

SALE

105 E BAKER ST

105 E Baker St Minneola, FL 34715



PROPERTY DESCRIPTION

This property offers a strategically located commercial opportunity in the rapidly growing Minneola market, just minutes from Highway 27 and the Florida Turnpike. Situated in a high-visibility corridor surrounded by established businesses and new development, this property provides an ideal setting for retail, office, service, or flex-use operations.

PROPERTY HIGHLIGHTS

- Prime Minneola Location — Central to major corridors, rapid residential growth, and the expanding commercial district.
- High Visibility & Easy Access — Strong traffic exposure with convenient ingress/egress for customers and service vehicles.
- Flexible Commercial Zoning — Supports multiple business types; ideal for investors, owner-users, or redevelopment.
- Growing Trade Area — Minneola–Clermont corridor continues to expand, driving long-term commercial demand.

OFFERING SUMMARY

Sale Price:	\$1,950,000
Lot Size:	55,354 SF
Building Size:	6,256 SF
Zoning:	B-1
APN:	182226082000B00000

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,358	14,744	30,591
Total Population	6,807	42,407	86,013
Average HH Income	\$87,920	\$99,670	\$110,311

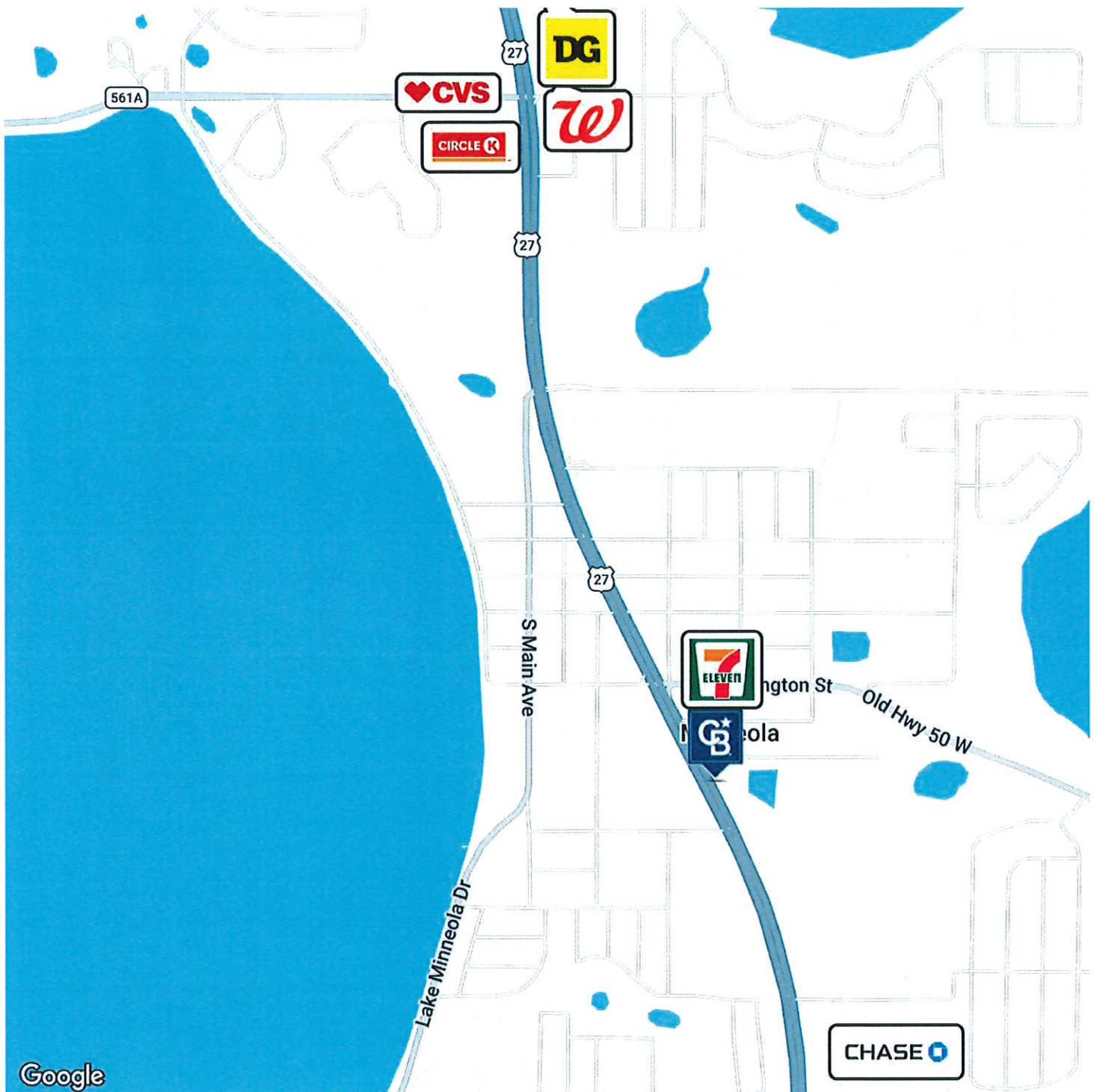


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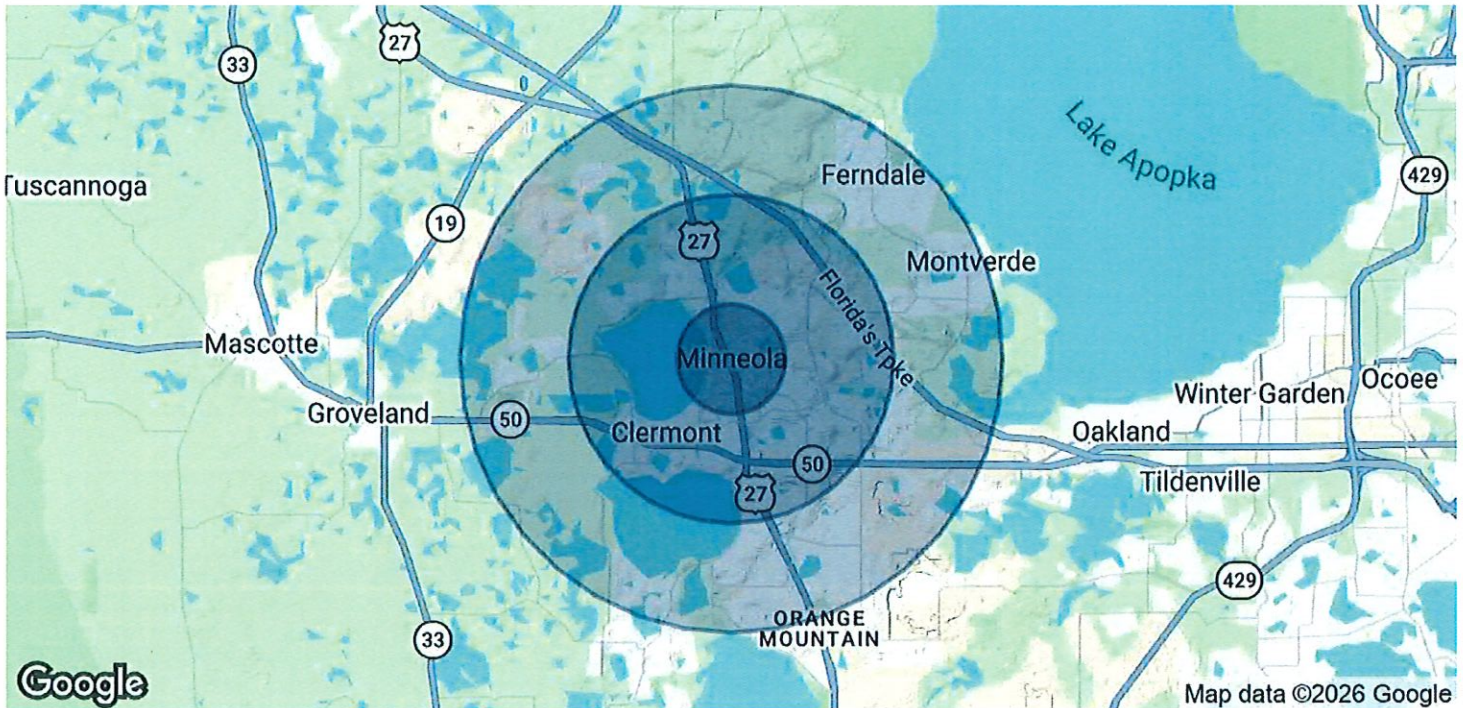


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,807	42,407	86,013
Average Age	37.4	40	42.4
Average Age (Male)	37.9	39.4	42.1
Average Age (Female)	36.8	38.5	41.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,358	14,744	30,591
# of Persons per HH	2.9	2.9	2.8
Average HH Income	\$87,920	\$99,670	\$110,311
Average House Value	\$377,040	\$387,593	\$400,093

2023 American Community Survey (ACS)



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