



RETAIL / MEDICAL / OFFICE FOR LEASE

1700 W Keene Rd Apopka, FL 32703

Contact: Trey Gravenstein
Vice President of Brokerage Services

E: Trey@FCPG.com
P: 407.872.0177 ext. 119

Contact: Michael Castrilli
Vice President of Brokerage Services

E: 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](https://www.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



*Pricing is subject to change. Inquire for details.

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

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A JW²DEVELOPMENT
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

J. ARDIN APOPKA
304 MULTI-FAMILY UNITS

Advent Health
Apopka
0.6 MILES

ABLEHEARTS:
APOPKA HEALTH &
REHABILITATION CENTER

THE RESIDENCES
AT EMERSON PARK
103 TOWNHOMES

Publix
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

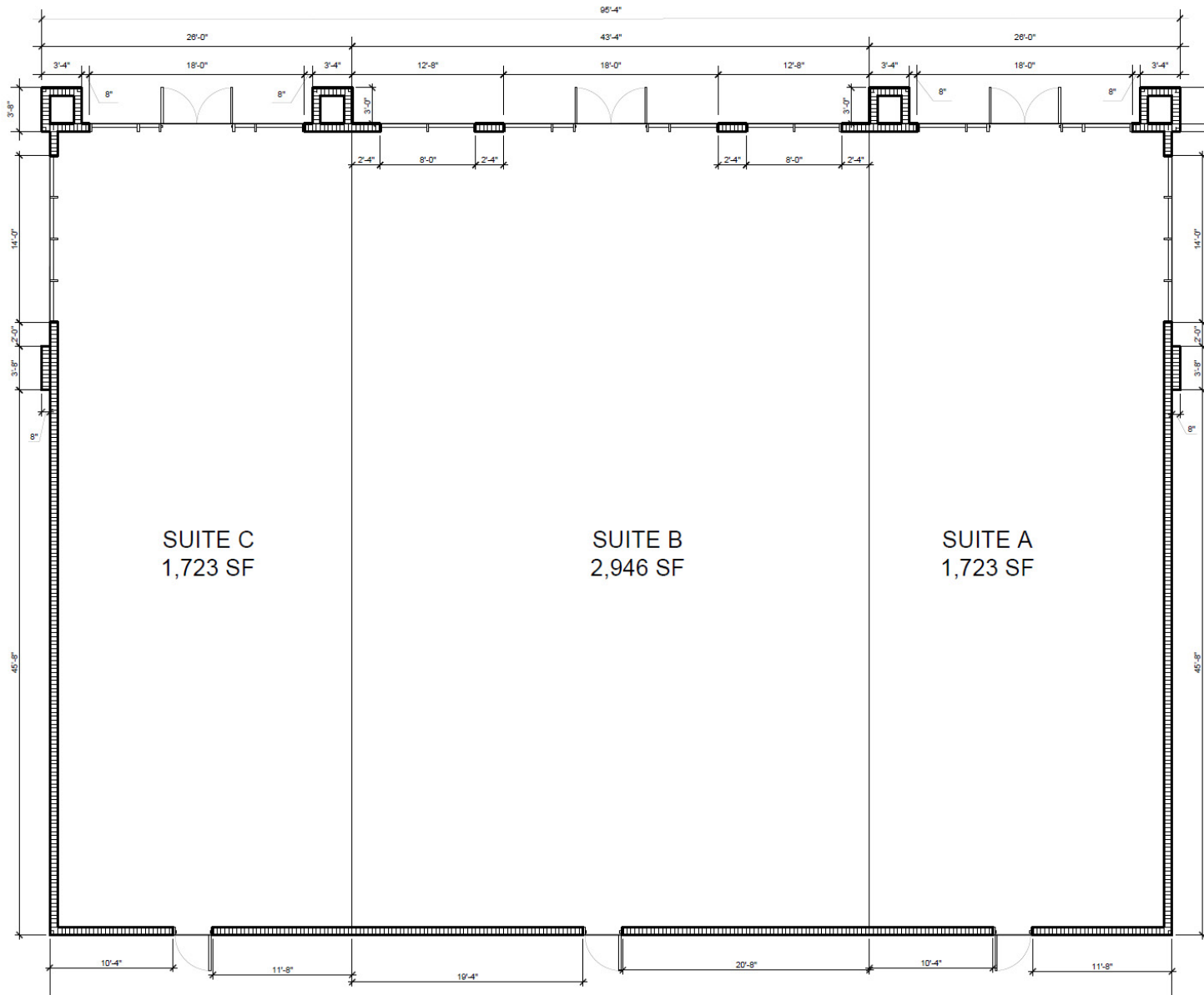


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LEASE AVAILABILITY



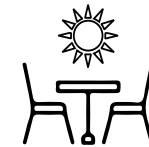
**\$42 / SF
LEASE RATE**



**\$50 / SF T.I.
ALLOWANCE
AVAILABLE**



**GREY SHELL
DELIVERY**



**PATIO SPACE
AVAILABLE**



**END-CAP SUITES
AVAILABLE**



**MONUMENT &
BUILDING SIGNAGE
AVAILABLE**



**MEDICAL & OFFICE
USERS WELCOMED**

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DEMOGRAPHICS



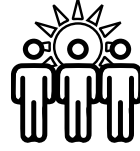
AVERAGE INCOME
\$128,919
(5 min drive time)



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	



LAKE CARTER EXCHANGE



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F C FIRST CAPITAL
P G 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

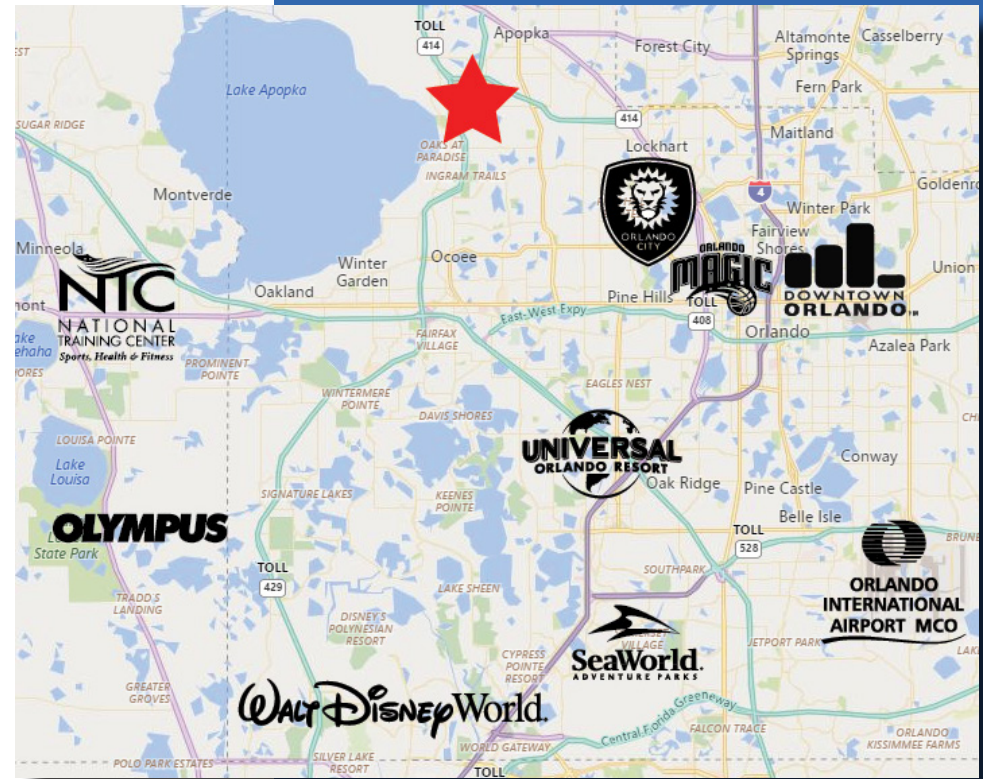
2024

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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