



RETAIL / MEDICAL / OFFICE DEVELOPMENT

1700 W Keene Rd Apopka, FL 32703

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For Sale: Retail, Medical, or Office
- 2,665 SF – 6,392 SF Buildings
- Grey Shell Delivery
- Starting at \$337.00 / SF



CLICK HERE [FCPG.COM/ LAKE-CARTER-EXCHANGE](https://www.fcp.com/laquearter-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 $\pm$ 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

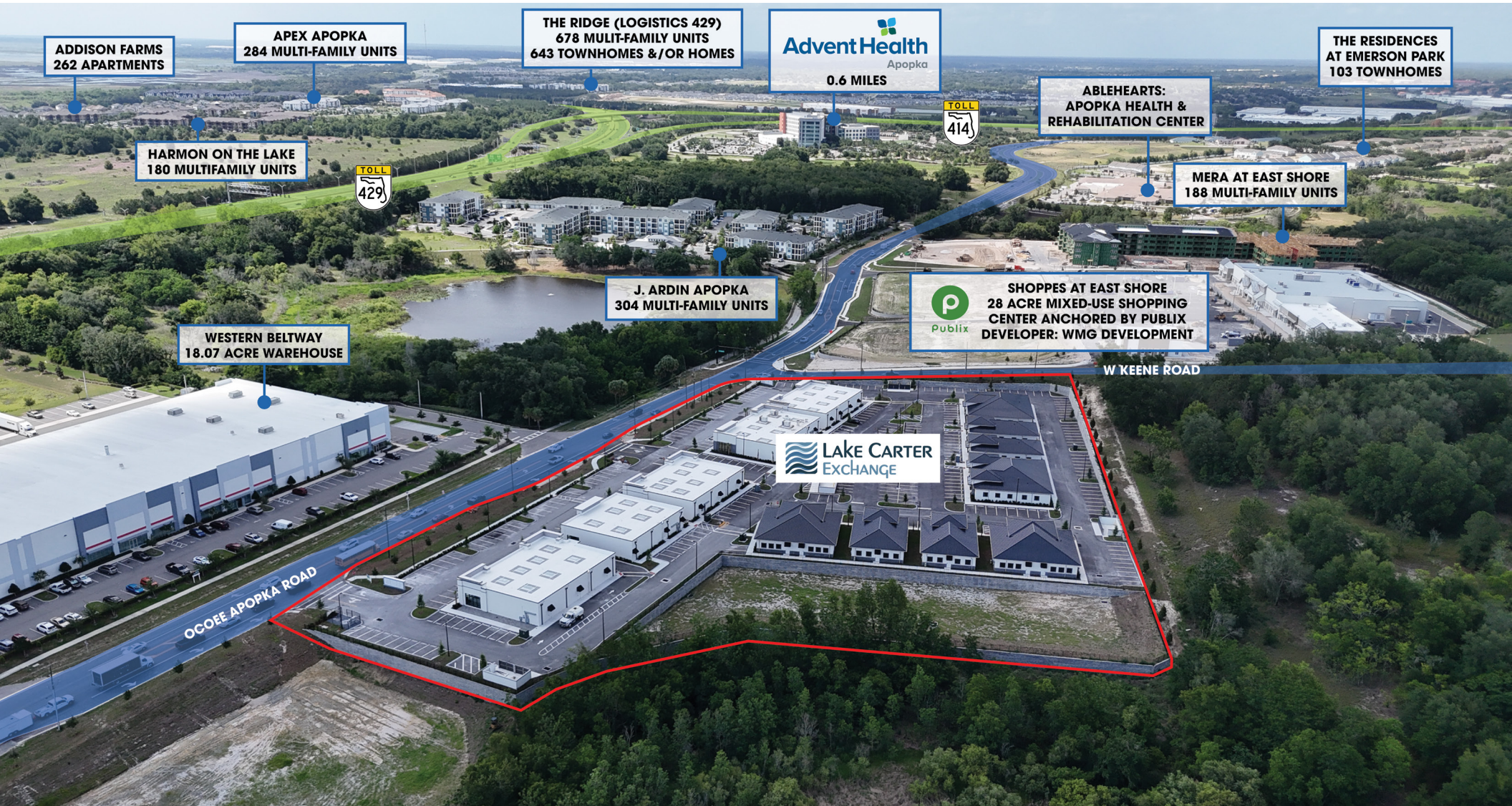
615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

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A JW²DEVELOPMENT
FEATURING SCHMID
CONSTRUCTION



SURROUNDING DEVELOPMENTS



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SITE MAP



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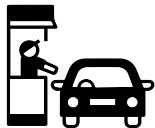


SALE AVAILABILITY

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	CLOSED	
6	5,556	86' W x 65' D	Office	CLOSED	
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	UNDER CONTRACT	
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

*Pricing is subject to change. Inquire for details.



**DRIVE THRU
AVAILABLE**



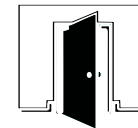
**PATIO SPACE
AVAILABLE**



**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)



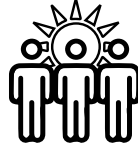
MEDIAN AGE

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	2030	2025	2030	2025
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	2030	2025	2030	2025
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	2030	2025	2030	2025
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)

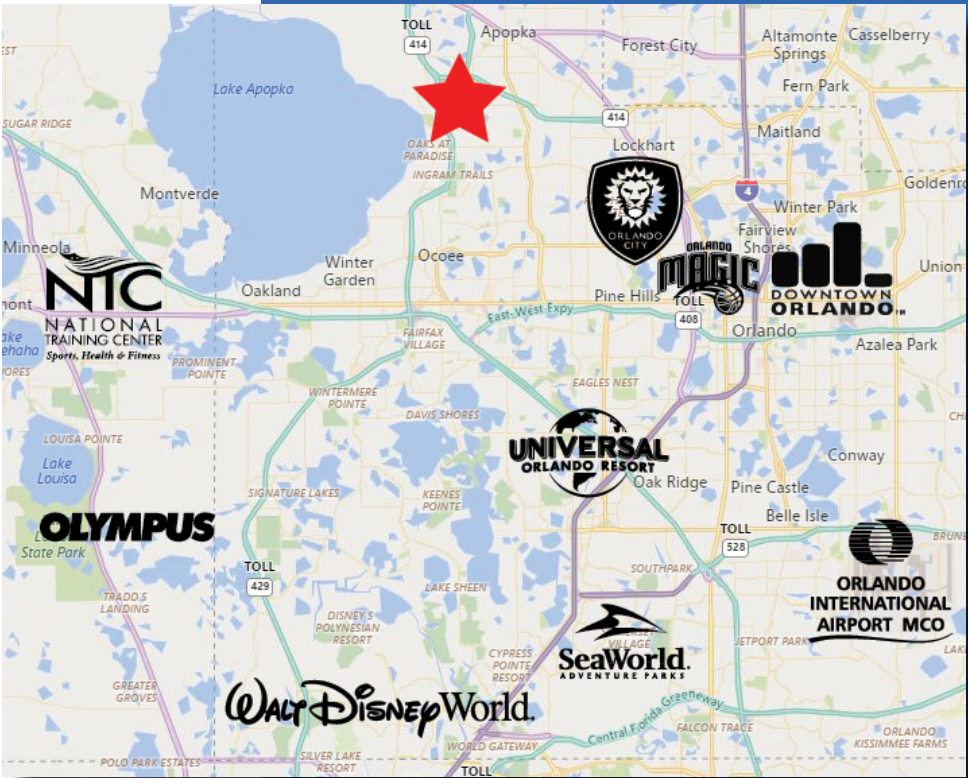
Average Annual Daily Trips

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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