

LIGHT INDUSTRIAL DEVELOPMENT SITE FOR SALE

625 W KEENE RD APOPKA, FL 32703

Land Use & Entitlements: The seller can deliver the site with zoning and future land use changes, which would allow for the development of light industrial uses such as shallow and small bay industrial, warehousing, flex space, and/or industrial outdoor storage.

Supportive Seller Terms: The seller will provide sufficient time to obtain full engineering and permitting approvals. The seller is also open to a phased takedown and/or a joint venture.

Ideal Accessibility: Ideally situated just 1.3 miles from access to the intersection of Toll 429, Toll 414, and Toll 451—with only one turn required from the subject site—providing quick access to greater Central Florida and beyond.

Proximity to Key Amenities: Located just 1 mile from AdventHealth Apopka Hospital and a Publix planned to open in 2026, offering convenient access to healthcare, shopping, and daily essentials.

Rapidly Growing Market: Situated in the City of Apopka, which boasts an impressive 18.5% growth rate, the second highest in Orange County, making it a prime location for future residential demand.



Contact: Jesse King
Senior Sales & Leasing Associate
E: Jesse@FCPG.com
P: 407.872.0177 ext. 136

F C
P G **FIRST CAPITAL**
Property Group
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LOCATION

Drive Times & Traffic Counts



2 minute
(1.3 miles)



3 minutes
(1.9 miles)



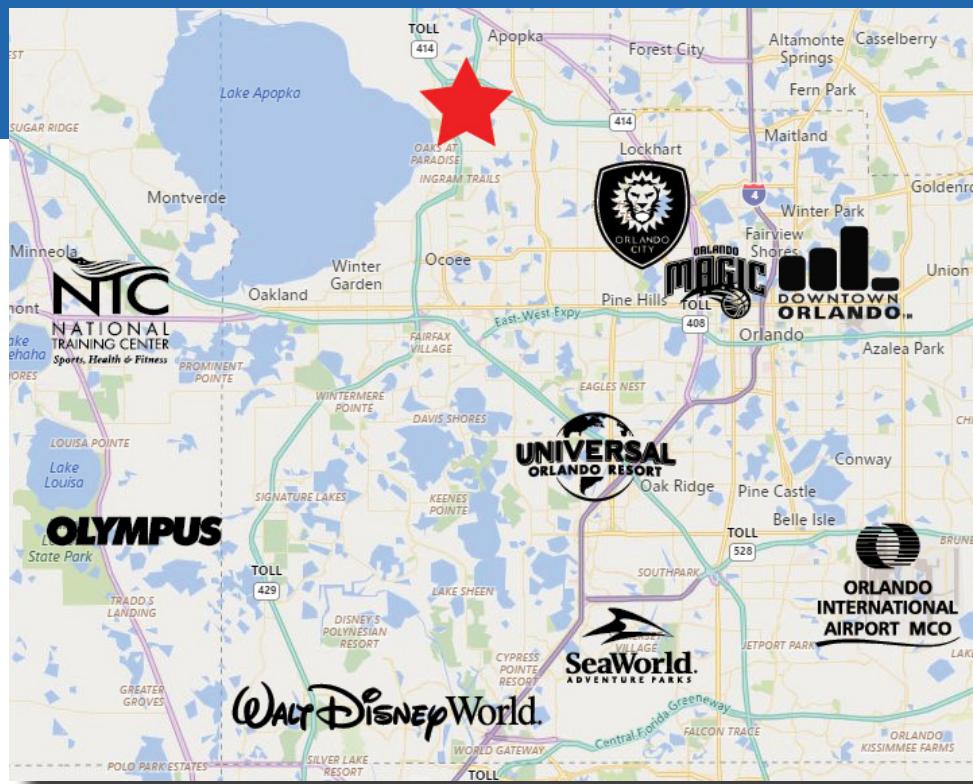
9 minutes
(7.8 miles)



9 minutes
(8.5 miles)



16 minutes
(16.3 miles)



LOCATION



AVERAGE INCOME
\$110,759
(5 min drive time)



MEDIAN AGE
36.0
(5 min drive time)



**AVERAGE
HOUSEHOLD SIZE**
2.87
(5 min drive time)



**DAYTIME
POPULATION**
67,769
(10 min drive time)

		Total Population	Total Families	Total Households	Average Income
5 mins	2025	10,414	2,707	3,633	\$110,759
	2030	11,541	3,012	4,041	\$127,372
10 mins	2025	82,061	20,566	27,284	\$111,339
	2030	87,819	22,045	29,273	\$128,217
15 mins	2025	285,432	71,226	100,866	\$104,142
	2030	299,116	74,726	106,019	\$118,840

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	35	441	1,896
Food & Drink Businesses	10	109	548



SUBJECT PARCELS:

21-21-28-0000-00-018
21-21-28-0000-00-009

