



\*Pricing is subject to change. Inquire for details.

# 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~~

**Now Starting at \$331.00 / SF**



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

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 650' of frontage on Ocoee-Apopka Road and over 350' of frontage on W Keene Rd with direct access

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

Apopka is the 2nd fastest growing city in Central Florida with  $\pm$  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](http://www.FCPG.com)

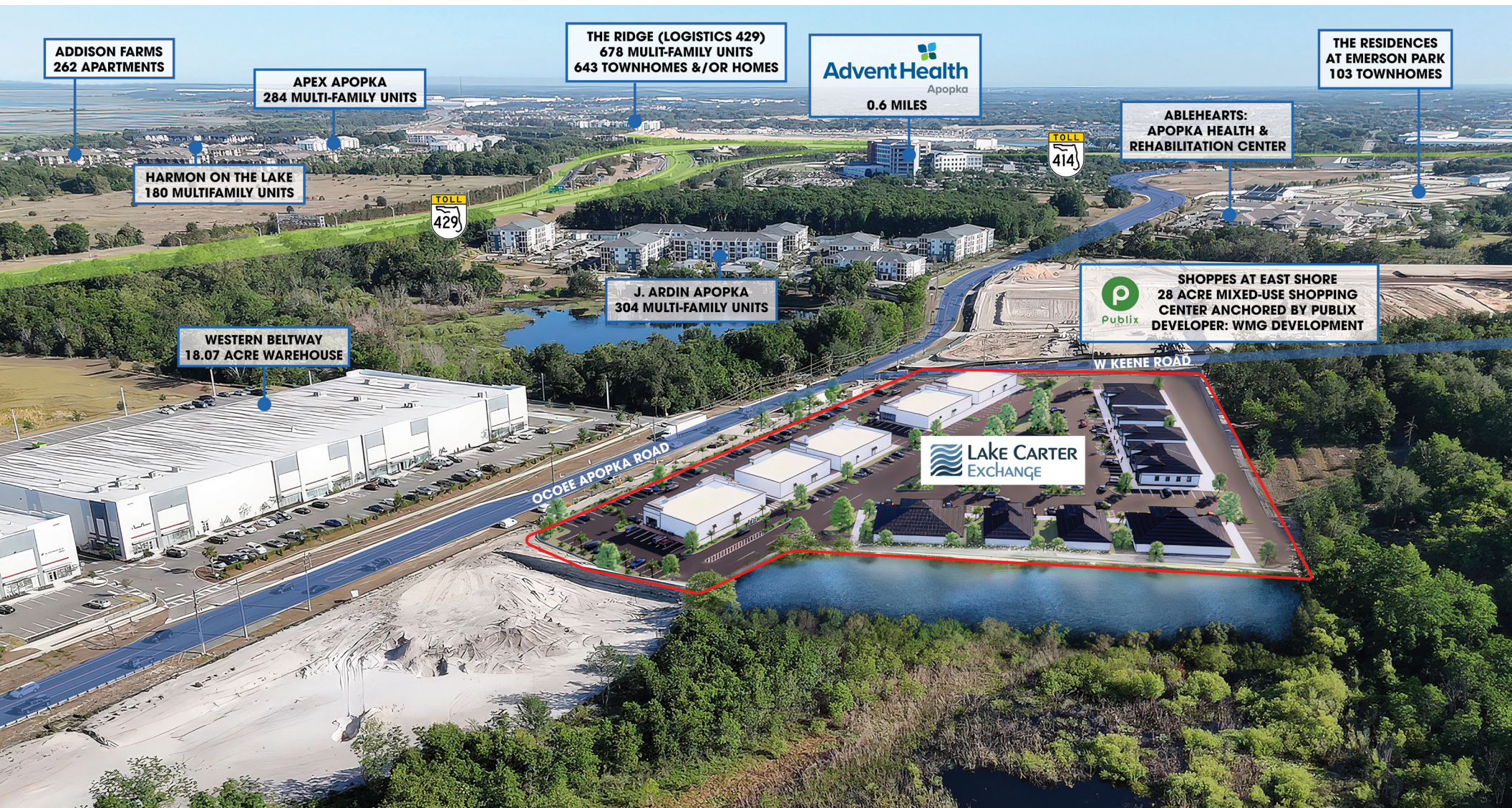
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A JW<sup>2</sup>DEVELOPMENT  
FEATURING SCHMID  
CONSTRUCTION





# SURROUNDING DEVELOPMENTS



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# SURROUNDING DEVELOPMENTS



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# SITE MAP



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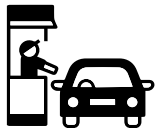


# SALE AVAILABILITY

## OFFICE / MEDICAL / RETAIL / RESTAURANT

| Building Number | Max SF Allowed | Dimensions     | Use Allowed         | Purchase Price | Price / SF |
|-----------------|----------------|----------------|---------------------|----------------|------------|
| 1               | 6,458          | 95' W x 68' D  | Retail / Drive-Thru | CLOSED         |            |
| 2               | 5,304          | 78' W x 68' D  | Retail w/ Patio     | \$1,990,000    | \$375      |
| 3               | 6,392          | 94' W x 68' D  | Retail w/ Patio     | \$2,310,000    | \$361      |
| 4               | 7,004          | 103' W x 68' D | Retail w/ Patio     | CLOSED         |            |
| 5               | 7,004          | 103' W x 68' D | Retail w/ Patio     | \$2,560,000    | \$366      |
| 6               | 5,556          | 86' W x 65' D  | Office              | \$1,840,000    | \$331      |
| 7               | 2,665          | 41' W x 65' D  | Office              | \$910,000      | \$341      |
| 8               | 2,665          | 41' W x 65' D  | Office              | CLOSED         |            |
| 9               | 5,556          | 86' W x 65' D  | Office              | \$1,880,000    | \$338      |
| 10              | 4,030          | 62 W x 65' D   | Office              | \$1,360,000    | \$337      |
| 11              | 2,665          | 41' W x 65' D  | Office              | \$910,000      | \$341      |
| 12              | 2,665          | 41' W x 65' D  | Office              | \$910,000      | \$341      |
| 13              | 4,030          | 62' W x 65' D  | Office              | \$1,360,000    | \$337      |

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**DRIVE THRU  
AVAILABLE**



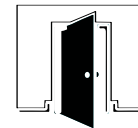
**PATIO SPACE  
AVAILABLE**



**MONUMENT &  
BUILDING SIGNAGE  
AVAILABLE**



**END-CAP SUITES  
AVAILABLE**



**GREY SHELL  
DELIVERY**



**MEDICAL & OFFICE  
USERS WELCOMED**



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# DEMOGRAPHICS



## AVERAGE INCOME

\$128,919  
(5 min drive time)



## MEDIAN AGE

36.6  
(5 min drive time)



## AVERAGE HOUSEHOLD SIZE

2.95  
(5 min drive time)



## DAYTIME POPULATION

74,361  
(10 min drive time)



Total Population



Total Families



Total Households



Average Income



Total \$ Spent  
on Medical Care

| 5 mins  | 2025 | 13,441  | 3,454  | 3,149   | \$128,919 | \$13,477,213  |
|---------|------|---------|--------|---------|-----------|---------------|
|         | 2030 | 15,175  | 3,901  | 4,559   | \$148,268 |               |
| 10 mins | 2025 | 89,545  | 22,182 | 25,577  | \$111,488 | \$76,833,955  |
|         | 2030 | 97,294  | 24,130 | 29,670  | \$128,499 |               |
| 15 mins | 2025 | 289,059 | 72,773 | 95,783  | \$110,179 | \$259,062,125 |
|         | 2030 | 303,518 | 76,415 | 101,782 | \$125,374 |               |



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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

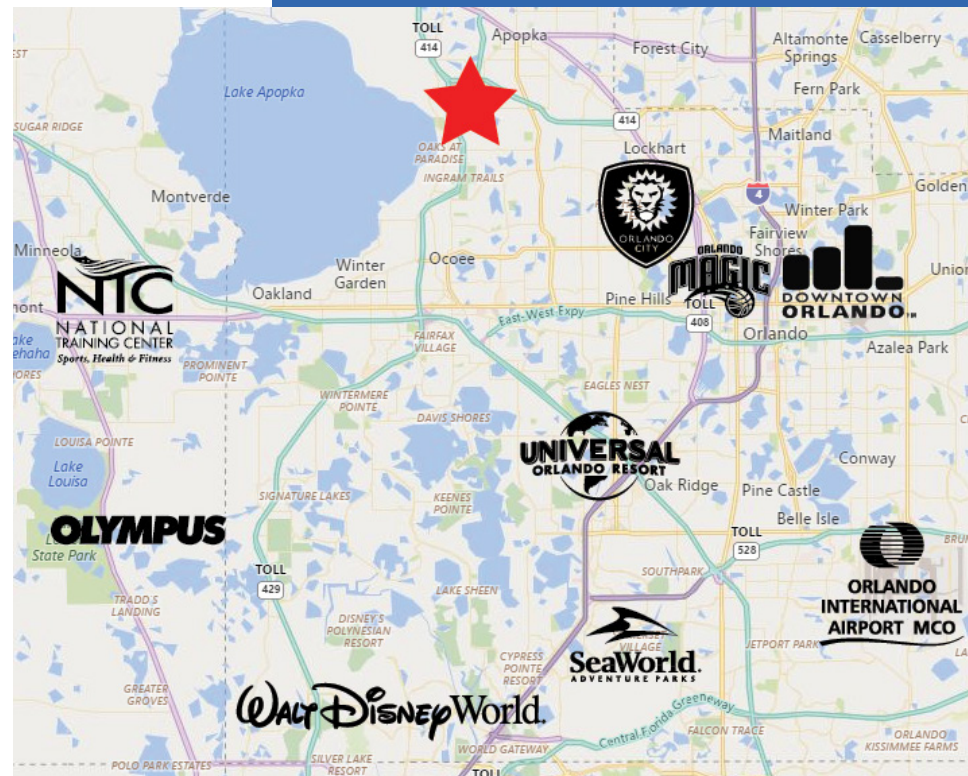
### 2024

|                   |        |
|-------------------|--------|
| SR 429            | 70,500 |
| Ocoee Apopka Road | 14,000 |
| W Keene Road      | 5,500  |

## Surrounding Businesses

### 2025

|                         | 5 Mins | 10 Mins | 15 Mins |
|-------------------------|--------|---------|---------|
| Retail Businesses       | 55     | 457     | 1,789   |
| Food & Drink Businesses | 17     | 117     | 526     |



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