



 **LAKE CARTER
EXCHANGE**

■ 615 E. Colonial Dr., Orlando, FL 32803 ■ Phone: 407.872.0209 ■ www.FCPG.com ■

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RETAIL / MEDICAL / OFFICE DEVELOPMENT

1700 W Keene Rd Apopka, FL 32703

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Vice President of Brokerage Services

Contact: Michael Castrilli
Vice President of Brokerage Services

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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



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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 ± 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

A JW² DEVELOPMENT
FEATURING SCHMID
CONSTRUCTION

 **JW² Schmid
CONSTRUCTION**

*Pricing is subject to change. Inquire for details.

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



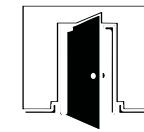
PATIO SPACE
AVAILABLE



MONUMENT &
BUILDING SIGNAGE
AVAILABLE



END-CAP SUITES
AVAILABLE



GREY SHELL
DELIVERY



MEDICAL & OFFICE
USERS WELCOMED



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DEMOGRAPHICS



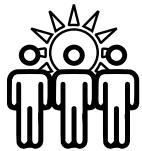
AVERAGE INCOME
\$128,919
(5 min drive time)



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
	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)



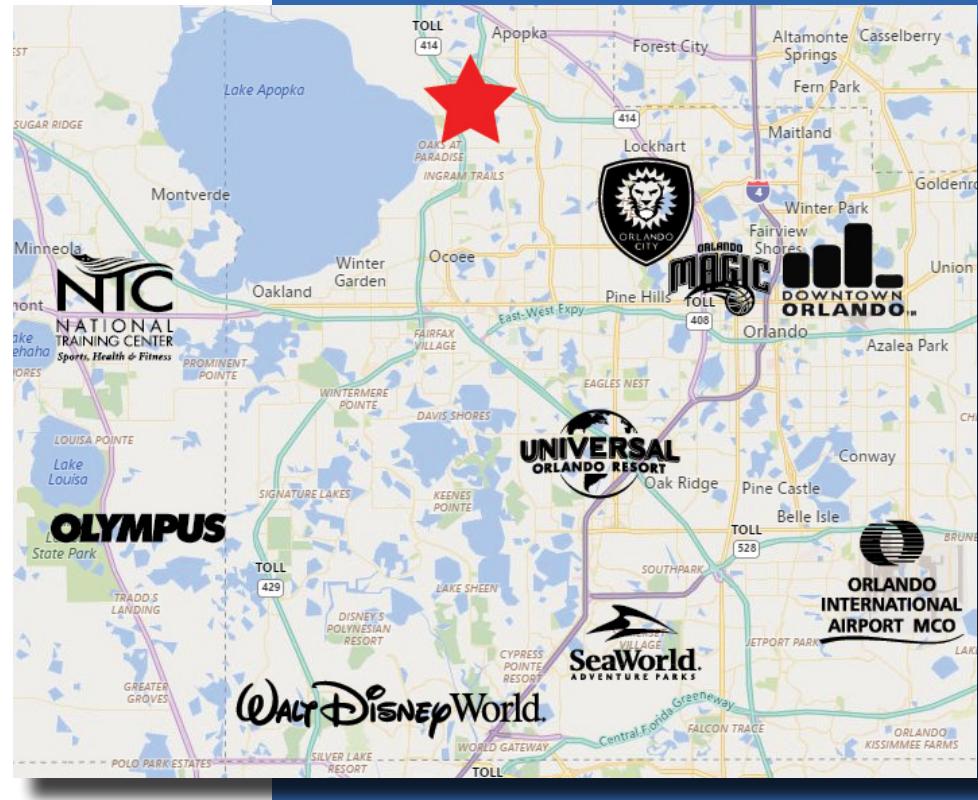
7 minutes
(6.9 miles)



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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