



# 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](http://FCPG.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 ± 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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A JW<sup>2</sup>DEVELOPMENT  
FEATURING SCHMID  
CONSTRUCTION



# SURROUNDING DEVELOPMENTS



**ADDISON FARMS**  
262 APARTMENTS

**APEX APOPKA**  
284 MULTI-FAMILY UNITS

**HARMON ON THE LAKE**  
180 MULTIFAMILY UNITS

**WESTERN BELTWAY**  
18.07 ACRE WAREHOUSE

**THE RIDGE (LOGISTICS 429)**  
678 MULTI-FAMILY UNITS  
643 TOWNHOMES &/OR HOMES

**Advent Health**  
Apopka  
0.6 MILES

**THE RESIDENCES**  
AT EMERSON PARK  
103 TOWNHOMES

**ABLEHEARTS:**  
APOPKA HEALTH &  
REHABILITATION CENTER

**J. ARDIN APOPKA**  
304 MULTI-FAMILY UNITS

**SHOPPES AT EAST SHORE**  
28 ACRE MIXED-USE SHOPPING  
CENTER ANCHORED BY PUBLIX  
DEVELOPER: WMG DEVELOPMENT

**LAKE CARTER**  
EXCHANGE

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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	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**



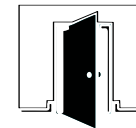
**PATIO SPACE  
AVAILABLE**



**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

		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)



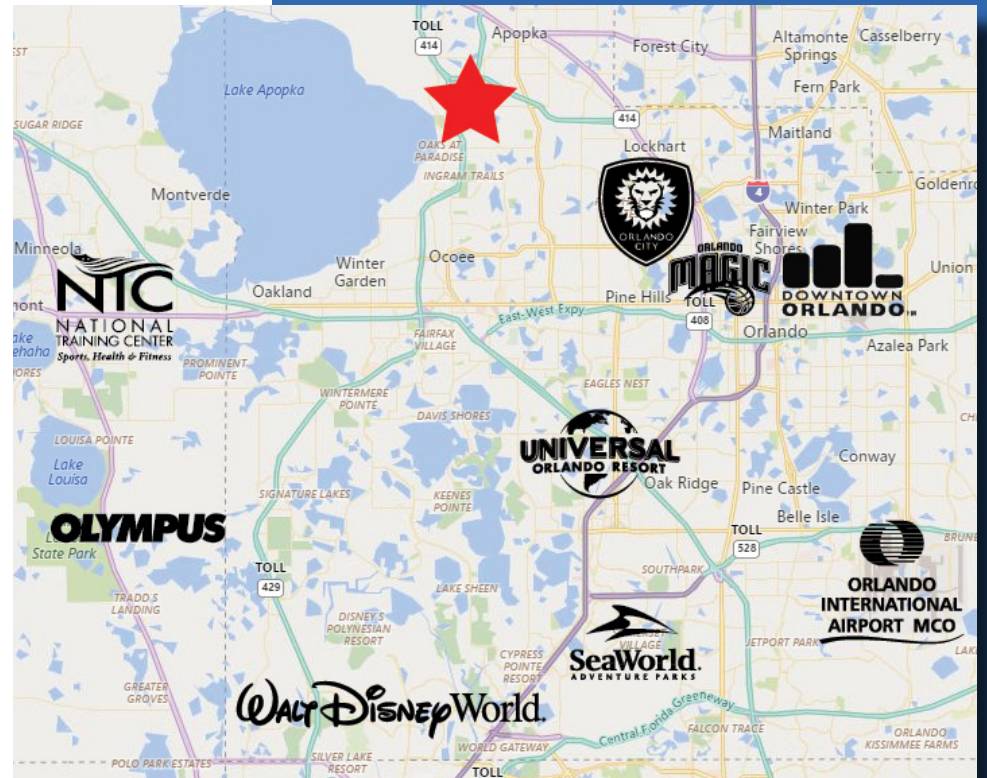
7 minutes  
(6.9 miles)



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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