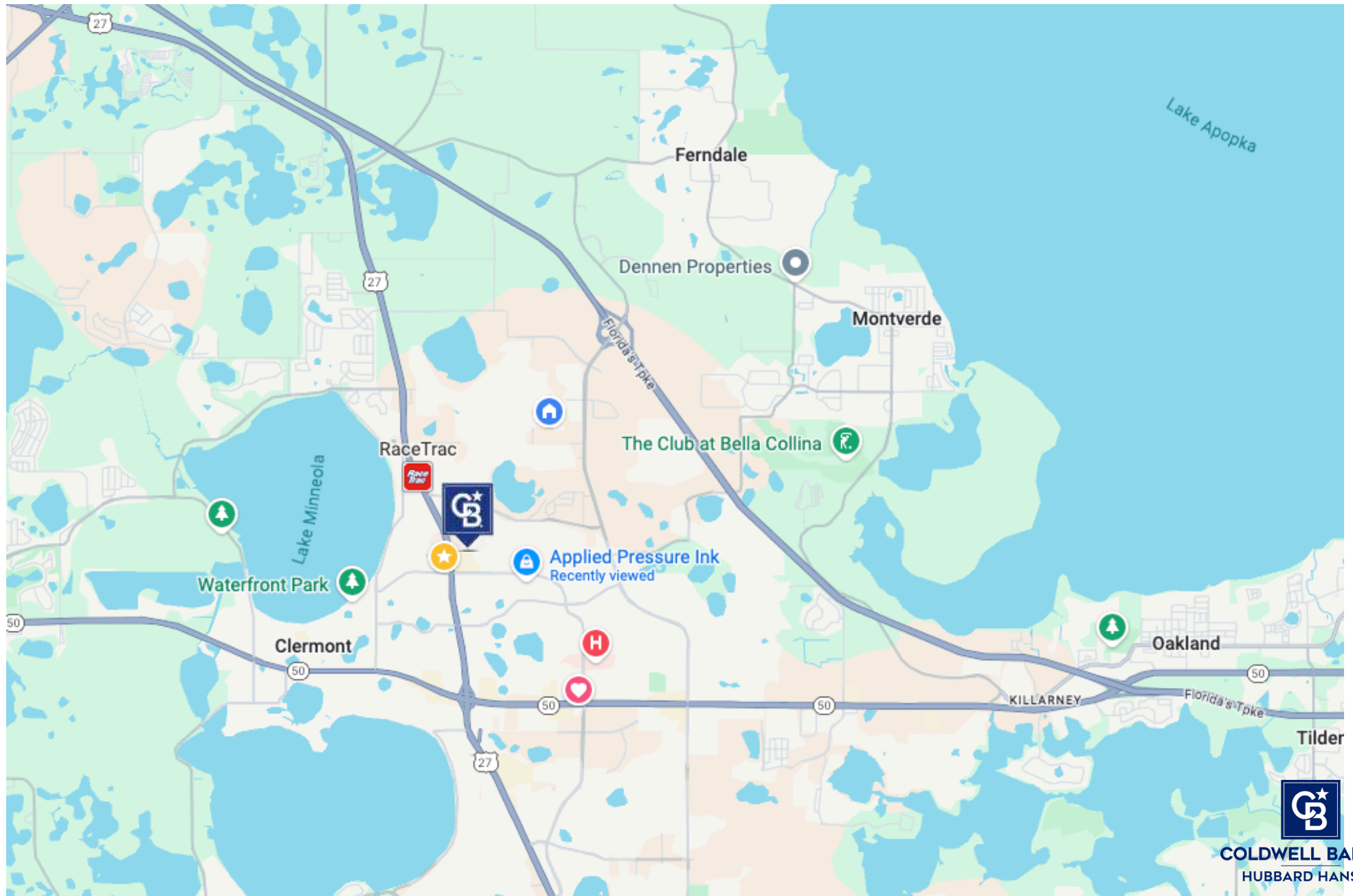
COLDWELL BANKER
HUBBARD HANSEN

LOCATION



COLDWELL BANKER
COMMERCIAL

HUBBARD HANSEN



COLDWELL BANKER
HUBBARD HANSEN

AREA ANALYTICS



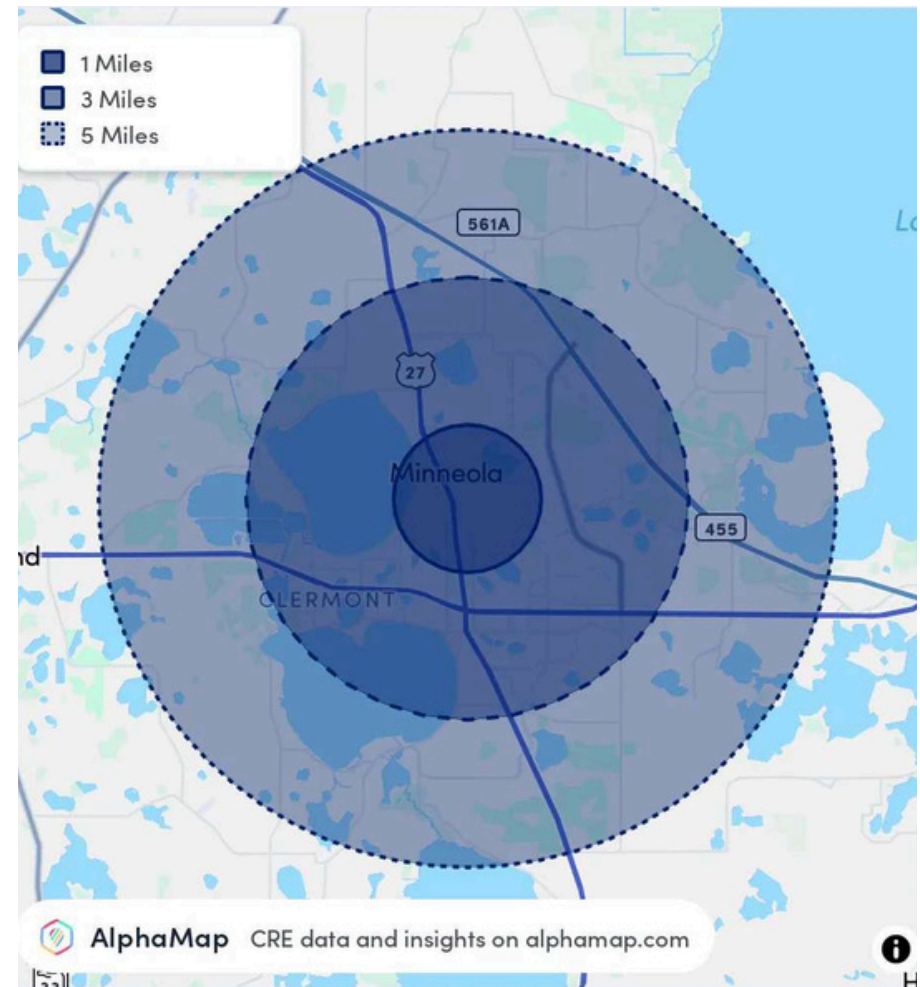
**COLDWELL BANKER
COMMERCIAL**

HUBBARD HANSEN

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,683	49,229	101,114
Average Age	40	41	43
Average Age (Male)	39	40	42
Average Age (Female)	42	42	44

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,429	18,119	37,627
Persons per HH	2.6	2.7	2.7
Average HH Income	\$89,365	\$102,806	\$108,434
Average House Value	\$357,122	\$389,410	\$414,912
Per Capita Income	\$34,371	\$38,076	\$40,160

Map and demographics data derived from AlphaMap



ALYSSA RODRIGUEZ & ANTHONY TUEROS
407-802-7798 / 954-516-9211



COLDWELL BANKER
HUBBARD HANSEN

Housing & Households

2.8

Land Area

4,810

Total Housing Units

4,564

Total Households

5,209

Total Households

5 Year Projection



2,856

Owner-Occupied



1,708

Renter-Occupied

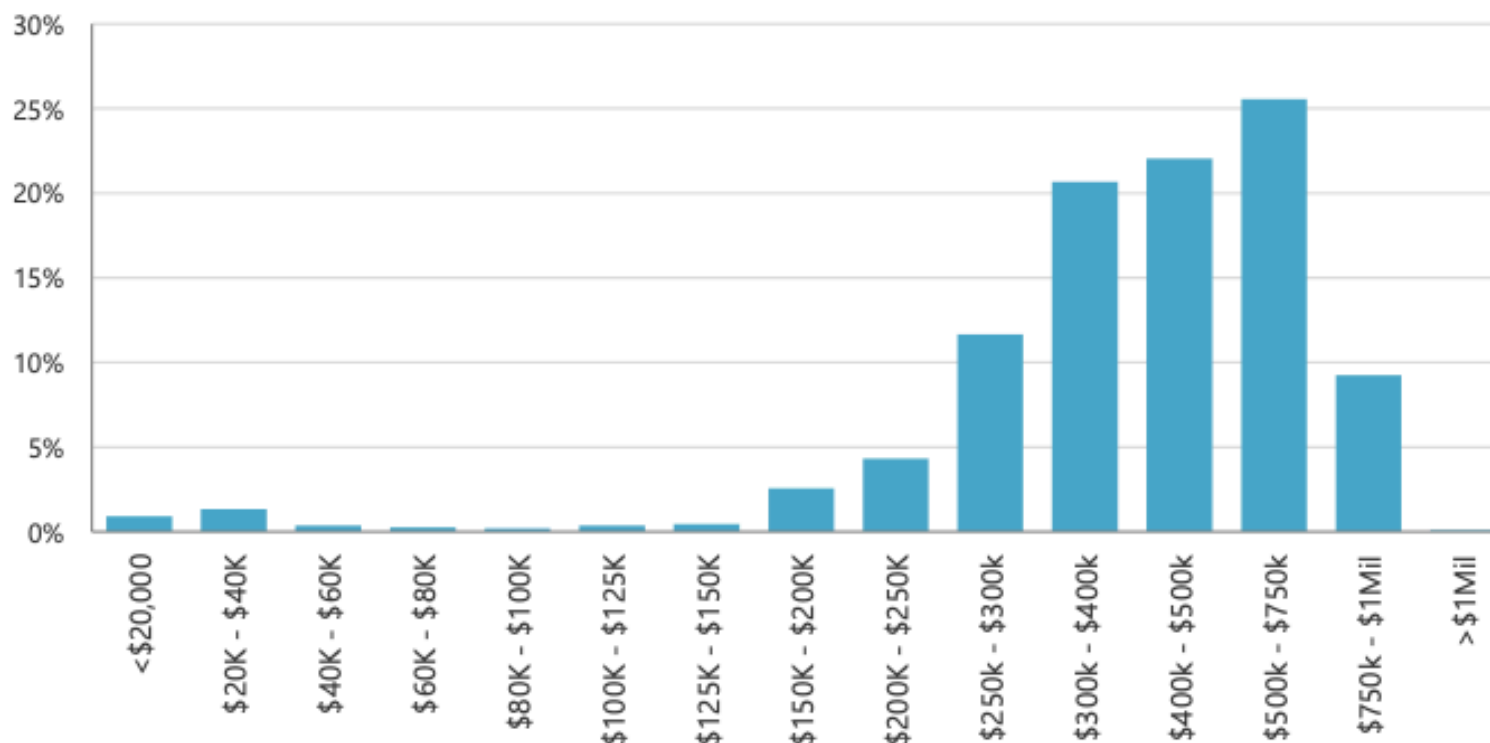
ALYSSA RODRIGUEZ & ANTHONY TUEROS
407-802-7798 / 954-516-9211



COLDWELL BANKER
HUBBARD HANSEN



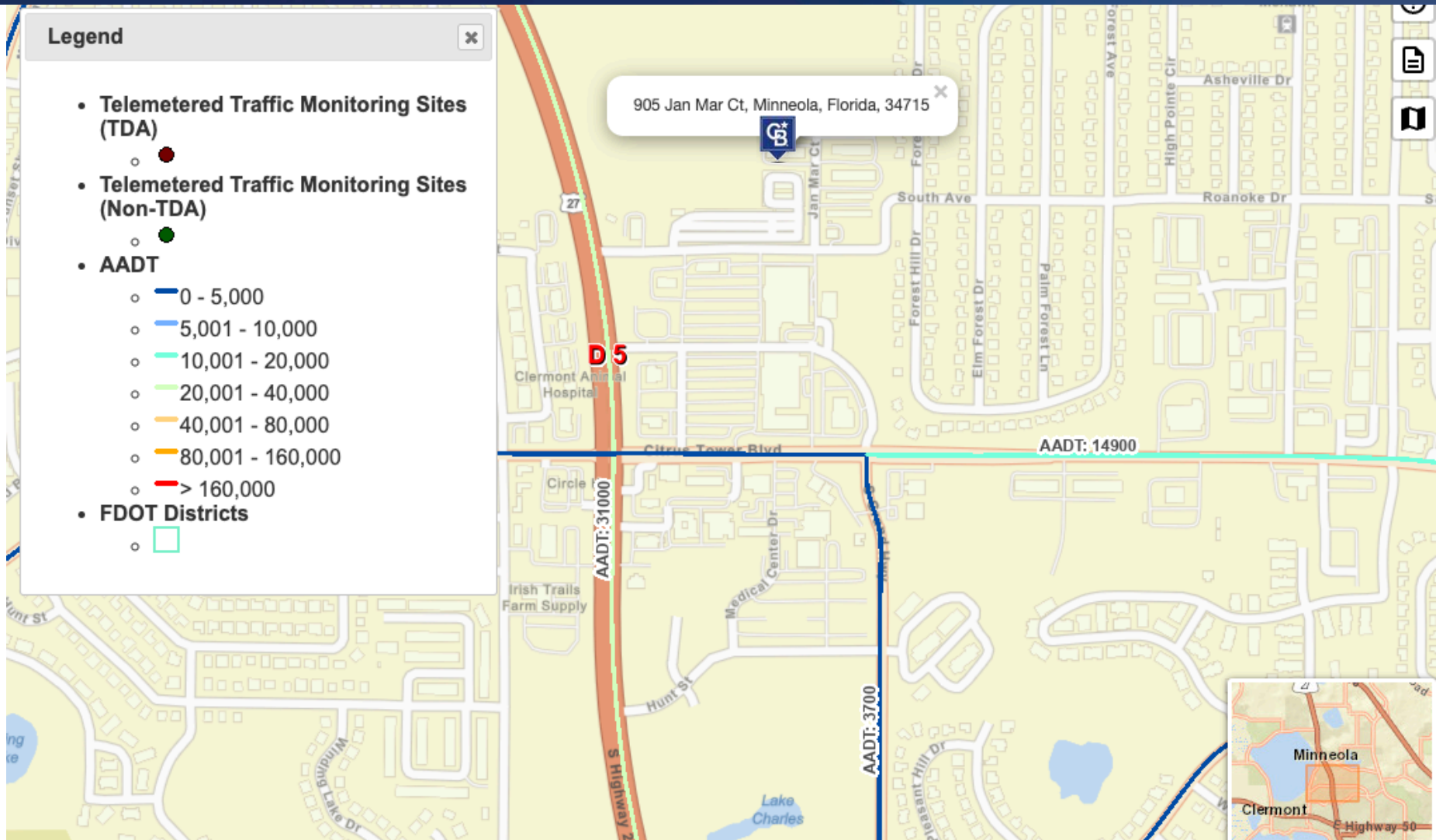
Housing Value (Current Year)



ALYSSA RODRIGUEZ & ANTHONY TUEROS
407-802-7798 / 954-516-9211



COLDWELL BANKER
HUBBARD HANSEN



ALYSSA RODRIGUEZ & ANTHONY TUEROS
407-802-7798 / 954-516-9211



**COLDWELL BANKER
HUBBARD HANSEN**

RENT ROLL 2025



**COLDWELL BANKER
COMMERCIAL**

HUBBARD HANSEN

	MONTHLY BASE RENT	ANNUAL	ANNUAL INCREASES	TERM START	TERM END	OPT TO RENEW?
Suite A	OWNER OCC	OWNER OCC	OWNER OCC	OWNER OCC	OWNER OCC	OWNER OCC
Suite B	OWNER OCC	OWNER OCC	OWNER OCC	OWNER OCC	OWNER OCC	OWNER OCC
Suite C	OWNER OCC	OWNER OCC	OWNER OCC	OWNER OCC	OWNER OCC	OWNER OCC
Suite D	\$2,843.75	\$34,125.00	5%	FEB 1ST 2024	Feb 2026	Yes
Suite E	\$2,843.75	\$34,125.00	5%	NOV 1ST 2023	Oct 2027	Yes

ALYSSA RODRIGUEZ & ANTHONY TUEROS
407-802-7798 / 954-516-9211



COLDWELL BANKER
HUBBARD HANSEN

PROJECTED PROFORMA OPERATING EXPENSES / NOI / CAP

- **THIS INCLUDES SUITE AB AND C BEING LEASED AT MARKET \$17.50 / MONTH**

INCOME BASE RENTS	\$156,425.00
REPAIRS AND MAINTANCE	-\$2,400.00
UTILTIES	-\$840.00
PROPERTY TAX	-\$17,157.57
PROPERTY INSURANCE	-\$13,512.25
TOTAL EXPENSES	-\$33,909.82
NOI	\$122,515.18
CAP	7.21%
PURCHASE PRICE	\$1,700,000.00

ALYSSA RODRIGUEZ & ANTHONY TUEROS
407-802-7798 / 954-516-9211





**COLDWELL BANKER
COMMERCIAL**

HUBBARD HANSEN

ALYSSA RODRIGUEZ & ANTHONY TUEROS
407-802-7798 / 954-516-9211

arodsellsrealestate@gmail.com / anthonytueros@yahoo.com
@arodsells_realestate / anthony_sells_realestate

©2025 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.