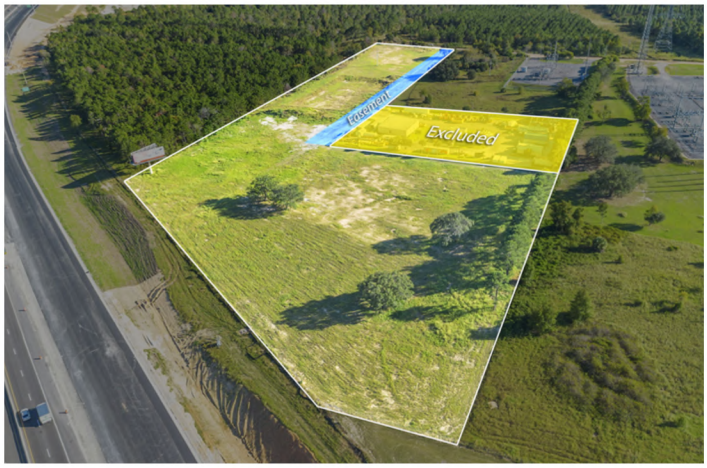
# $5,000,000.00

# 13415 SULLIVAN RD

## MINNEOLA, FL 34715




### PRIME INDUSTRIAL LAND OPPORTUNITY

Located in the City of Minneola, this 10.5± acre parcel offers direct exposure to the Florida Turnpike and sits adjacent to the transformative Hills City Center — a $1B+ mixed-use destination featuring over 1.4 million square feet of new industrial, a $281M AdventHealth hospital campus, 600,000 SF of retail and medical space, and over 1,000 new residential units.

### IDEAL FOR:

- Distribution
- Light Manufacturing
- Flex Industrial
- Corporate Campus

*Minneola, Florida – The Gateway to Central Florida's Growth Corridor*

## Property Highlights

- 10.5± acres zoned Industrial within Minneola city limits
- Direct Turnpike frontage with excellent visibility and access
- Shared driveway easement with adjoining tenant parcel
- Public utilities nearby with strong infrastructure
- Surrounded by $1B+ in new commercial, medical, and residential investment

## Strategic Location

- Minutes to SR 50, US 27, and the Florida Turnpike
- Within Lake County's fastest-growing employment corridor
- Adjacent to new AdventHealth Minneola Campus and Hills City Center Industrial Park

**Barrett Spray, CCIM**
KW Commercial Broker/Director
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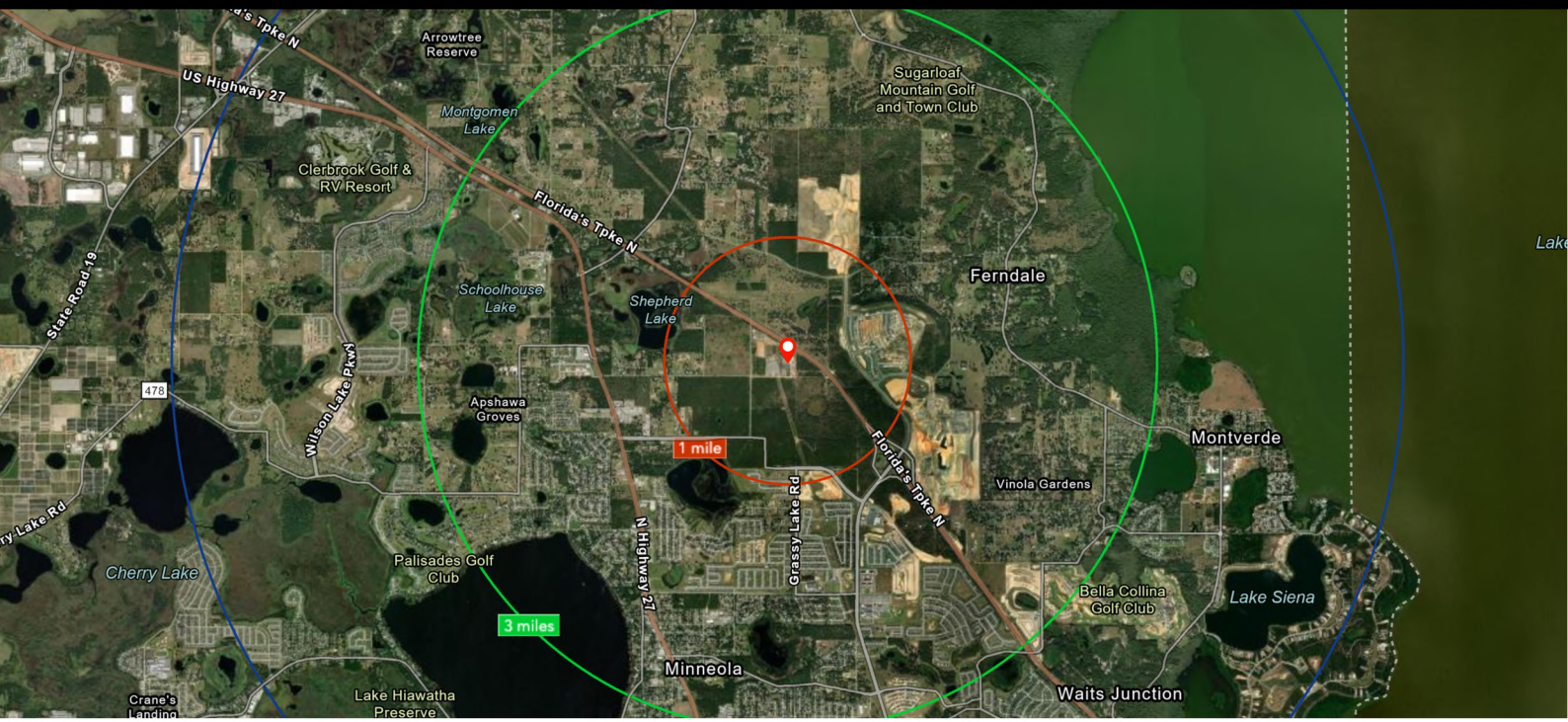
# PROPERTY OVERVIEW



## CITY OF MINNEOLA

### LOCAL ECONOMY & DEVELOPMENT

The local economy around Minneola and Lake County is undergoing a major expansion, driven by over a billion dollars in new commercial and residential infrastructure investment. Minneola, situated within Lake County's dynamic growth area, is no longer solely a residential community; it is becoming a significant employment hub with key projects like the Hills Town Center delivering 1.4 million square feet of new industrial space, extensive retail, and thousands of new homes. This foundational development is strongly supported by a growing healthcare presence, notably the established AdventHealth Minneola Campus, which provides a resilient economic anchor by attracting a high-value professional population. This combination of strategic commercial development, healthcare facilities, and a growing residential base directly accelerates demand for supporting commercial and industrial property, positioning the area for sustained economic strength and superior investment opportunity.

## Demographics

**Population**

| 1 mile | 3 miles | 5 miles |
|---|---|---|
| 2,538 | 26,391 | 66,683 |

**Total Businesses**

| 1 mile | 3 miles | 5 miles |
|---|---|---|
| 20 | 490 | 2,477 |

*Source: Copyright 2025 Data Axle, Inc. All rights reserved. Esri Total Population forecasts for 2025.*

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