



**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/laque-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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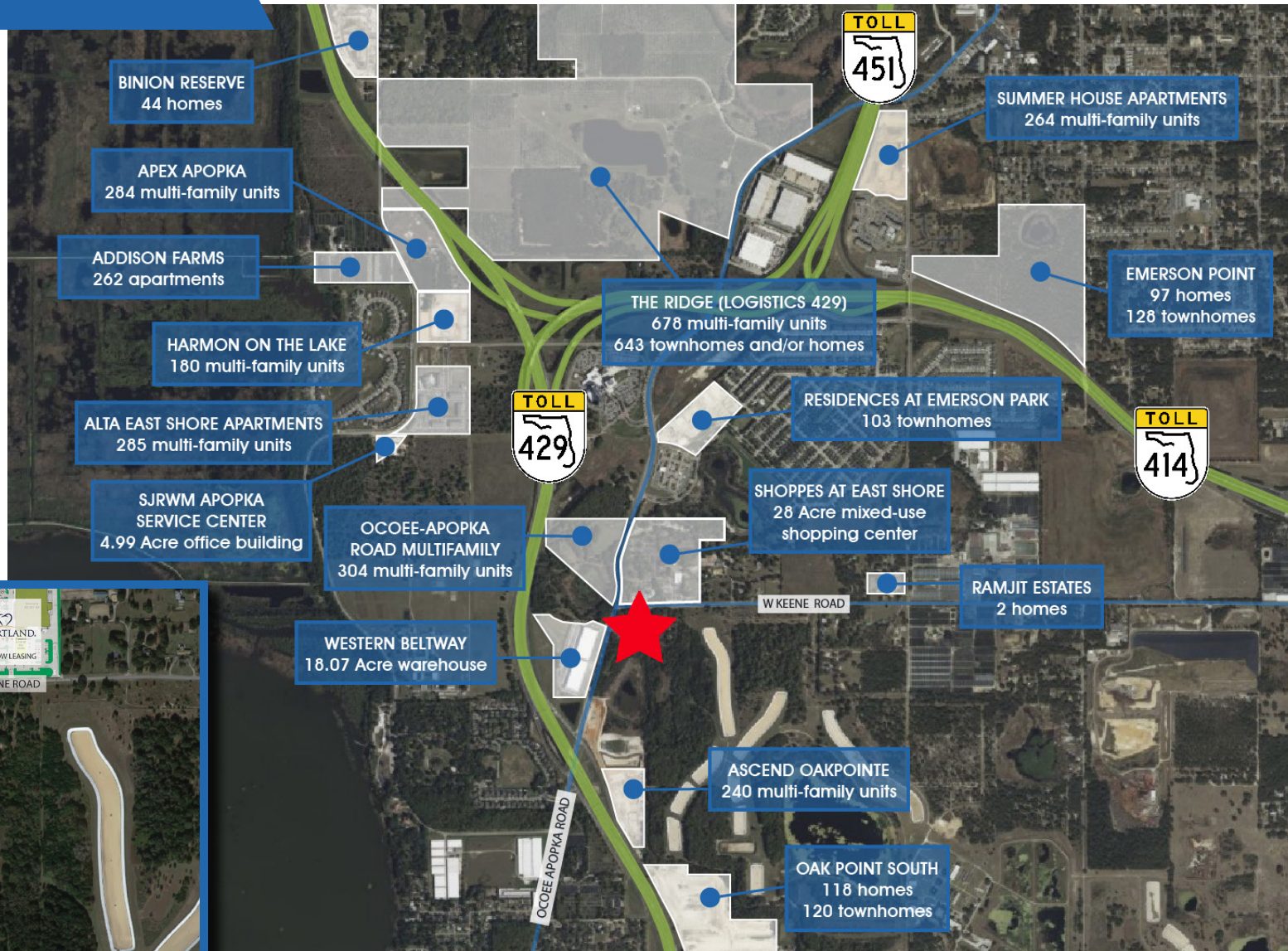
# SURROUNDING DEVELOPMENTS



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# SURROUNDING DEVELOPMENTS

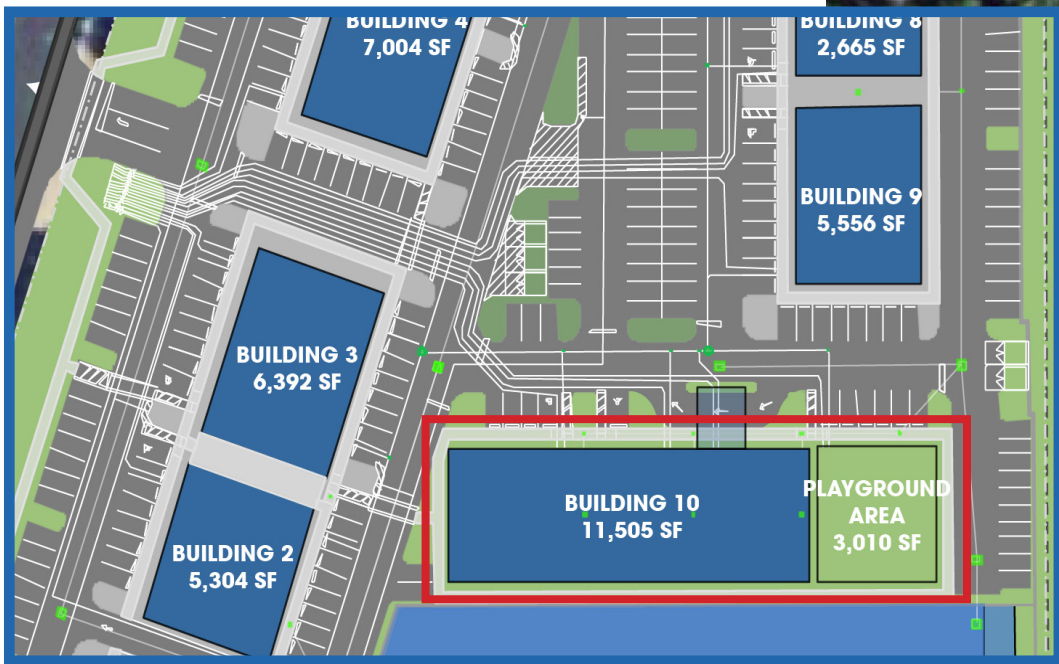


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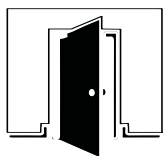
# SITE MAP



**DIRECT ACCESS  
FROM OCOEE  
APOPKA ROAD**



**MONUMENT &  
BUILDING SIGNAGE  
AVAILABLE**



**GREY SHELL  
DELIVERY**

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# DEMOGRAPHICS



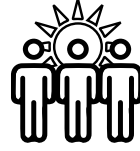
**AVERAGE INCOME**  
\$117,621  
(5 min drive time)



**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)



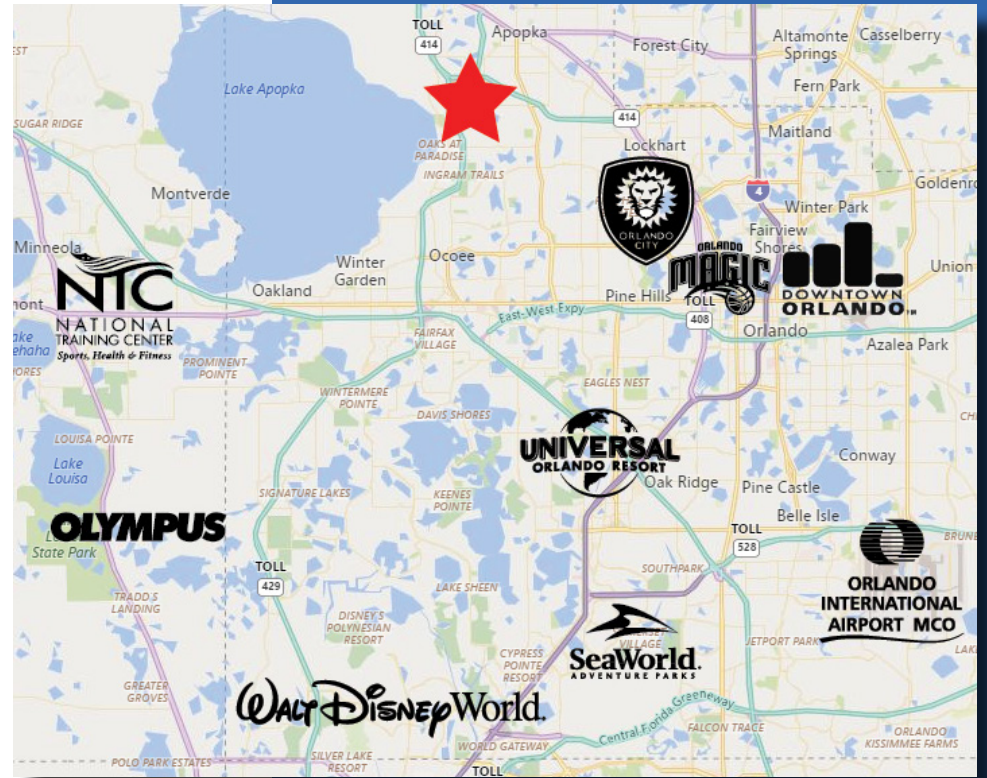
7 minutes  
(6.9 miles)



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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