



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

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# RETAIL / MEDICAL / OFFICE FOR LEASE

1700 W Keene Rd Apopka, FL 32703

Contact: Trey Gravenstein  
 Vice President of Brokerage Services

Contact: Michael Castrilli  
 Vice President of Brokerage Services

E: [Trey@FCPG.com](mailto:Trey@FCPG.com)  
 P: 407.872.0177 ext. 119

E: [Michael@FCPG.com](mailto:Michael@FCPG.com)  
 P: 407.872.0177 ext. 130

**For Lease: \$42.00 / SF, NNN**

- Retail, Medical, or Office
- 1,723 SF - 6,392 SF
- Grey Shell Delivery
- Patio Space Available



[CLICK HERE FCPG.COM/LAKE-CARTER-EXCHANGE](http://FCPG.COM/LAKE-CARTER-EXCHANGE)

Premier Mixed-Use Development situated at the intersection of Ocoee-Apopka Road and W Keene Road immediately south of new Publix-anchored mixed-use development

1,723 - 6,392 SF suites delivered in grey shell with Tenant Improvement Allowance of \$51.00 / SF available

High-Visibility at one of two entrances to development and ± 100 ft of building frontage on Ocoee-Apopka Road

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

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

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

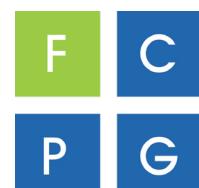
5,000 residences to be built in the trade area through 16 planned residential new developments

# SURROUNDING DEVELOPMENTS



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# SITE MAP



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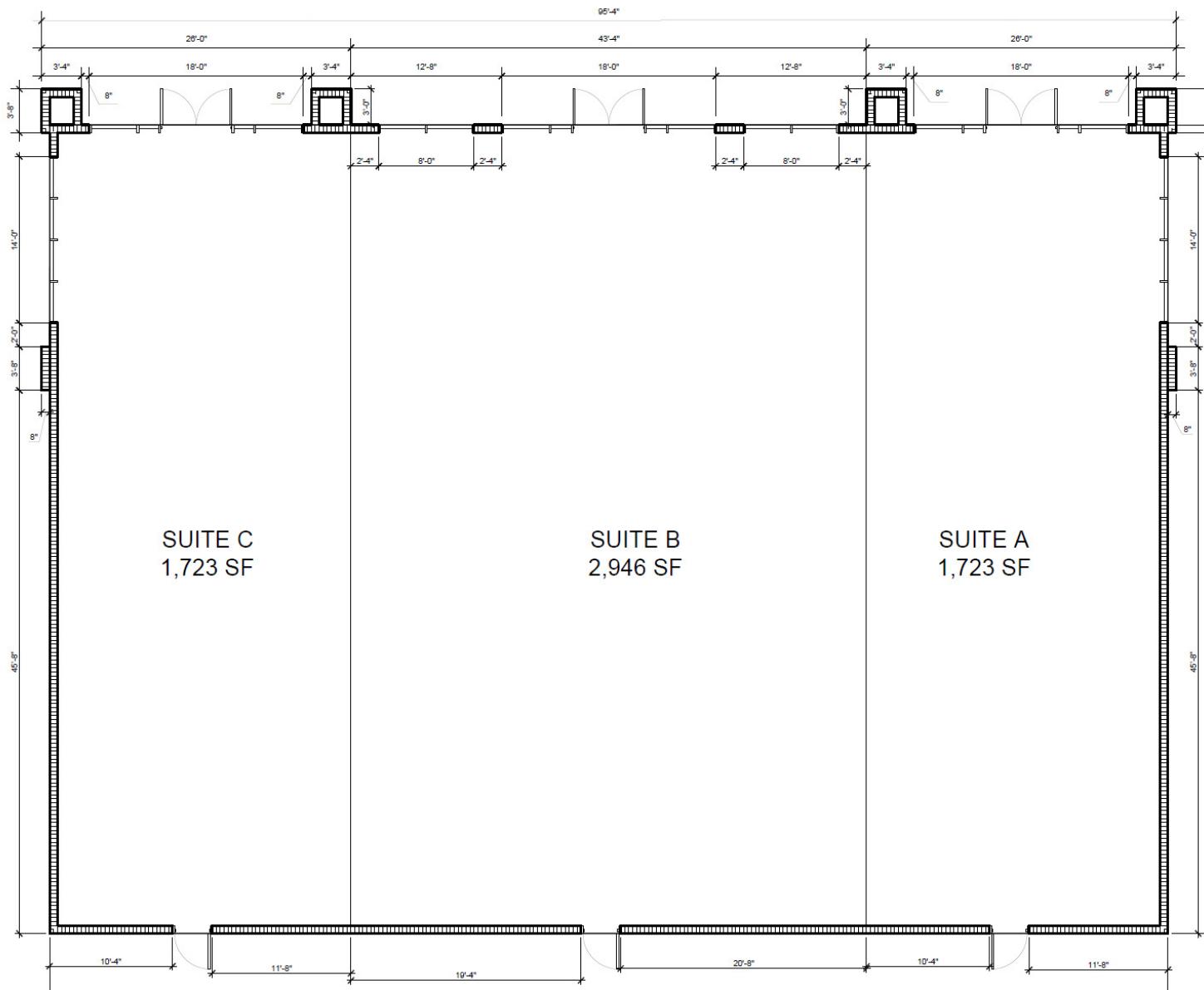
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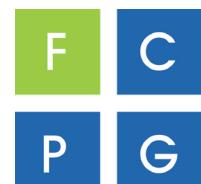
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## LEASE AVAILABILITY



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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)



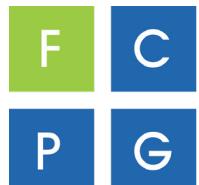
**DAYTIME  
POPULATION**  
74,361  
(10 min drive time)

	 Total Population	 Total Families	 Total Households	 Average Income	 Total \$ Spent on Medical Care
5 mins	2025	13,441	3,454	3,149	\$128,919
	2030	15,175	3,901	4,559	\$148,268
10 mins	2025	89,545	22,182	25,577	\$111,488
	2030	97,294	24,130	29,670	\$128,499
15 mins	2025	289,059	72,773	95,783	\$110,179
	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)



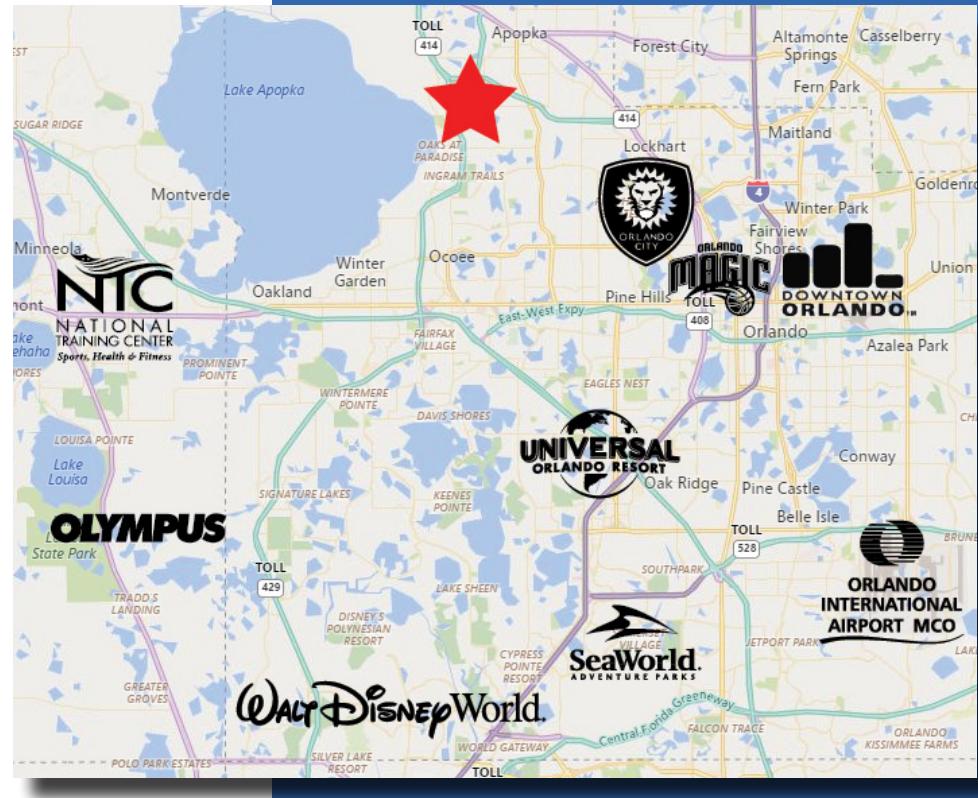
7 minutes  
(6.9 miles)



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

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



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