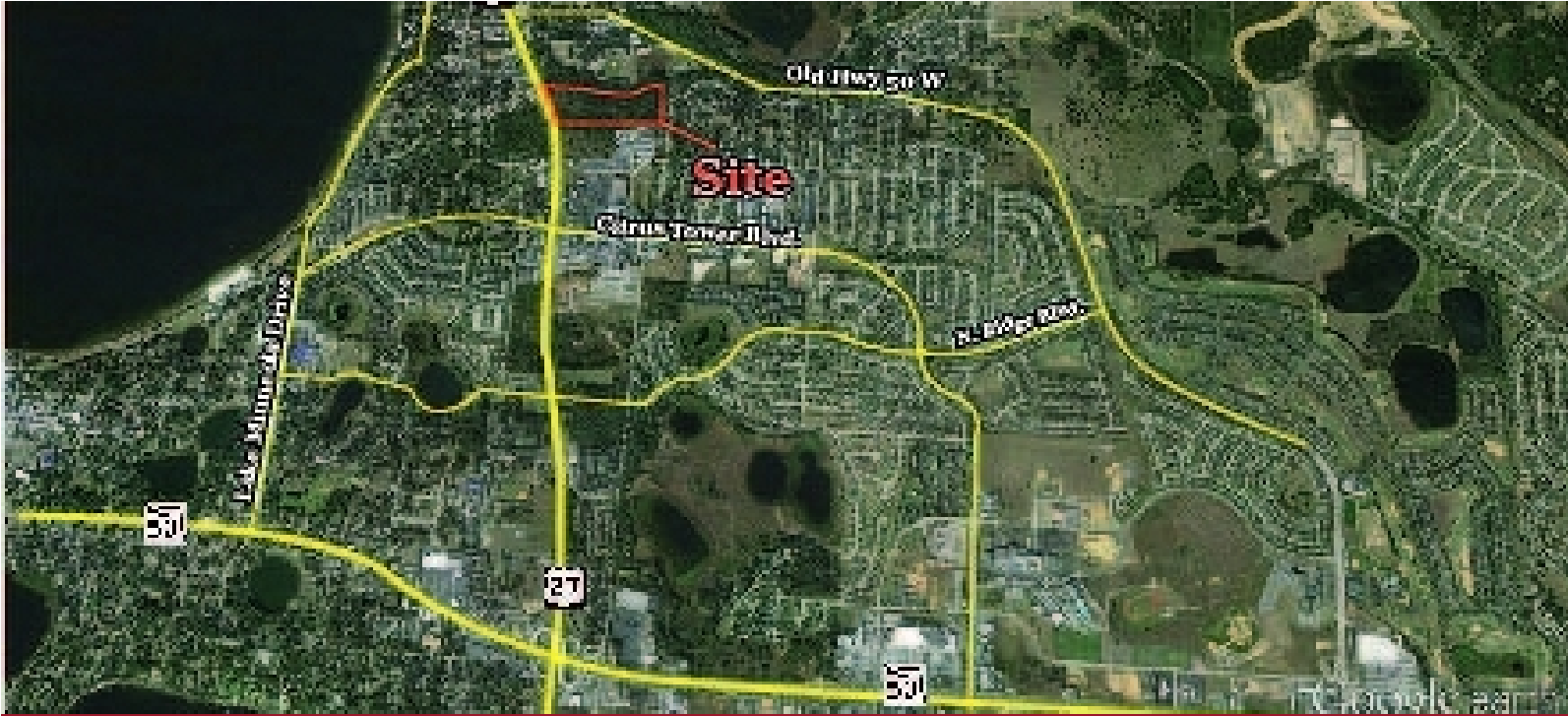


For Sale

Citrus Ridge at Hwy 27  
HWY 27, MINNEOLA, FL 32715



**LISTING DATA**

Available SF: 0 SF  
 Zoning: B-1, Business District  
 Future Land Use: General Commercial  
 Use:

**ECONOMIC DATA**

Sale Price: \$5,500,000



**LEE & ASSOCIATES**  
 COMMERCIAL REAL ESTATE SERVICES

For more information contact:  
 Jason Bantel, CCIM  
 jbantel@lee-associates.com  
 D: 321.281.8509

LeeCFL.com



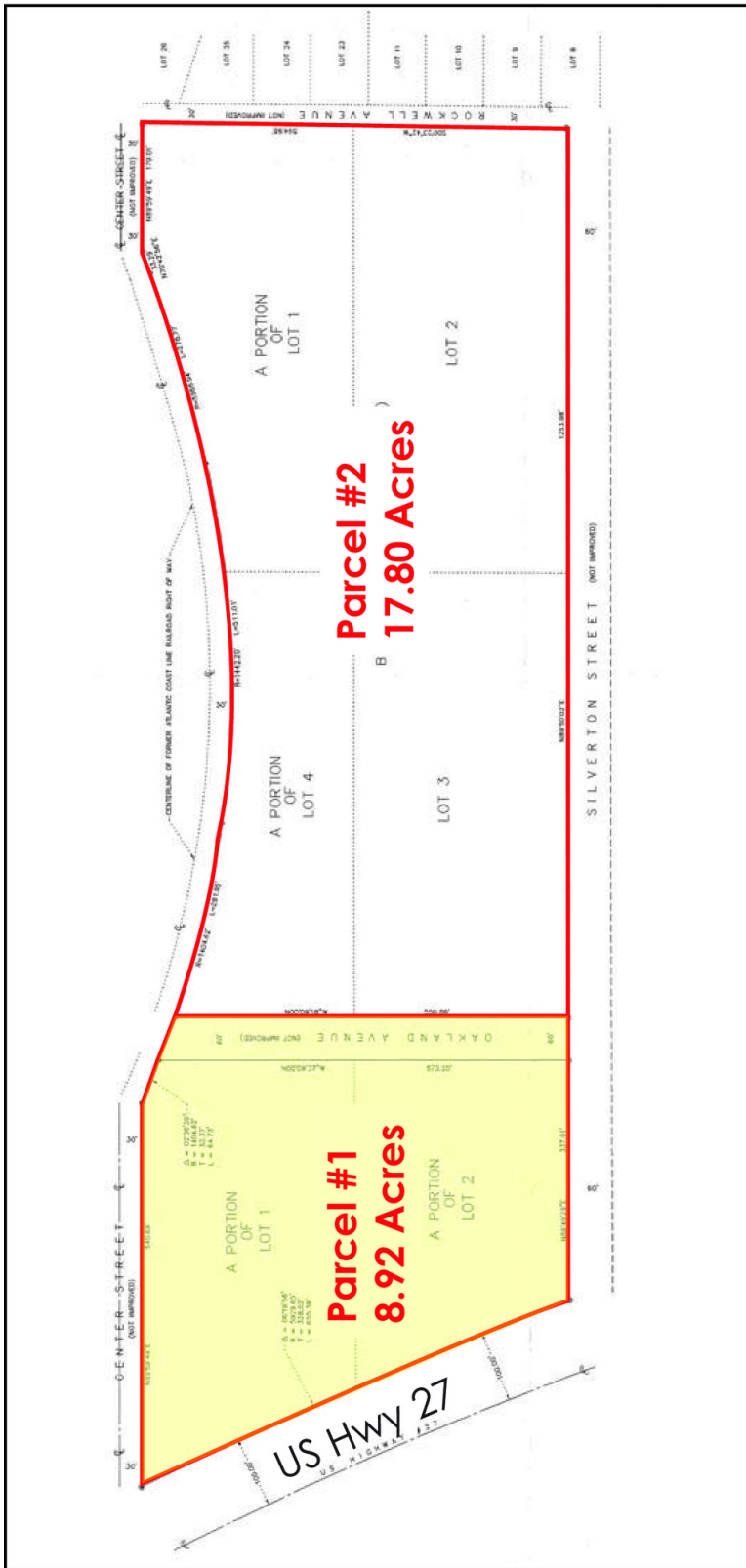
1017 E. SOUTH STREET  
 ORLANDO, FL 32801

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

P: 321.281.8500

For Sale

Citrus Ridge at Hwy 27  
HWY 27, MINNEOLA, FL 32715



Utilities	
Water	City of Minneola
Sewer	Est Delivery 3Q 2017
Natural Gas	None to Site
Electricity	Sumter Electric Coop, Inc.
Telephone	Embarq
Mass Transit	Lynx

Jurisdictional	
Zoning District	B-1; Business District
Future Land Use	General Commercial
Flood Map Panel	12069C0565D
Flood Map Date	July 3, 2002
Flood Zone	Zone "X"

Design Standards	
Min Living Area	None
Min Lot Size	22,500 SF
Min Lot Width	150
Min Lot Depth	None
Max FAR	1.1
Min Street Frontage	50 FT
Max Impervious Surface Area	25 FT
Max Building Height	35 FT

Front Yard Setback Information	
Local Roadway	25 FT
Collector Roadway	25 FT
Arterial Roadway	50 FT

Side Yard Setback	
Another Lot	12 FT
Local Roadway	25 FT
Collector Roadway	25 FT
Arterial Roadway	50 FT
Rear Yard Setback	25 FT

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

For more information contact:  
Jason Bantel, CCIM  
jbantel@lee-associates.com  
D: 321.281.8509

LeeCFL.com



1017 E. SOUTH STREET  
ORLANDO, FL 32801

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

P: 321.281.8500