



**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.fcpg.com/laake-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

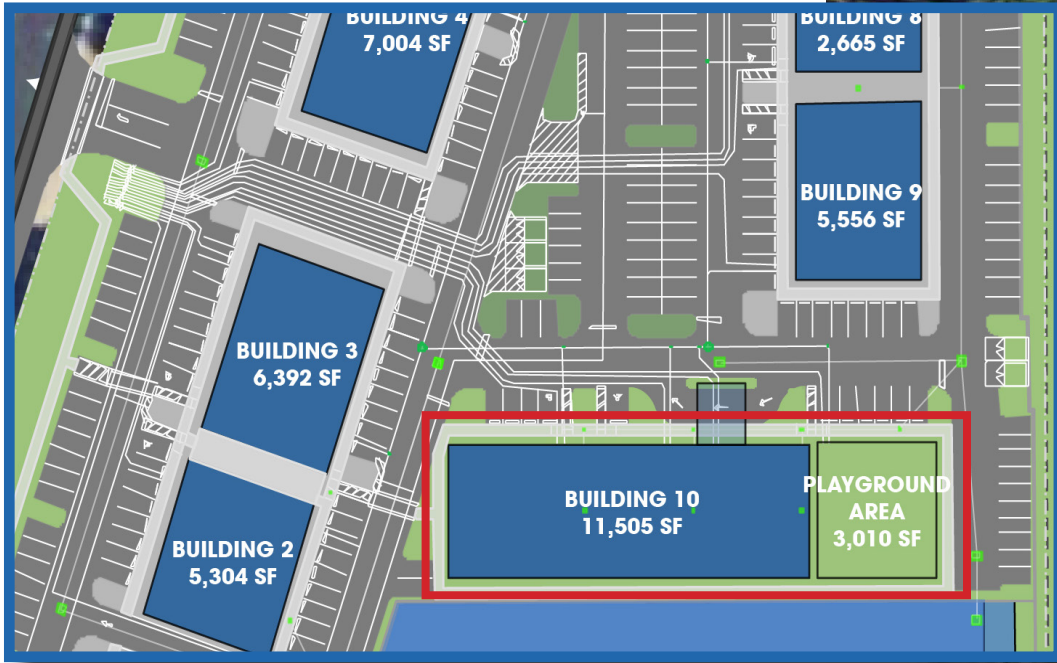
615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 [www.FCPG.com](http://www.FCPG.com)

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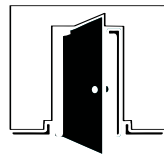
# SITE MAP



**DIRECT ACCESS  
FROM OCOEE  
APOPKA ROAD**



**MONUMENT &  
BUILDING SIGNAGE  
AVAILABLE**



**GREY SHELL  
DELIVERY**

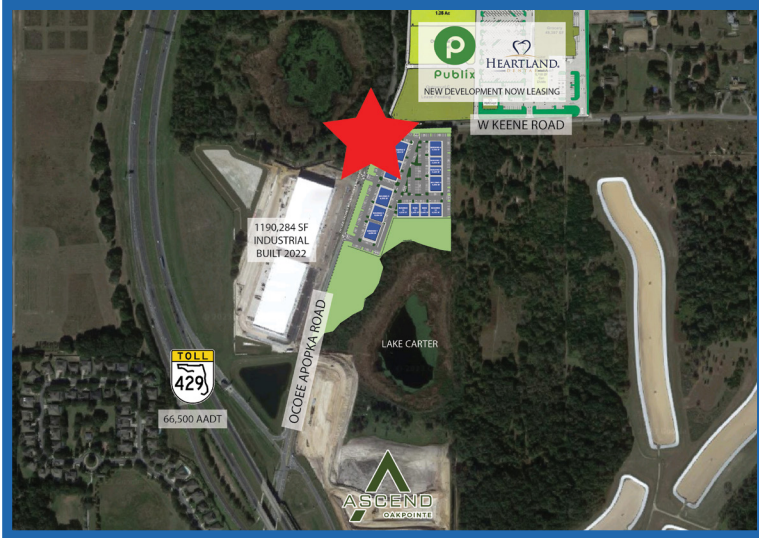
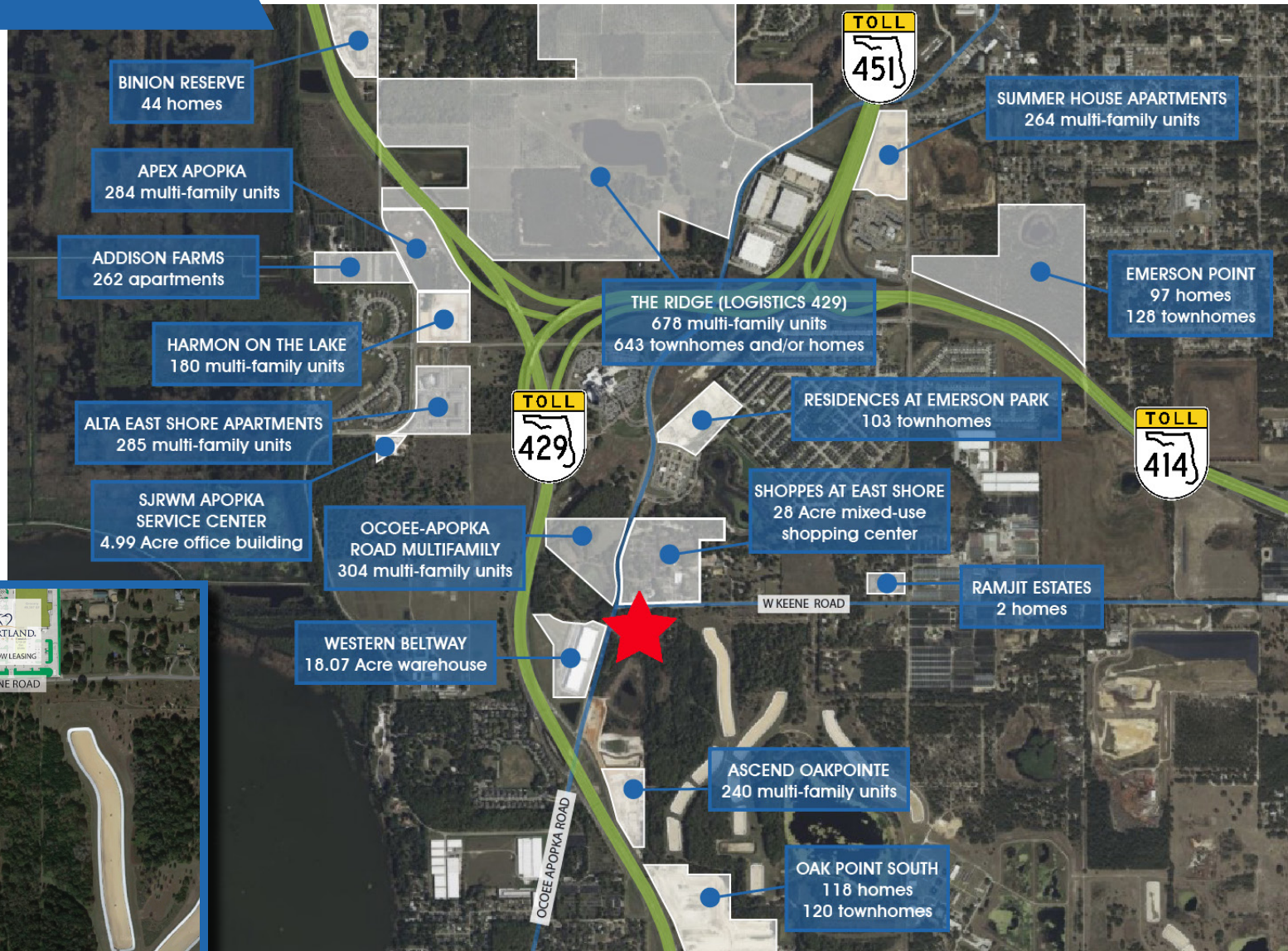
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# SURROUNDING DEVELOPMENTS



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# DEMOGRAPHICS



**AVERAGE INCOME**  
\$117,621  
(5 min drive time)



**MEDIAN AGE**  
36.0  
(5 min drive time)



**AVERAGE HOUSEHOLD SIZE**  
3.02  
(5 min drive time)



**DAYTIME POPULATION**  
76,334  
(10 min drive time)



Total Population



Total Families



Total Households



Average Income



Total \$ Spent on Medical Care

		Total Population	Total Families	Total Households	Average Income	Total \$ Spent on Medical Care
5 mins	2024	12,294	3,040	4,065	\$117,621	\$11,135,199
	2029	14,672	3,620	4,845	\$140,741	
10 mins	2024	88,874	21,803	29,369	\$101,547	\$70,167,296
	2029	96,981	23,718	32,044	\$121,934	
15 mins	2024	293,953	73,199	103,432	\$103,239	\$249,542,177
	2029	305,016	75,623	107,187	\$121,789	



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# LOCATION

## Drive Times & Traffic Counts



1 minute  
(.4 miles)



2 minutes  
(1.4 miles)



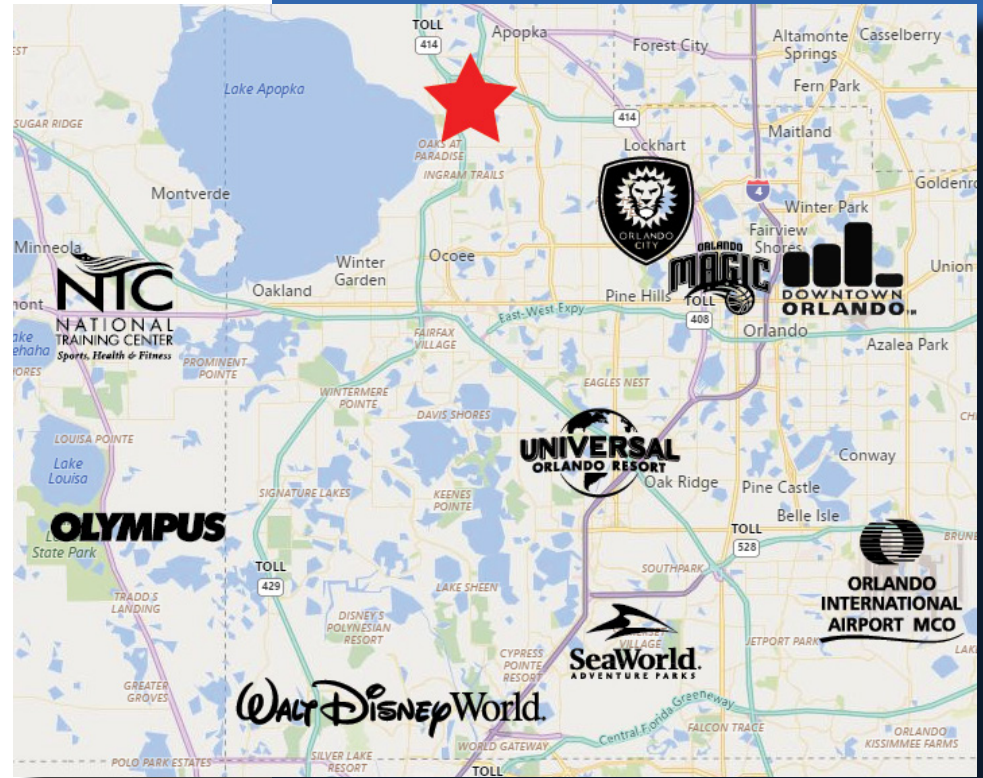
7 minutes  
(6.9 miles)



7 minutes  
(7.2 miles)



14 minutes  
(11.7 miles)



## Average Annual Daily Trips

### 2023

SR 429	69,500
Ocoee Apopka Road	13,800
W Keene Road	5,500

## Surrounding Businesses

2024	5 Mins	10 Mins	15 Mins
Retail Businesses	57	514	1,937
Food & Drink Businesses	17	124	563



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