

OUTPARCEL LAND FOR SALE

Windrose Outparcel, Apopka, FL 32712

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For Sale: \$500,000

± 2.4 Acres Available



**±2.4 ACRES IN
WINDROSE
DEVELOPMENT**

Parcel located at the southeast corner of DR Horton's 350 home Windrose community, currently under construction

Direct frontage on Plymouth Sorrento Road; 0.3 Miles from rapidly developing Kelly Park Rd.

Approved for: restaurant, day care, bank, outpatient care, all offices, veterinarian, ACLF, or fitness center

Nearby developments include future Orlando Health Hospital, newly opened Publix, and 255 AC Wylid Oaks mixed-use development

1 minute away from North and Southbound access to 429 toll road



**± 13,234 TOTAL
HOUSEHOLDS
within 10 Minutes**

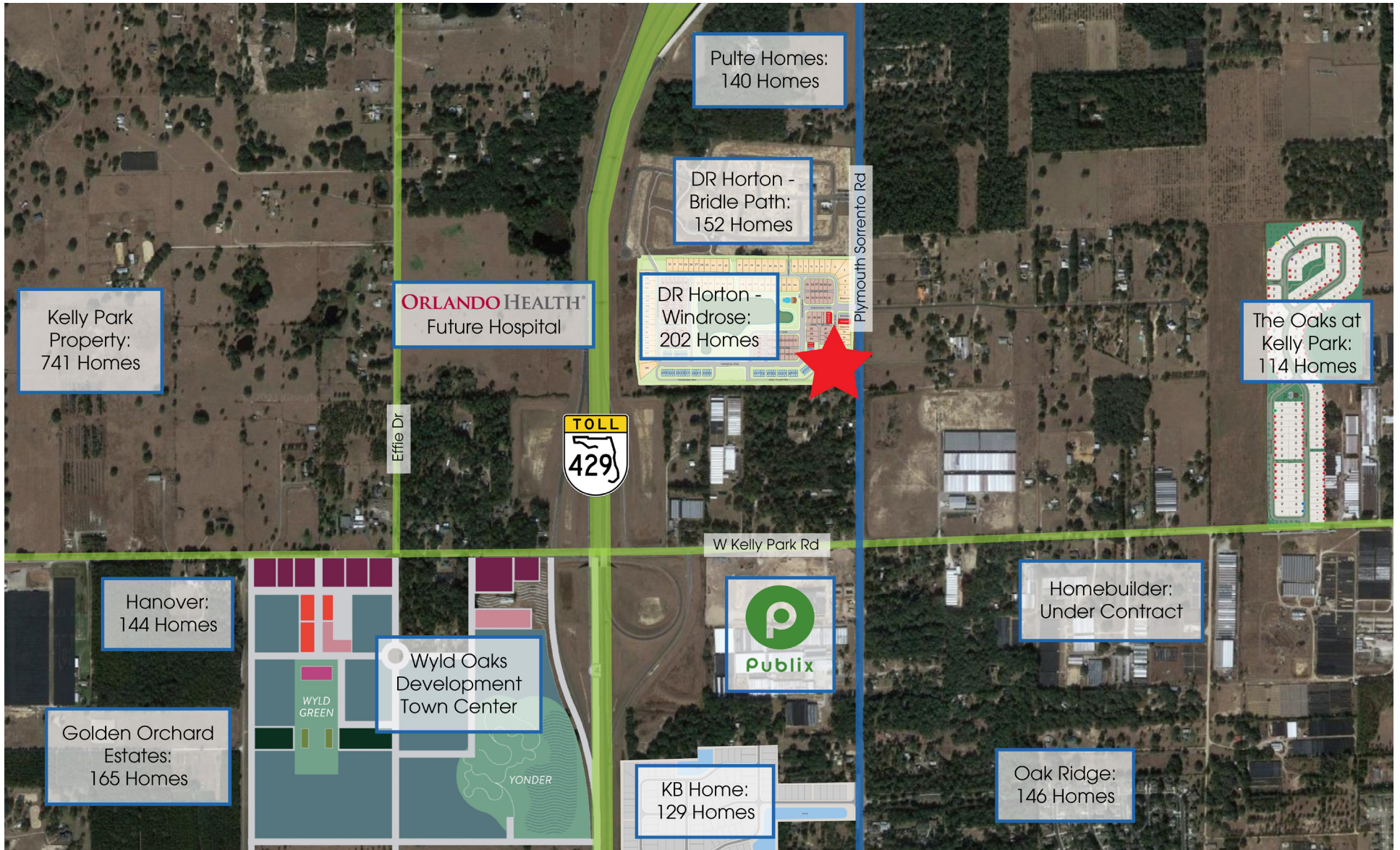


**± 37,567 TOTAL
POPULATION
within 10 Minutes**

615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

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THE NEIGHBORHOOD



■ 615 E. Colonial Dr., Orlando, FL 32803 ■ Phone: 407.872.0209 ■ Fax: 407.426.8542 ■

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LOCATION



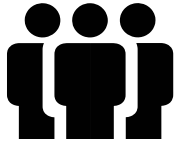
2 minutes
(0.8 miles)



7 minute
(5.2 miles)



16 minutes
(17.4 miles)



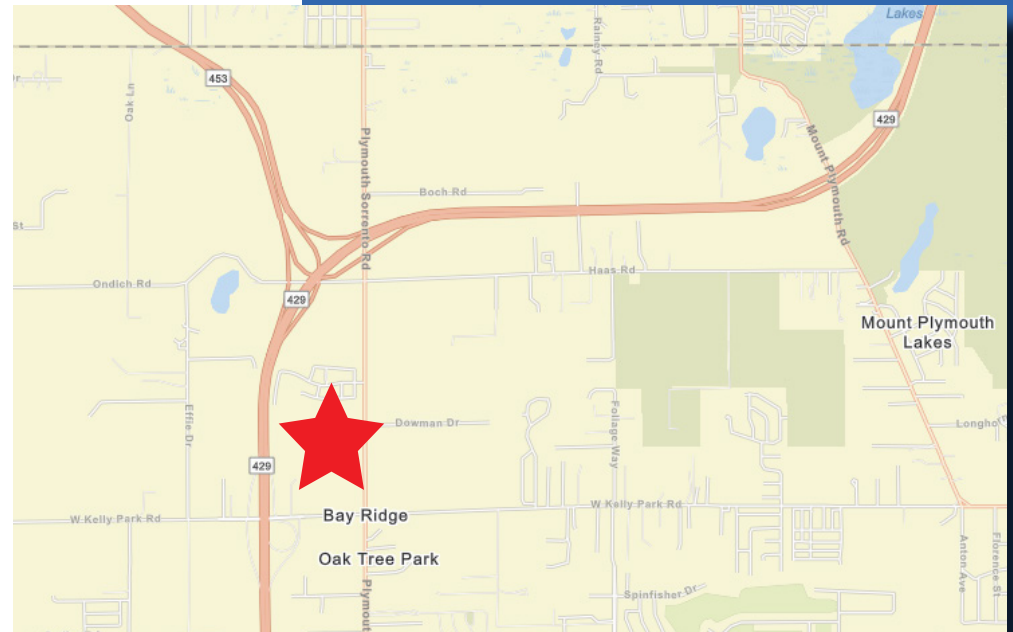
EMPLOYMENT POPULATION

± 20,019
(10 min drive time)



MEDIAN AGE

41.0
(5 min drive time)



Average Annual Daily Trips

2022

Plymouth Sorrento Road	8,400
State Road 429	210,000

Surrounding Businesses

2023

	5 Mins	10 Mins	15 Mins
Retail Businesses	13	110	378
Food & Drink Businesses	3	35	174



Total Population



Total Families



Total Households



Average Income

		Total Population	Total Families	Total Households	Average Income
5 mins	2023	5,172	1,276	1,695	\$131,163
10 mins	2023	37,567	9,739	13,234	\$115,467
15 mins	2023	109,583	27,928	38,512	\$106,396

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