



LAKE CARTER EXCHANGE



DAYCARE BUILDING FOR SALE

1700 W Keene Rd Apopka, FL 32703

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For Sale: \$5,137,000 (\$446/SF)

- 11,505 SF Building
- 3,010 SF Playground Area
- Grey Shell Delivery



CLICK HERE [FCPG.COM/ LAKE-CARTER-EXCHANGE](https://www.fcp.com/lake-carter-exchange)

11,505 SF Daycare Building with dedicated covered drop-off / pick-up area with 3,010 SF outdoor playground

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

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

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

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

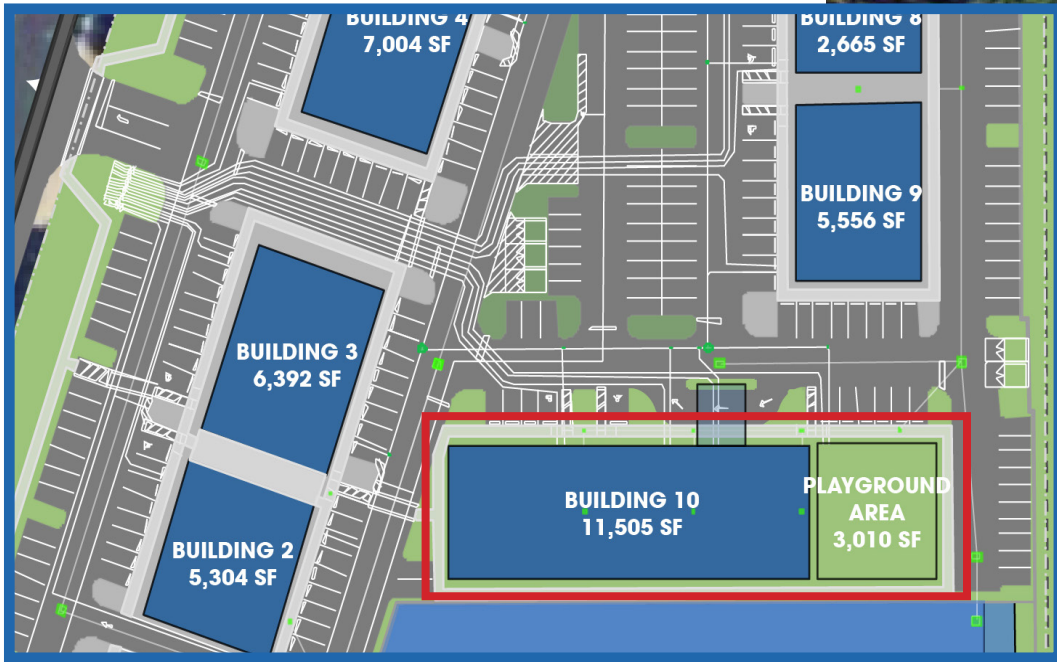
Apopka was highlighted in Florida Trend's January 2022 edition as an up-and-coming, business-friendly community featured for its partnerships, incentives and infrastructure

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

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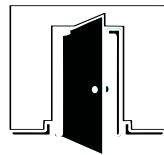
SITE MAP



**DIRECT ACCESS
FROM OCOEE
APOPKA ROAD**



**MONUMENT &
BUILDING SIGNAGE
AVAILABLE**

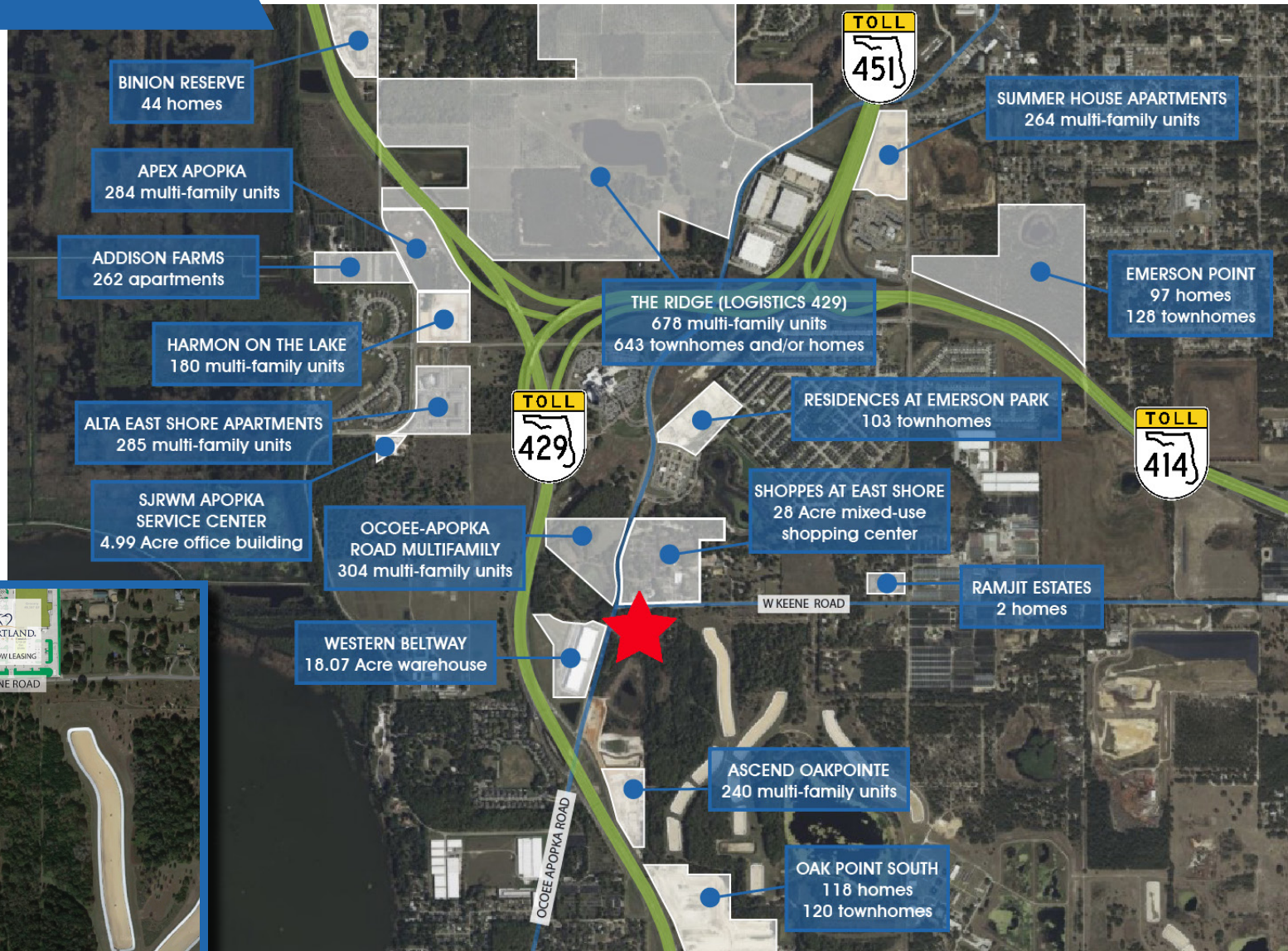


**GREY SHELL
DELIVERY**

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SURROUNDING DEVELOPMENTS



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DEMOGRAPHICS



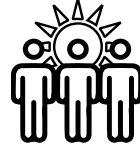
AVERAGE INCOME
\$108,453
(5 min drive time)








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

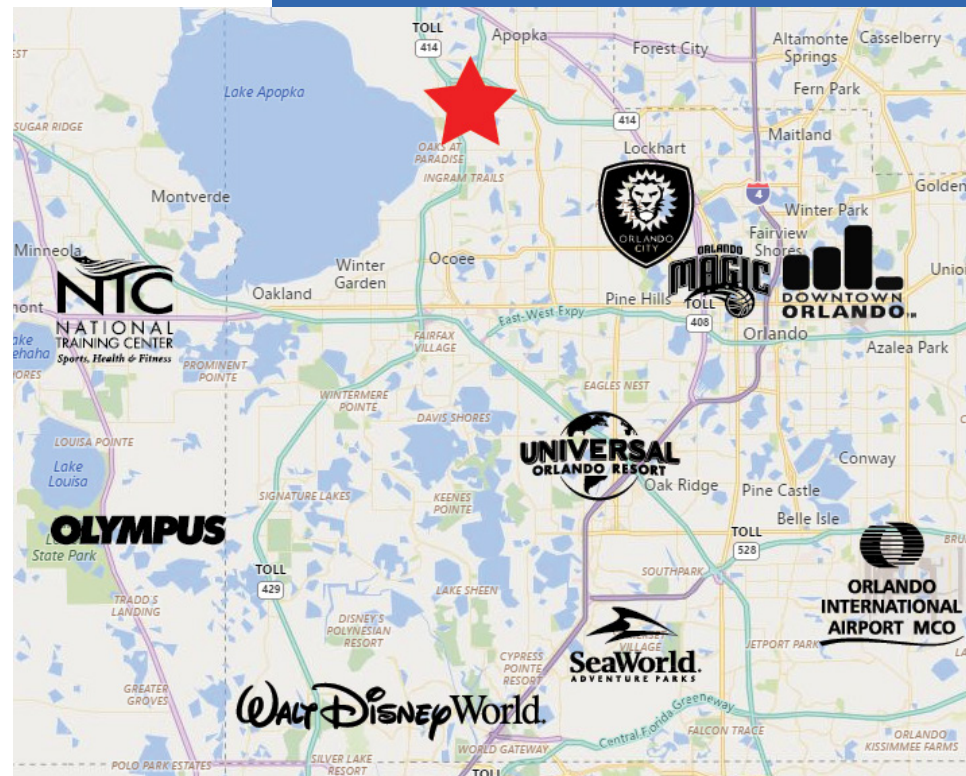
2022

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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