

OFFICE FOR SALE IN APOPKA

APOPKA, FL 32703

1655 E Semoran Blvd



### OFFERING SUMMARY

Sale Price:	Negotiable
Building Size:	9,231 SF +/-
Available SF:	9,231 SF +/-
Lot Size:	1.93 AC +/-
Year Built:	1985
Zoning:	C-C

### PROPERTY OVERVIEW

9,231 SF +/- sitting on 1.93 AC +/- on SR 436 (36,000 Annual Average Daily Traffic) is available for sale in the heart of Apopka. 1655 E Semoran Blvd is currently built out as co-working suites but is perfect for a single-owner user or an investor looking to redevelop. The property is built out as office suites but has a small warehouse space in the back. The property currently has plenty of parking spaces, but has the ability to add more. The roof is original with all the HVACs in good working order.

1655 E Semoran has fantastic frontage right on SR 436 and is located not far from the HWY 441 (27,500 Annual Average Daily Traffic) interchange. The property has easy access from both directions being located right at a signalized intersection. E Semoran Blvd is a thoroughfare through Apopka and is home to multiple retail and office uses.

### PROPERTY HIGHLIGHTS

- 9,200 SF +/- (1.93 AC +/-) Office For Sale on SR 436
- Large Parcel for Sale in Rapidly Growing Area
- Built Out as an Office and Small Garage
- Retention in Place
- Perfect for Owner User or Redevelopment!

PRESENTED BY  
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OFFICE BUILDING  
**For Sale**

ADDITIONAL PHOTOS

APOPKA, FL 32703

1655 E Semoran Blvd Ste 24



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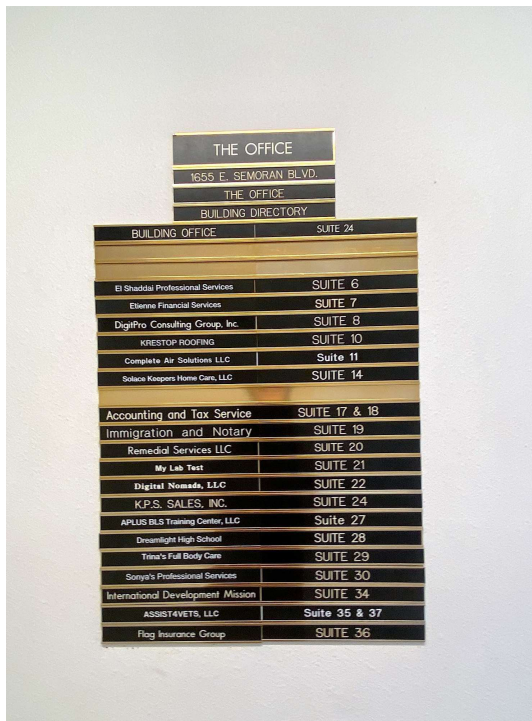
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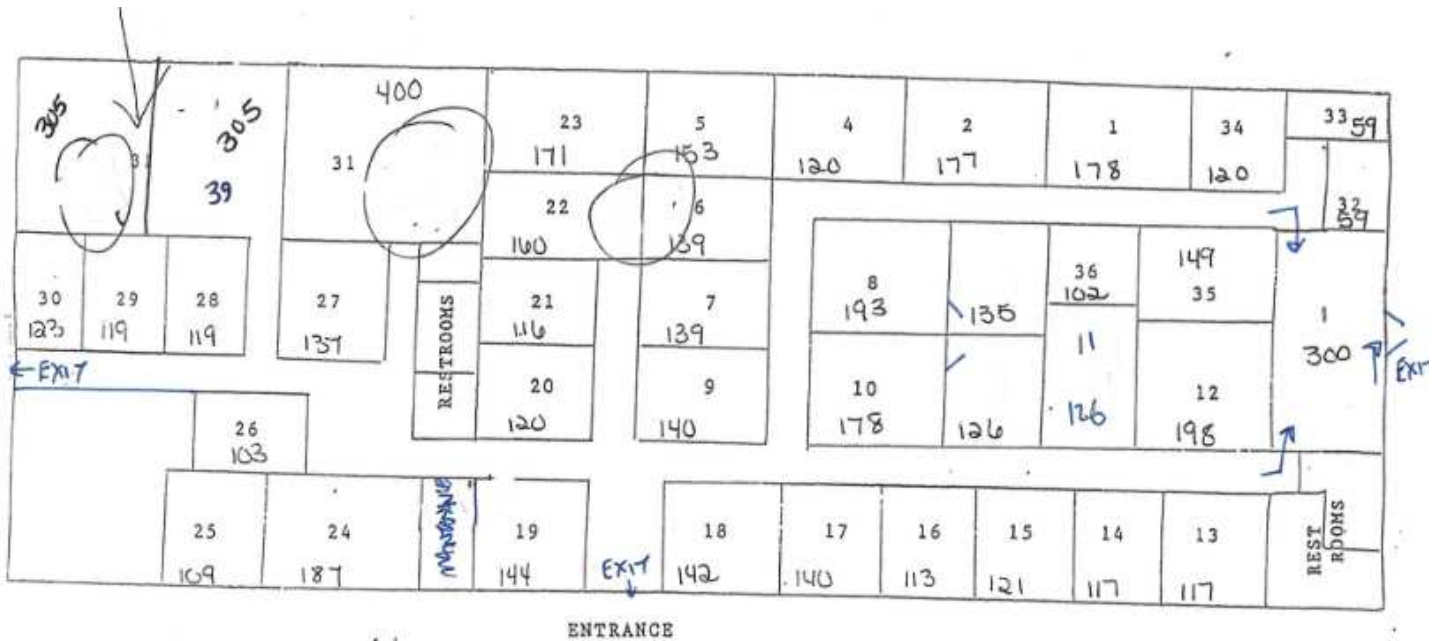
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LOCATION MAP

APOPKA, FL 32703

# 1655 E Semoran Blvd



Google

Map data ©2024 Google Imagery ©2024 Airbus, Landsat / Copernicus, Maxar Technologies

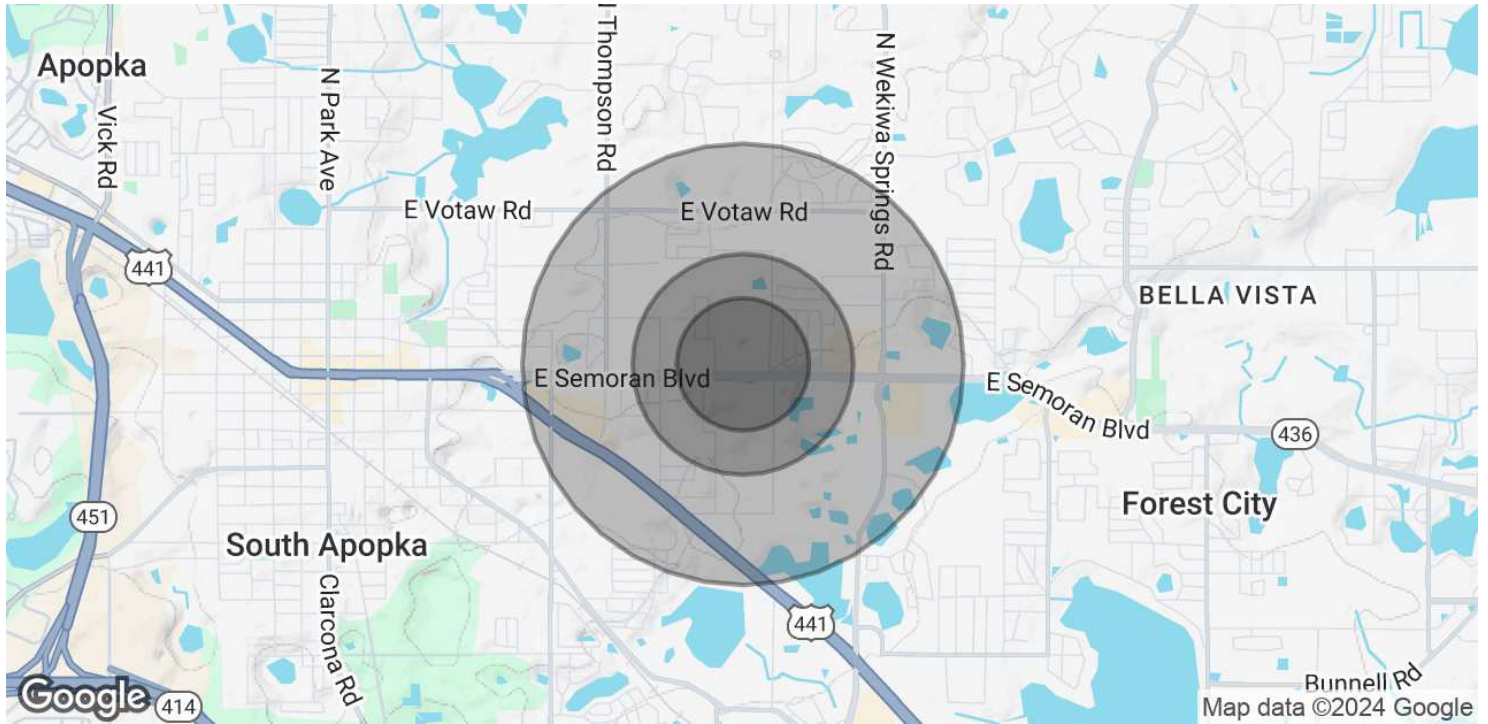
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# DEMOGRAPHICS MAP & REPORT

APOPKA, FL 32703

# 1655 E Semoran Blvd



## POPULATION

### 0.3 MILES

### 0.5 MILES

### 1 MILE

Total Population	1,042	3,465	11,220
Average Age	37	36	38
Average Age (Male)	36	35	37
Average Age (Female)	37	37	39

## HOUSEHOLDS & INCOME

### 0.3 MILES

### 0.5 MILES

### 1 MILE

Total Households	359	1,221	3,920
# of Persons per HH	2.9	2.8	2.9
Average HH Income	\$72,573	\$68,964	\$73,110
Average House Value	\$293,606	\$291,042	\$292,501

Demographics data derived from AlphaMap

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