



LAKE CARTER EXCHANGE



RETAIL / MEDICAL / OFFICE DEVELOPMENT

1700 W Keene Rd Apopka, FL 32703

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For Sale: Retail, Medical, or Office
- 2,665 SF – 7,004 SF Buildings
- Grey Shell Delivery
- Starting at \$352.00 / SF



Premier Mixed-Use Development situated at the intersection of Ocoee-Apopka Road and W Keene Road with dark grey shell buildings for retail and medical/office opportunities

Retail drive-thru opportunities and over 2,000 SF of patio space available throughout the development

Located less than a mile from Advent Health's 7-Story, 120-bed hospital and directly across from the new Publix Supermarket development

Over 440' of frontage on Ocoee-Apopka Road and over 260' of frontage on W Keene Rd with direct access on each roadway

Monument signage available on busy Ocoee-Apopka Road and W Keene Road

Apopka is the 2nd fastest growing city in Central Florida with ± 20M SF of commercial / industrial planned as of Jan. 2023

Apopka was highlighted in Florida Trend's January 2022 edition as an up-and-coming, business-friendly community featured for its partnerships, incentives and infrastructure

5,000 residences to be built in the trade area through 16 planned residential new developments

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

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2024 First Capital Property Group, Inc., Licensed Real Estate Brokers & Managers.

A JW²DEVELOPMENT
FEATURING SCHMID
CONSTRUCTION



SITE MAP



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SURROUNDING DEVELOPMENTS



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SALE AVAILABILITY

OFFICE / MEDICAL / RETAIL / RESTAURANT

*Pricing is subject to change. Inquire for details.

Building Number	Max SF Allowed	Dimensions	Use Allowed	Purchase Price	Price / SF	Notes
1	6,392	94' W x 68' D	Retail / Drive-Thru	\$2,560,000	\$401	Drive-thru and patio space
2	5,304	78' W x 68' D	Retail w/Patio	\$1,990,000	\$375	Patio space
3	6,392	94' W x 68' D	Retail w/Patio	\$2,400,000	\$375	Patio space
4	7,004	103' W x 68' D	Retail w/Patio	\$2,630,000	\$375	Patio space
5	7,004	103' W x 68' D	Retail w/Patio	\$2,810,000	\$401	Patio space
6	5,556	86' W x 65' D	Office	\$1,960,000	\$353	Dual Entry Front Door
7	2,665	41' W x 65' D	Office	\$1,000,000	\$375	
8	2,665	41' W x 65' D	Office	\$1,000,000	\$375	
9	5,556	86' W x 65' D	Office	\$1,980,000	\$356	Dual Entry Front Door
10	4,030	62 W x 65' D	Office	\$1,420,000	\$352	
11	2,665	41' W x 65' D	Office	\$1,000,000	\$375	
12	2,665	41' W x 65' D	Office	\$1,000,000	\$375	
13	4,030	62' W x 65' D	Office	\$1,420,000	\$352	



**DRIVE THRU
AVAILABLE**



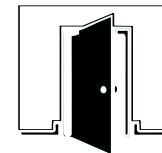
**PATIO SPACE
AVAILABLE**



**MONUMENT &
BUILDING SIGNAGE
AVAILABLE**



**END-CAP SUITES
AVAILABLE**



**GREY SHELL
DELIVERY**



**MEDICAL & OFFICE
USERS WELCOMED**

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DEMOGRAPHICS



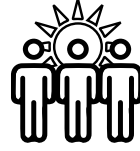
AVERAGE INCOME
\$108,453
(5 min drive time)



MEDIAN AGE
37.3
(5 min drive time)



AVERAGE HOUSEHOLD SIZE
3.03
(5 min drive time)



DAYTIME POPULATION
86,731
(10 min drive time)

	Total Population	Total Families	Total Households	Average Income	Total \$ Spent on Medical Care	
5 mins	2023	13,854	3,437	4,656	\$108,453	\$11,524,675
	2028	16,116	4,024	5,381	\$130,054	
10 mins	2023	102,532	25,410	34,252	\$93,158	\$73,303,013
	2028	107,546	26,762	36,310	\$110,627	
15 mins	2023	339,280	85,582	120,418	\$95,861	\$258,330,134
	2028	345,824	87,561	123,888	\$112,181	



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LOCATION

Drive Times & Traffic Counts



1 minute
(.4 miles)



2 minutes
(1.4 miles)



7 minutes
(6.9 miles)



7 minutes
(7.2 miles)



14 minutes
(11.7 miles)

Average Annual Daily Trips

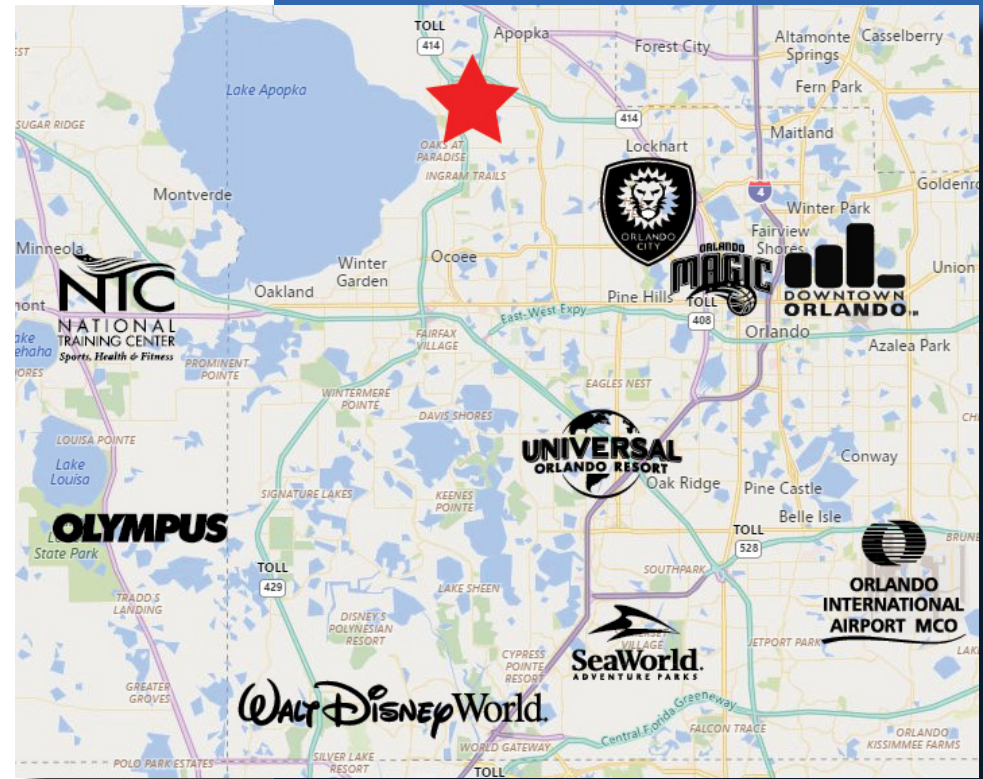
2022

SR 429	66,500
Ocoee Apopka Road	13,200
W Keene Road	5,300

Surrounding Businesses

2023

	5 Mins	10 Mins	15 Mins
Retail Businesses	60	679	2,261
Food & Drink Businesses	21	166	651



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