



# 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 \$252.00 / SF~~

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



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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

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

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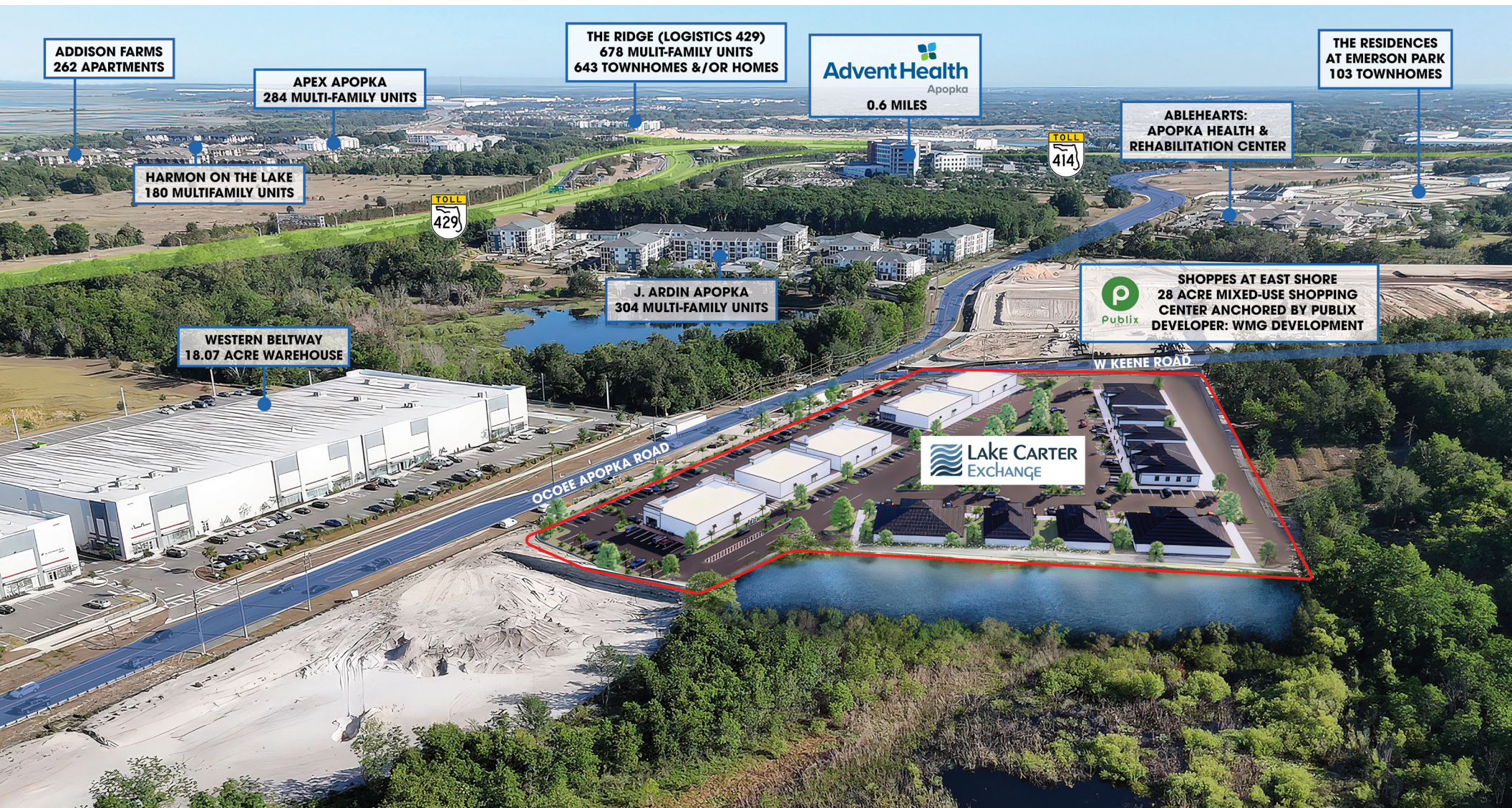
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A JW<sup>2</sup>DEVELOPMENT  
FEATURING SCHMID  
CONSTRUCTION





# 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     | CLOSED         |            |
| 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              | CLOSED         |            |
| 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**



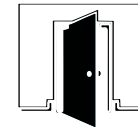
**PATIO SPACE  
AVAILABLE**



**MONUMENT &  
BUILDING SIGNAGE  
AVAILABLE**



**END-CAP SUITES  
AVAILABLE**



**GREY SHELL  
DELIVERY**



**MEDICAL & OFFICE  
USERS WELCOMED**



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# DEMOGRAPHICS



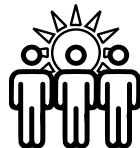
**AVERAGE INCOME**  
\$128,919  
(5 min drive time)



**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 |               |



 **LAKE CARTER**  
Exchange



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 **FIRST CAPITAL**  
Property Group  
Commercial Real Estate Services



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

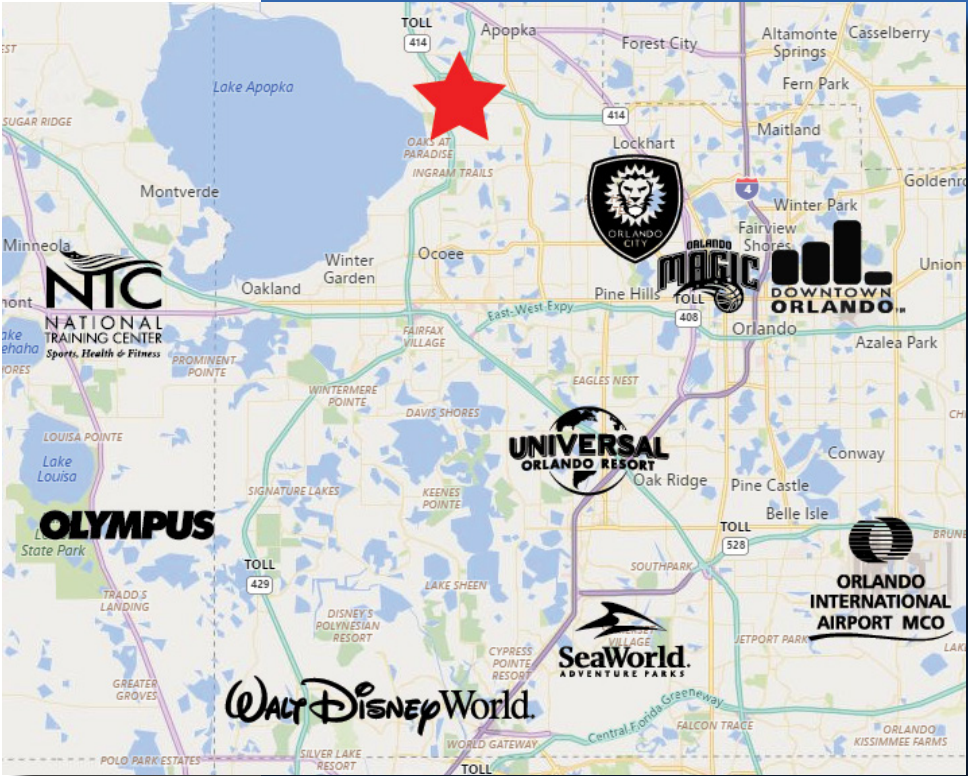
2024

|                   |        |
|-------------------|--------|
| 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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