

# 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**

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## 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.

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# PHOTOS



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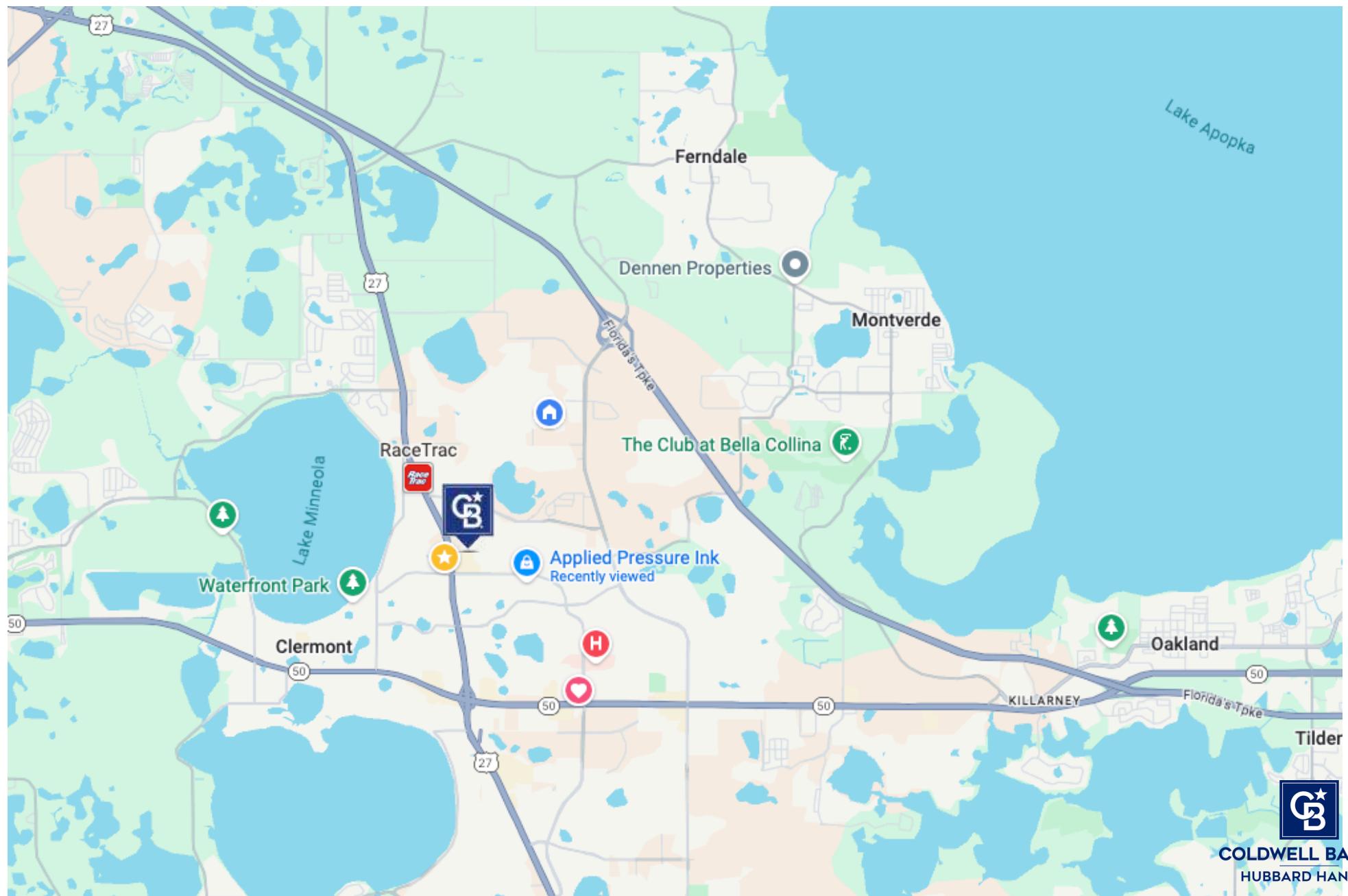
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# LOCATION



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# AREA ANALYTICS



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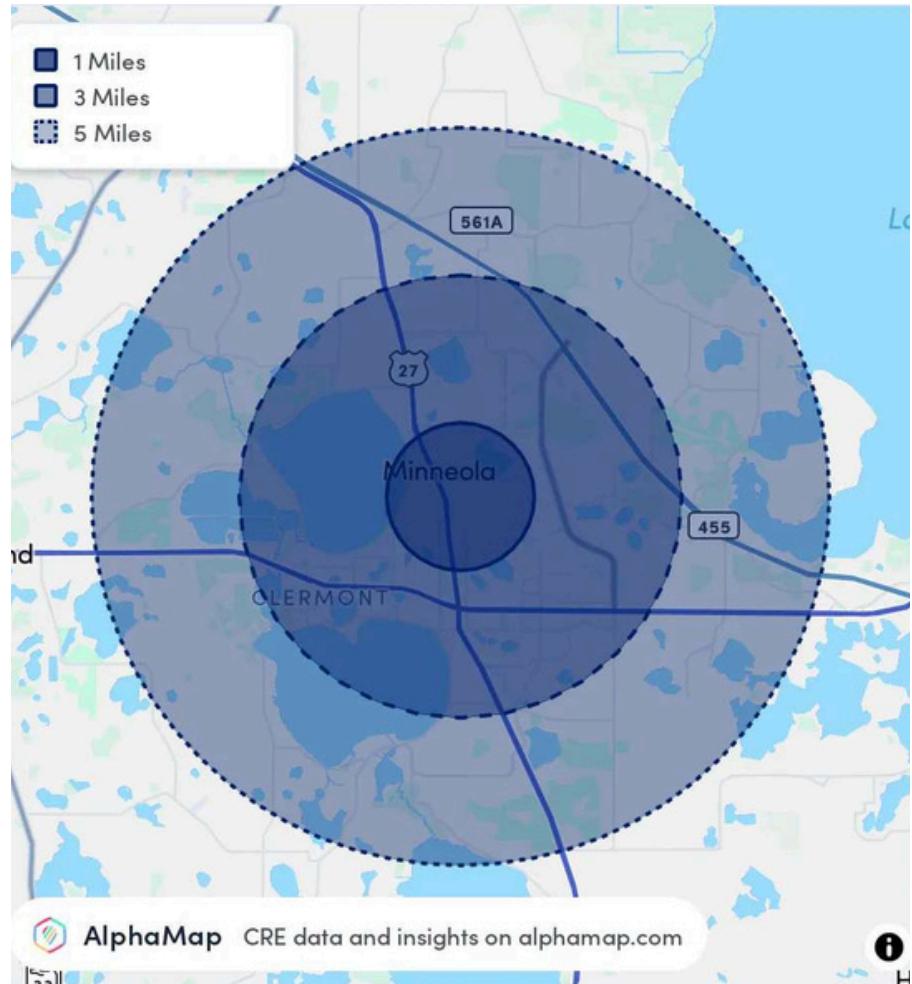
## POPULATION

|                      | 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



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## Housing & Households

**2.8**

Land Area

**4,564**

Total Households

**4,810**

Total Housing Units

**5,209**

Total Households

5 Year Projection



**2,856**

Owner-Occupied



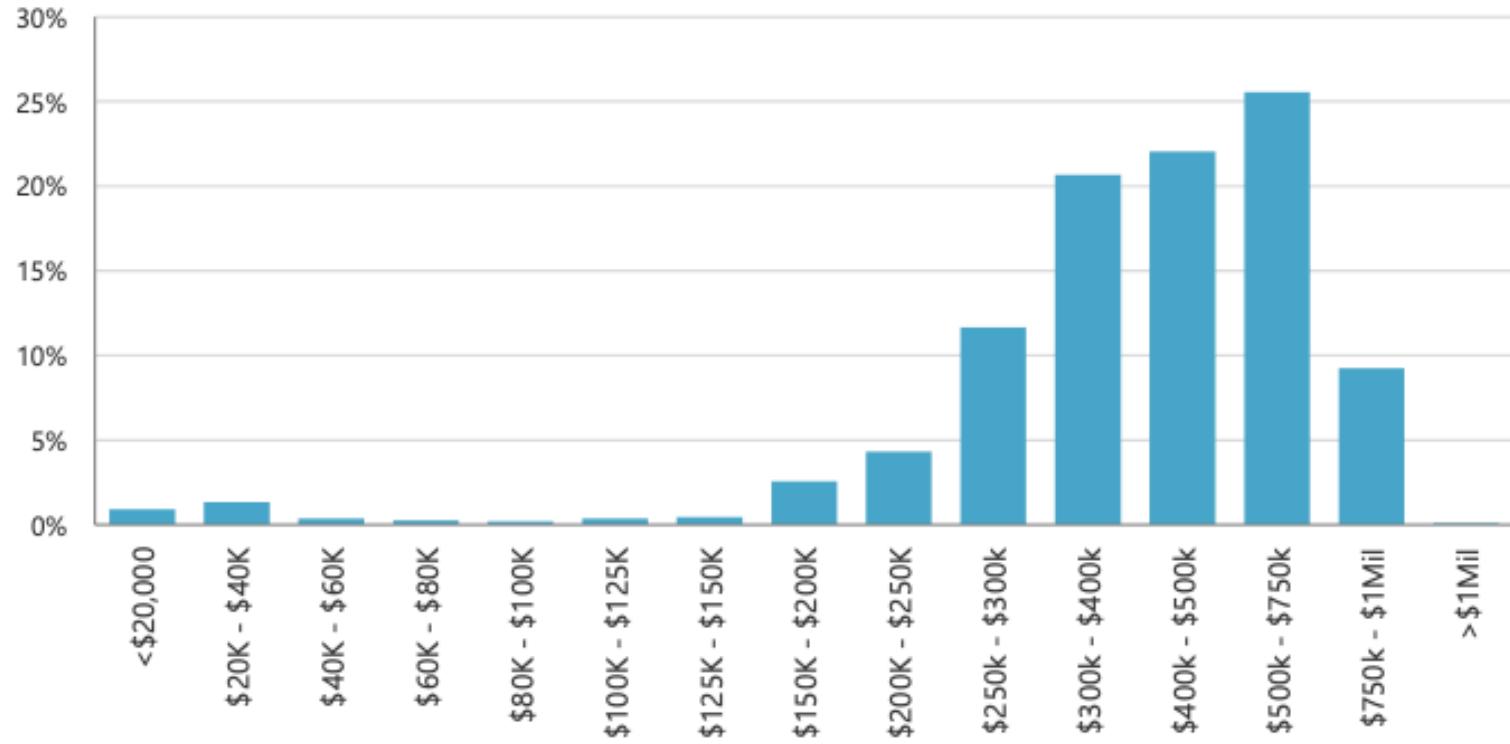
**1,708**

Renter-Occupied

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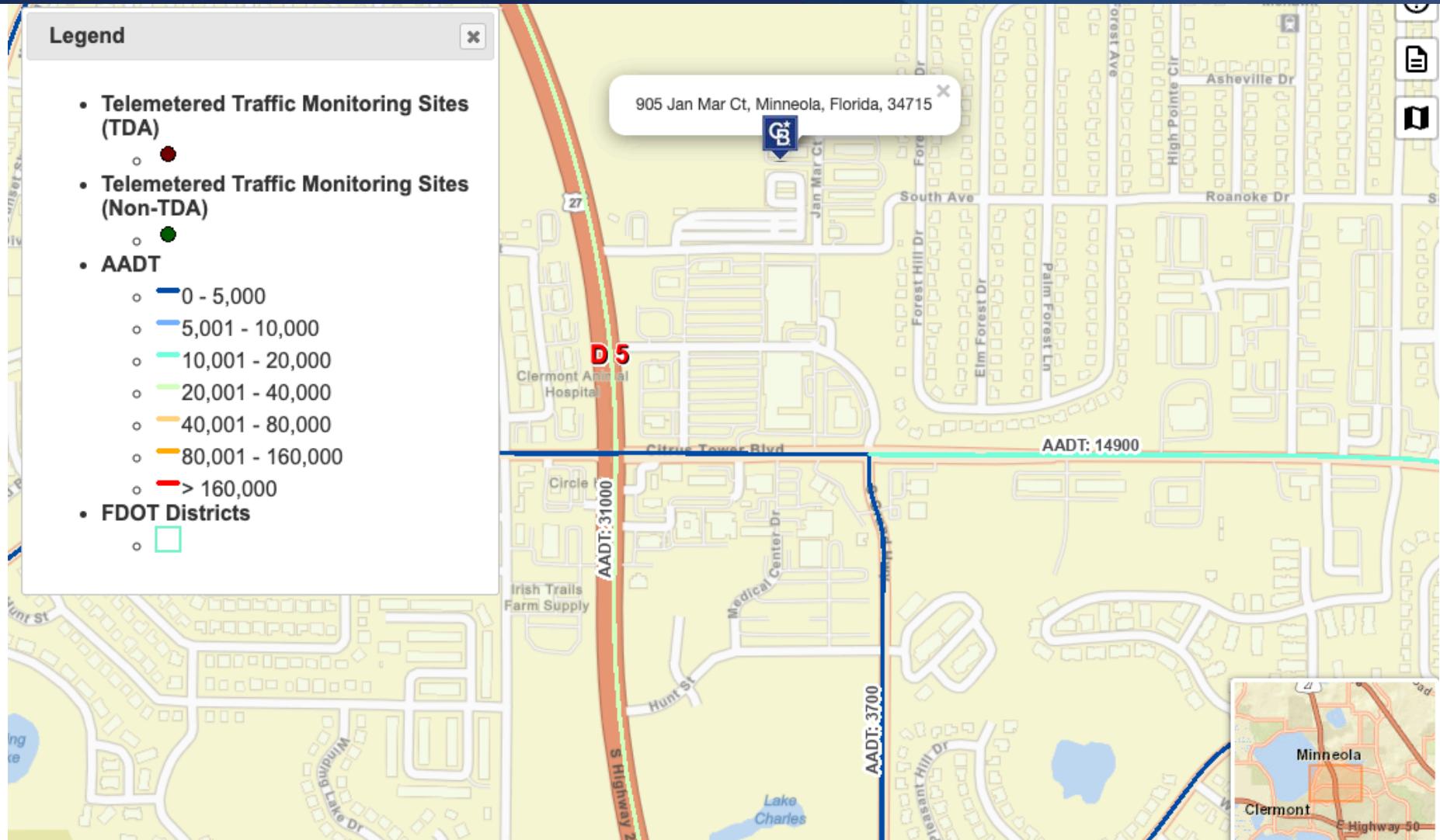


## Housing Value (Current Year)



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# RENT ROLL 2025



|         | MONTHLY<br>BASE RENT | ANNUAL      | ANNUAL<br>INCREASES | TERM START   | TERM END  | OPT TO<br>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              |

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# 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    |
| UTILITIES             | -\$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 |

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[arodellsreal estate@gmail.com](mailto:arodellsreal estate@gmail.com) / [anthonytueros@yahoo.com](mailto:anthonytueros@yahoo.com)  
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