



517 Cooper Oaks Ct - 7400 sq. ft

517 Cooper Oaks Ct, Apopka, FL 32703



Mary 'Trish' Leisner, Broker - Owner

RealTeam Realty, Inc

826 West Desoto Street, Clermont, FL 34711

maryleisner@gmail.com

(352) 267-6216

License: BK3185853



517 Cooper Oaks Ct - 7400 sq. ft

\$599,000

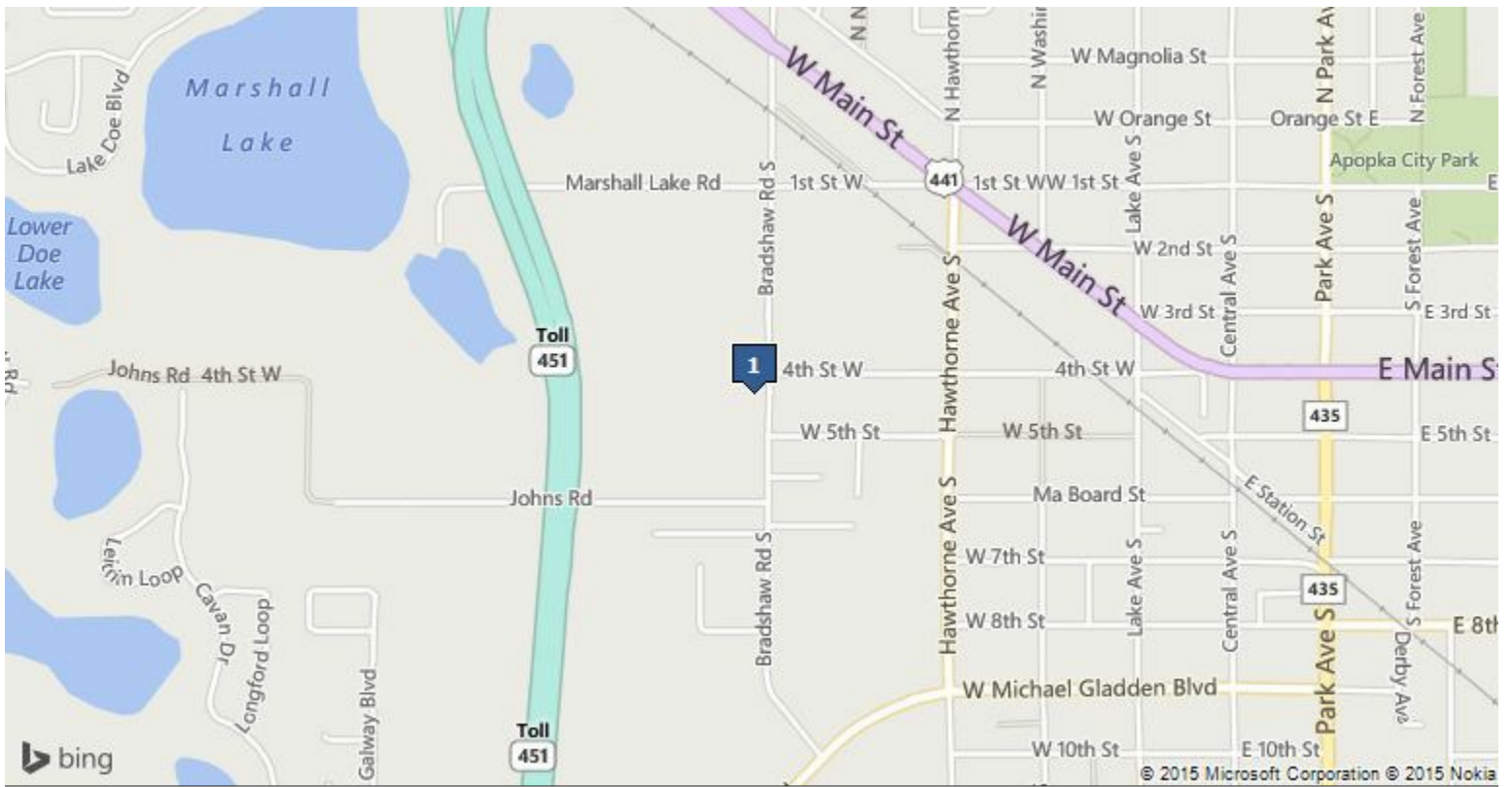
Office/Warehouse. Reception, Granite, Carpet, ceramic tile throughout. Main reception opens up to another large 12x14 office/work area. Conference room 14x24. The Lounge, including granite counter top, is located behind the offices. Exterior of the building has several cameras. The warehouse has skylights throughout, restroom and a separate utility sink. Three Grade Level 14x14 Overhead Doors. Electric Service 120/208 Volt/3 Phase. Clear Span, ready to go. This building is in a busy Commerce Park which is located close to the four-mile extension of State Road 429. Located adjacent to Hwy's 429, 451 and the Maitland Exchange and just a few blocks south of 441 and downtown Apopka.

- Three Overhead Doors
- Open Clear Span, Sky Lights
- Plenty of Parking Spaces
- Just around the corner from Hwy's 441, 451, 429 and the Maitland Exchange

For more information visit:

http://www.crelisting.net/PG_7QH7w/?StepID=107

Price:	\$599,000
Building Size:	7,420 SF
Price/SF:	\$80.73
Property Type:	Industrial
Property Sub-type:	Industrial-Business Park
Property Use Type:	Vacant/Owner-User
Commission Split:	6%
Occupancy:	0%
No. Stories:	1
Year Built:	2003



517 Cooper Oaks Ct, Apopka, FL 32703

Hwy 441 in Apopka, South on Bradshaw. Commerce Center "Cooper Oaks" on the right.
First Building on the left as you pull into the park.

Property Photos



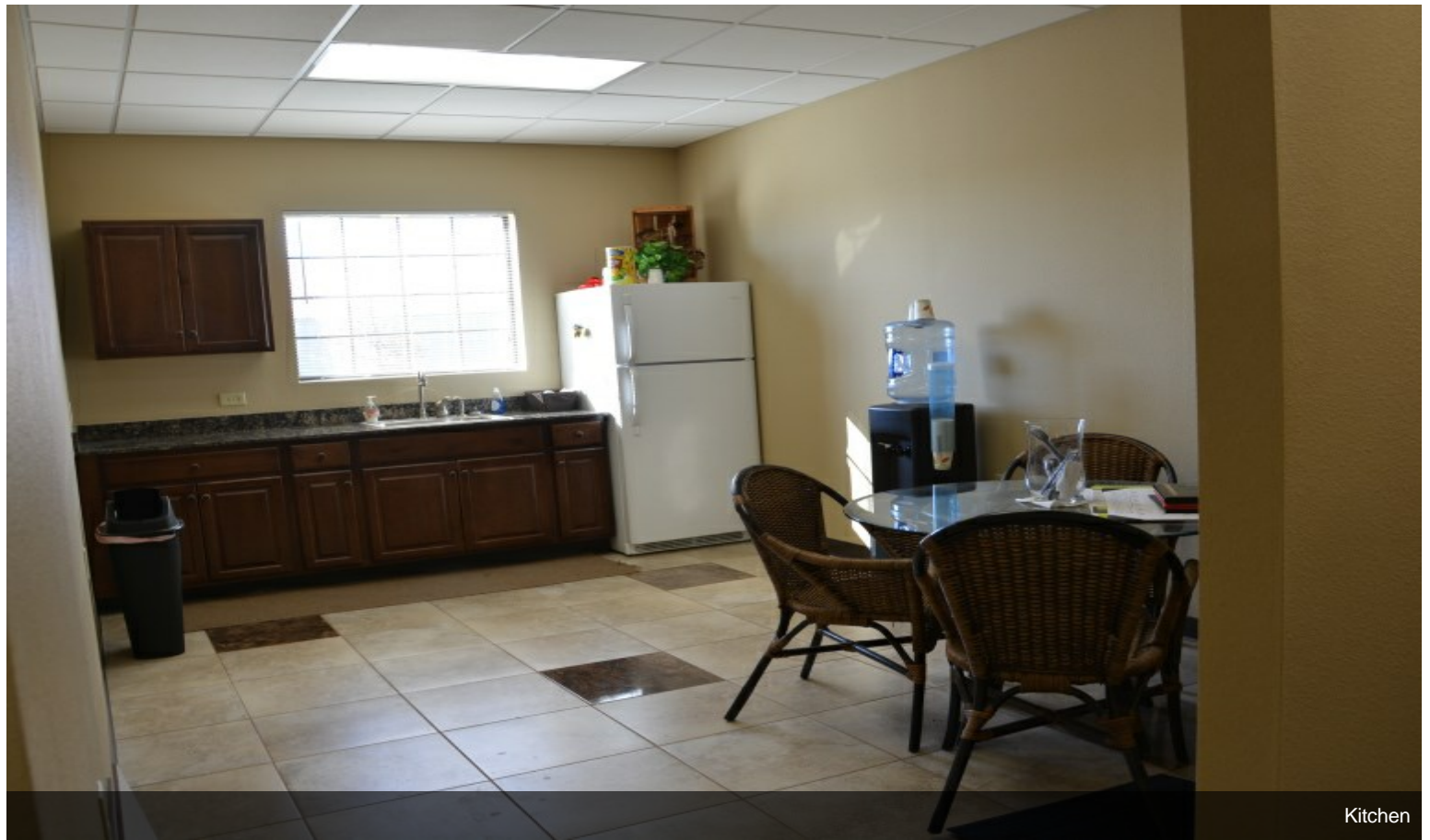
Property Photos



Property Photos



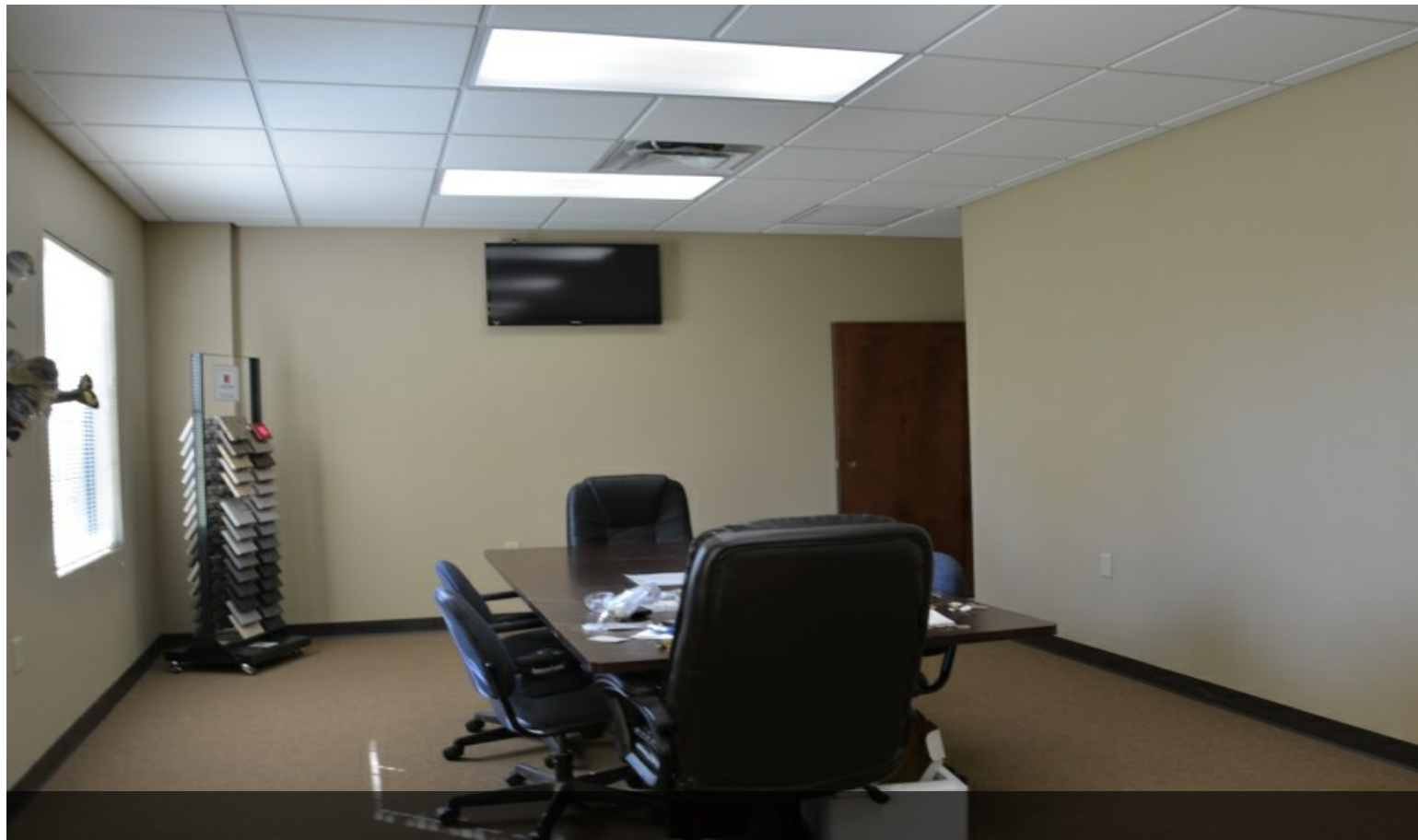
Property Photos



Kitchen



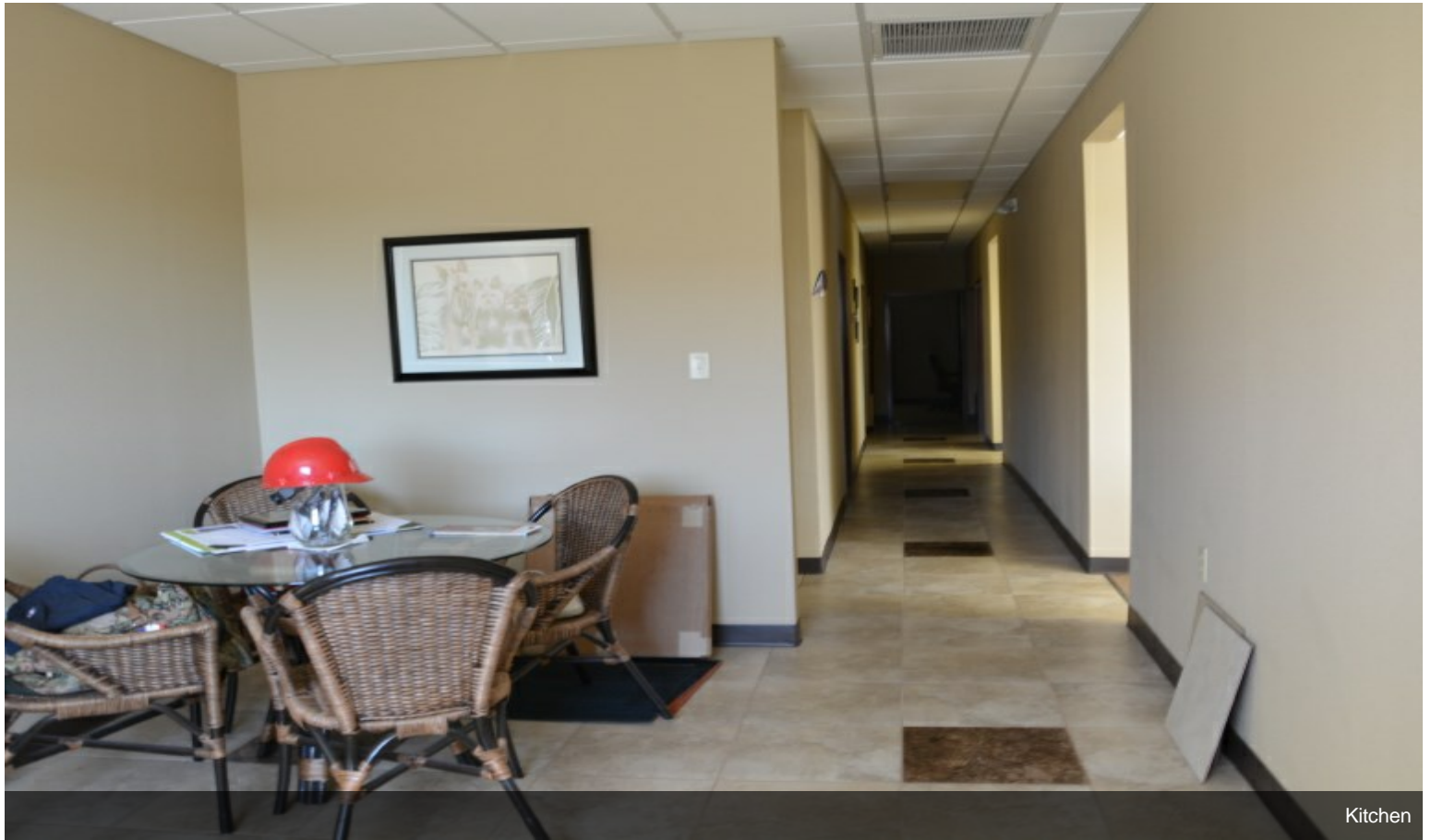
Property Photos



Property Photos



Property Photos



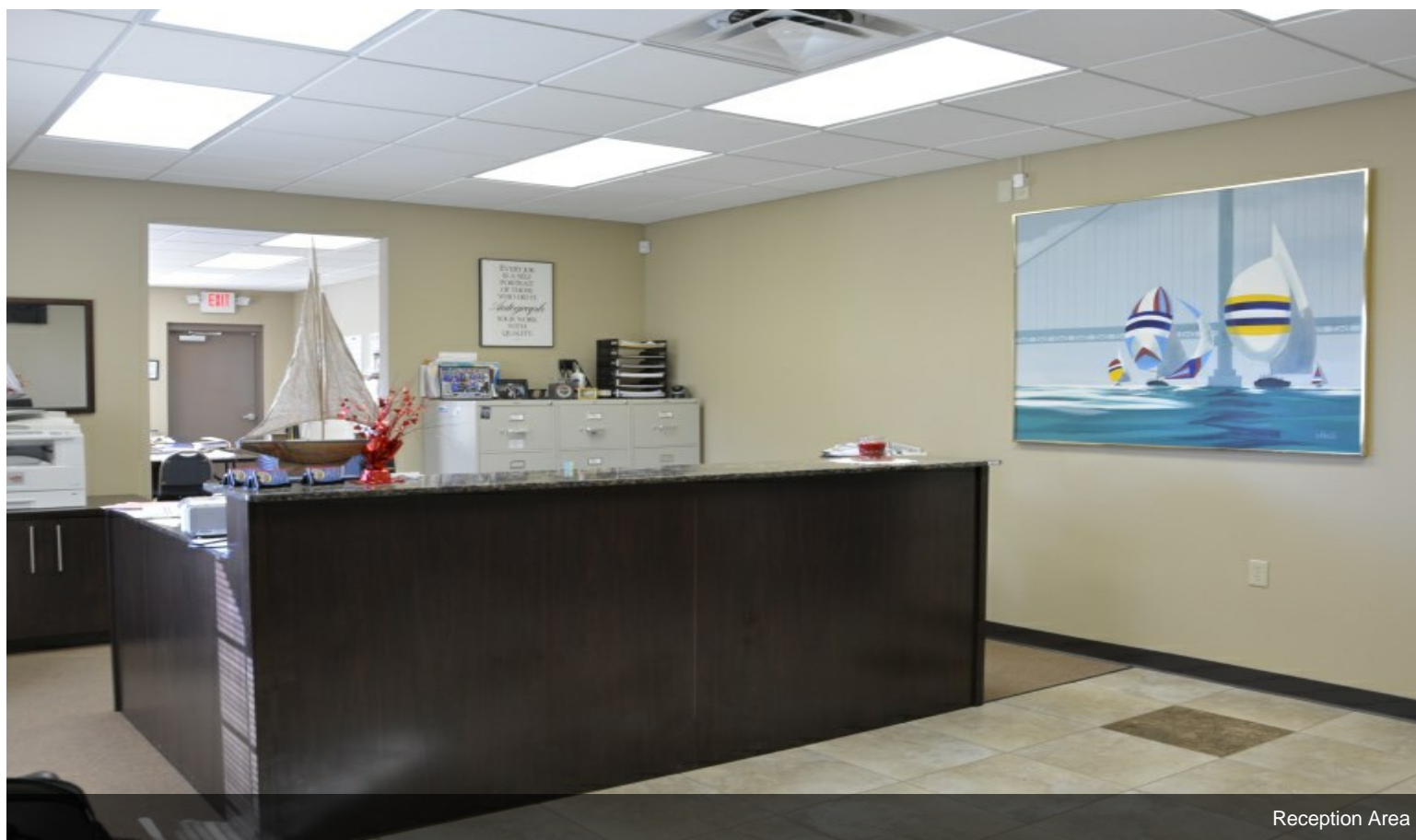
Kitchen



Property Photos

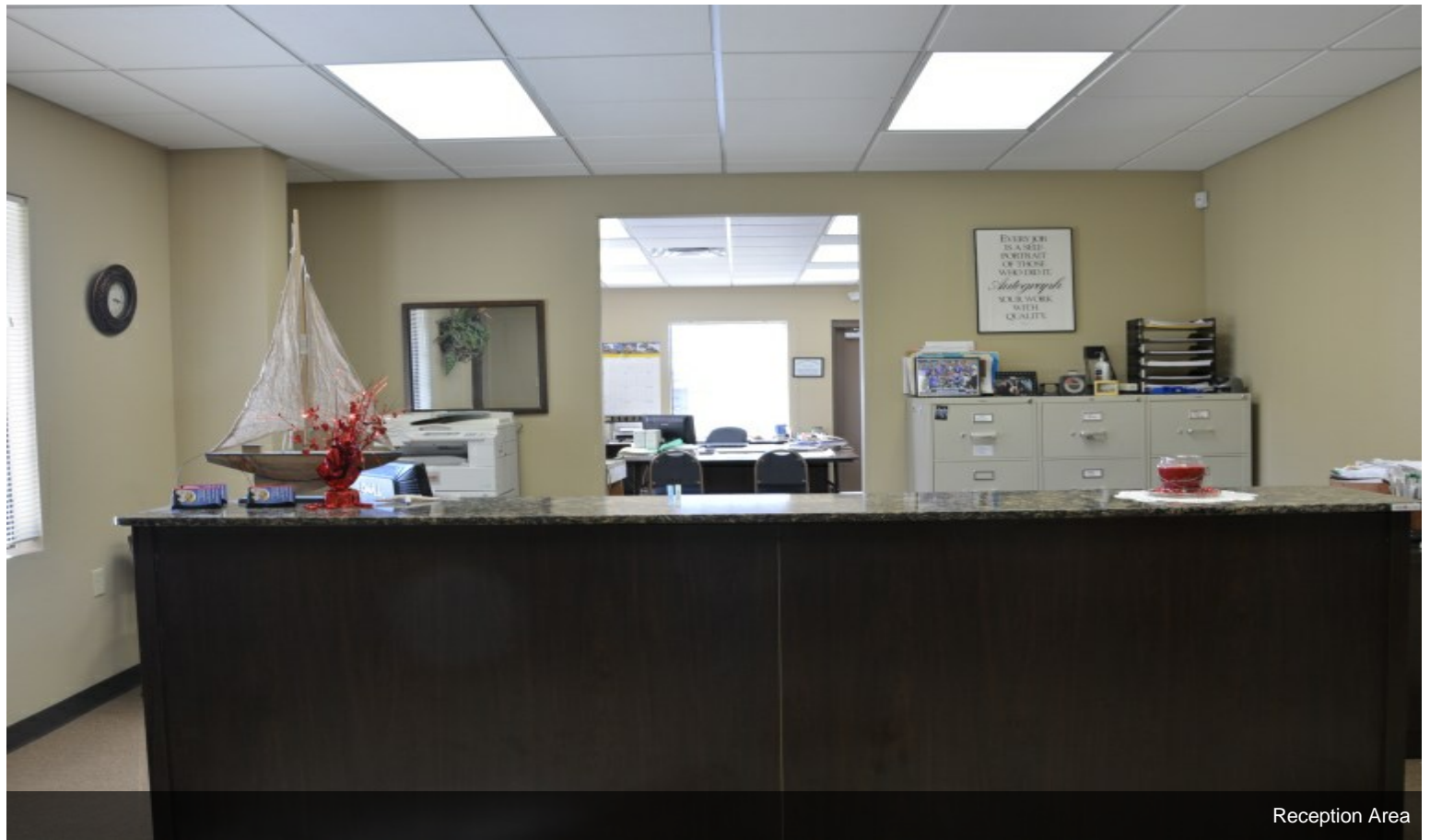


Reception Area



Reception Area

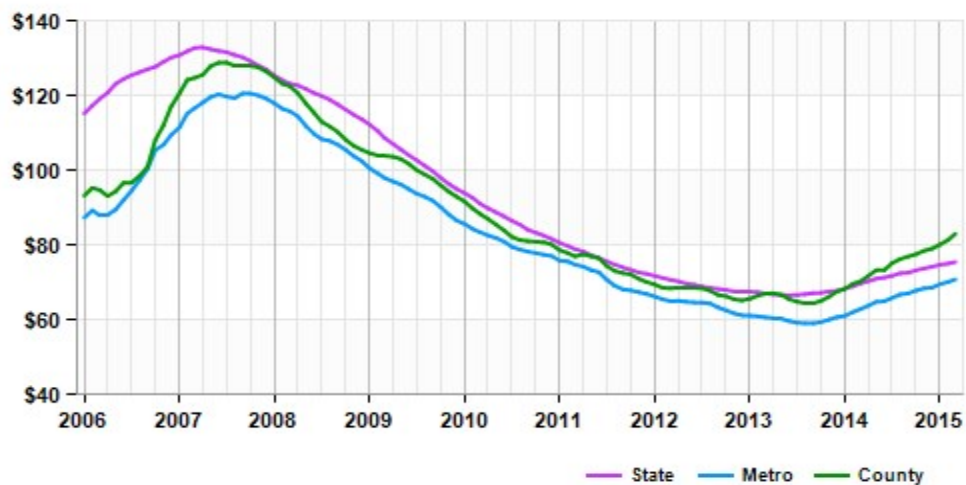
Property Photos



Reception Area

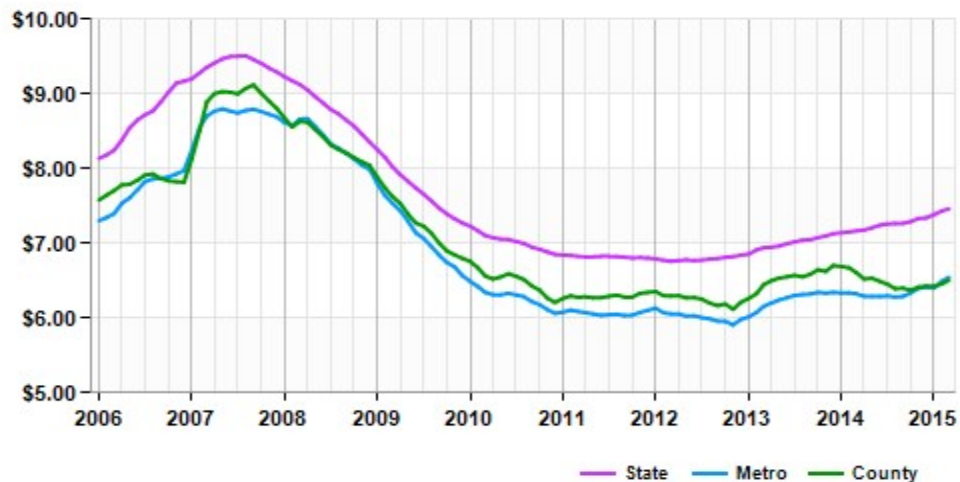
Market Trends

Asking Prices Industrial for Sale Apopka, FL (\$/SF)



	Mar 15	vs. 3 mo. prior	Y-O-Y
State	\$76	+1.8%	+8.3%
Metro	\$71	+3.2%	+12.6%
County	\$83	+5.0%	+18.1%

Asking Rent Industrial for Lease Apopka, FL (\$/SF/Year)



	Mar 15	vs. 3 mo. prior	Y-O-Y
State	\$7.47	+1.7%	+4.1%
Metro	\$6.55	+2.1%	+3.5%
County	\$6.51	+1.2%	-1.5%

Demographics

Population	1-mi.	3-mi.	5-mi.
2013 Male Population	1,962	25,577	48,468
2013 Female Population	1,982	26,807	51,206
% 2013 Male Population	49.75%	48.83%	48.63%
% 2013 Female Population	50.25%	51.17%	51.37%
2013 Total Population: Adult	2,817	37,909	74,115
2013 Total Daytime Population	4,235	42,855	83,525
2013 Total Employees	1,833	13,906	28,380
2013 Total Population: Median Age	32	35	38
2013 Total Population: Adult Median Age	44	45	47
2013 Total population: Under 5 years	348	4,400	6,999
2013 Total population: 5 to 9 years	305	3,981	6,862
2013 Total population: 10 to 14 years	295	3,821	7,242
2013 Total population: 15 to 19 years	293	3,651	7,056
2013 Total population: 20 to 24 years	318	3,179	5,550
2013 Total population: 25 to 29 years	269	3,528	5,827
2013 Total population: 30 to 34 years	303	4,034	6,724
2013 Total population: 35 to 39 years	246	4,019	7,080
2013 Total population: 40 to 44 years	242	3,857	7,260
2013 Total population: 45 to 49 years	277	3,686	7,507
2013 Total population: 50 to 54 years	275	3,390	7,311
2013 Total population: 55 to 59 years	216	2,851	6,266
2013 Total population: 60 to 64 years	163	2,526	5,412
2013 Total population: 65 to 69 years	110	1,817	4,188
2013 Total population: 70 to 74 years	98	1,351	3,040
2013 Total population: 75 to 79 years	75	977	2,222
2013 Total population: 80 to 84 years	67	705	1,650
2013 Total population: 85 years and over	44	611	1,478
% 2013 Total population: Under 5 years	8.82%	8.40%	7.02%
% 2013 Total population: 5 to 9 years	7.73%	7.60%	6.88%
% 2013 Total population: 10 to 14 years	7.48%	7.29%	7.27%
% 2013 Total population: 15 to 19 years	7.43%	6.97%	7.08%
% 2013 Total population: 20 to 24 years	8.06%	6.07%	5.57%
% 2013 Total population: 25 to 29 years	6.82%	6.73%	5.85%
% 2013 Total population: 30 to 34 years	7.68%	7.70%	6.75%
% 2013 Total population: 35 to 39 years	6.24%	7.67%	7.10%
% 2013 Total population: 40 to 44 years	6.14%	7.36%	7.28%
% 2013 Total population: 45 to 49 years	7.02%	7.04%	7.53%
% 2013 Total population: 50 to 54 years	6.97%	6.47%	7.33%
% 2013 Total population: 55 to 59 years	5.48%	5.44%	6.29%
% 2013 Total population: 60 to 64 years	4.13%	4.82%	5.43%
% 2013 Total population: 65 to 69 years	2.79%	3.47%	4.20%
% 2013 Total population: 70 to 74 years	2.48%	2.58%	3.05%
% 2013 Total population: 75 to 79 years	1.90%	1.87%	2.23%

Demographics

Population (Cont.)	1-mi.	3-mi.	5-mi.
% 2013 Total population: 80 to 84 years	1.70%	1.35%	1.66%
% 2013 Total population: 85 years and over	1.12%	1.17%	1.48%
2013 White alone	1,823	31,542	66,175
2013 Black or African American alone	1,545	12,960	20,503
2013 American Indian and Alaska Native alone	17	211	396
2013 Asian alone	41	1,235	2,792
2013 Native Hawaiian and OPI alone	12	44	71
2013 Some Other Race alone	434	4,770	6,763
2013 Two or More Races alone	72	1,622	2,974
2013 Hispanic	1,354	14,377	21,867
2013 Not Hispanic	2,590	38,007	77,807
% 2013 White alone	46.22%	60.21%	66.39%
% 2013 Black or African American alone	39.17%	24.74%	20.57%
% 2013 American Indian and Alaska Native alone	0.43%	0.40%	0.40%
% 2013 Asian alone	1.04%	2.36%	2.80%
% 2013 Native Hawaiian and OPI alone	0.30%	0.08%	0.07%
% 2013 Some Other Race alone	11.00%	9.11%	6.79%
% 2013 Two or More Races alone	1.83%	3.10%	2.98%
% 2013 Hispanic	34.33%	27.45%	21.94%
% 2013 Not Hispanic	65.67%	72.55%	78.06%
2000 Not Hispanic: White alone	1,236	22,138	52,885
2000 Not Hispanic: Black or African American alone	1,746	7,903	12,060
2000 Not Hispanic: American Indian and Alaska Native alone	9	120	218
2000 Not Hispanic: Asian alone	81	492	1,412
2000 Not Hispanic: Native Hawaiian and OPI alone	n/a	14	50
2000 Not Hispanic: Some Other Race alone	8	56	146
2000 Not Hispanic: Two or More Races	55	514	1,144
% 2000 Not Hispanic: White alone	29.88%	58.37%	67.23%
% 2000 Not Hispanic: Black or African American alone	42.21%	20.84%	15.33%
% 2000 Not Hispanic: American Indian and Alaska Native alone	0.22%	0.32%	0.28%
% 2000 Not Hispanic: Asian alone	1.96%	1.30%	1.80%
% 2000 Not Hispanic: Native Hawaiian and OPI alone	0.00%	0.04%	0.06%
% 2000 Not Hispanic: Some Other Race alone	0.19%	0.15%	0.19%
% 2000 Not Hispanic: Two or More Races	1.33%	1.36%	1.45%
Population Change	1-mi.	3-mi.	5-mi.
Total: Employees (NAICS)	n/a	n/a	n/a
Total: Establishments (NAICS)	n/a	n/a	n/a
2013 Total Population	3,944	52,384	99,674
2013 Households	1,261	17,344	34,377

Demographics

Population Change (Cont.)

	1-mi.	3-mi.	5-mi.
Population Change 2010-2013	73	2,202	4,045
Household Change 2010-2013	n/a	281	555
% Population Change 2010-2013	1.89%	4.39%	4.23%
% Household Change 2010-2013	0.00%	1.65%	1.64%
Population Change 2000-2013	-192	14,455	21,015
Household Change 2000-2013	-73	4,092	6,324
% Population Change 2000 to 2013	-4.64%	38.11%	26.72%
% Household Change 2000 to 2013	-5.47%	30.88%	22.54%

Housing

	1-mi.	3-mi.	5-mi.
2000 Housing Units	1,441	14,083	29,714
2000 Occupied Housing Units	1,334	13,252	28,052
2000 Owner Occupied Housing Units	750	9,770	22,703
2000 Renter Occupied Housing Units	584	3,482	5,349
2000 Vacant Housings Units	107	831	1,661
% 2000 Occupied Housing Units	92.57%	94.10%	94.41%
% 2000 Owner occupied housing units	56.22%	73.72%	80.93%
% 2000 Renter occupied housing units	43.78%	26.28%	19.07%
% 2000 Vacant housing units	7.43%	5.90%	5.59%

Income

	1-mi.	3-mi.	5-mi.
2013 Household Income: Median	\$33,789	\$51,098	\$55,074
2013 Household Income: Average	\$43,931	\$60,688	\$67,942
2013 Per Capita Income	\$14,089	\$20,158	\$23,541
2013 Household income: Less than \$10,000	168	1,043	1,805
2013 Household income: \$10,000 to \$14,999	116	993	1,636
2013 Household income: \$15,000 to \$19,999	91	872	1,530
2013 Household income: \$20,000 to \$24,999	66	850	1,782
2013 Household income: \$25,000 to \$29,999	119	928	1,652
2013 Household income: \$30,000 to \$34,999	93	850	1,744
2013 Household income: \$35,000 to \$39,999	23	833	1,644
2013 Household income: \$40,000 to \$44,999	56	1,121	1,870
2013 Household income: \$45,000 to \$49,999	55	969	1,729
2013 Household income: \$50,000 to \$59,999	184	1,939	3,540
2013 Household income: \$60,000 to \$74,999	97	1,949	3,653
2013 Household income: \$75,000 to \$99,999	97	2,338	4,745
2013 Household income: \$100,000 to \$124,999	52	1,367	3,111
2013 Household income: \$125,000 to \$149,999	22	534	1,404
2013 Household income: \$150,000 to \$199,999	22	493	1,581
2013 Household income: \$200,000 or more	n/a	265	951
% 2013 Household income: Less than \$10,000	13.32%	6.01%	5.25%
% 2013 Household income: \$10,000 to \$14,999	9.20%	5.73%	4.76%

Demographics

Income (Cont.)

	1-mi.	3-mi.	5-mi.
% 2013 Household income: \$15,000 to \$19,999	7.22%	5.03%	4.45%
% 2013 Household income: \$20,000 to \$24,999	5.23%	4.90%	5.18%
% 2013 Household income: \$25,000 to \$29,999	9.44%	5.35%	4.81%
% 2013 Household income: \$30,000 to \$34,999	7.38%	4.90%	5.07%
% 2013 Household income: \$35,000 to \$39,999	1.82%	4.80%	4.78%
% 2013 Household income: \$40,000 to \$44,999	4.44%	6.46%	5.44%
% 2013 Household income: \$45,000 to \$49,999	4.36%	5.59%	5.03%
% 2013 Household income: \$50,000 to \$59,999	14.59%	11.18%	10.30%
% 2013 Household income: \$60,000 to \$74,999	7.69%	11.24%	10.63%
% 2013 Household income: \$75,000 to \$99,999	7.69%	13.48%	13.80%
% 2013 Household income: \$100,000 to \$124,999	4.12%	7.88%	9.05%
% 2013 Household income: \$125,000 to \$149,999	1.74%	3.08%	4.08%
% 2013 Household income: \$150,000 to \$199,999	1.74%	2.84%	4.60%
% 2013 Household income: \$200,000 or more	0.00%	1.53%	2.77%

Retail Sales Volume

	1-mi.	3-mi.	5-mi.
2013 Childrens/Infants clothing stores	\$329,314	\$4,757,919	\$9,677,678
2013 Jewelry stores	\$125,952	\$2,546,636	\$6,223,800
2013 Mens clothing stores	\$285,128	\$4,296,330	\$9,253,301
2013 Shoe stores	\$440,056	\$5,452,634	\$10,358,469
2013 Womens clothing stores	\$567,485	\$7,754,963	\$15,784,187
2013 Automobile dealers	\$4,567,756	\$61,285,080	\$118,245,149
2013 Automotive parts and accessories stores	\$918,305	\$12,618,037	\$25,374,482
2013 Other motor vehicle dealers	\$147,262	\$3,612,487	\$7,542,744
2013 Tire dealers	\$454,406	\$5,678,966	\$11,734,917
2013 Hardware stores	\$4,830	\$69,004	\$162,730
2013 Home centers	\$92,425	\$1,306,442	\$2,499,799
2013 Nursery and garden centers	\$122,245	\$1,647,382	\$3,108,990
2013 Outdoor power equipment stores	\$143,996	\$1,437,140	\$3,052,013
2013 Paint andwallpaper stores	\$7,189	\$82,680	\$210,084
2013 Appliance, television, and other electronics stores	\$577,537	\$8,986,909	\$18,012,434
2013 Camera andphotographic supplies stores	\$83,204	\$1,106,471	\$2,062,247
2013 Computer andsoftware stores	\$1,571,114	\$22,439,540	\$43,897,701
2013 Beer, wine, and liquor stores	\$263,008	\$3,259,354	\$6,868,039
2013 Convenience stores	\$1,205,062	\$16,250,933	\$33,206,429
2013 Restaurant Expenditures	\$1,175,372	\$17,218,837	\$35,425,900
2013 Supermarkets and other grocery (except convenience) stores	\$4,564,640	\$59,533,275	\$119,419,428
2013 Furniture stores	\$386,038	\$5,940,287	\$12,373,591
2013 Home furnishings stores	\$1,081,159	\$16,104,311	\$31,278,004
2013 General merchandise stores	\$5,490,352	\$78,547,949	\$161,446,877
2013 Gasoline stations with convenience stores	\$3,682,027	\$51,965,230	\$103,866,656
2013 Other gasoline stations	\$2,593,314	\$37,406,193	\$74,275,640
2013 Department stores (excl leased depts)	\$5,364,400	\$76,001,313	\$155,223,078
2013 General merchandise stores	\$5,490,352	\$78,547,949	\$161,446,877
2013 Other health and personal care stores	\$381,428	\$5,456,113	\$11,035,330

Demographics

Retail Sales Volume (Cont.)	1-mi.	3-mi.	5-mi.
2013 Pharmacies and drug stores	\$1,146,913	\$15,910,340	\$33,163,186
2013 Pet and pet supplies stores	\$327,037	\$4,420,925	\$9,078,128
2013 Book, periodical, and music stores	\$95,786	\$1,347,099	\$2,668,270
2013 Hobby, toy, and game stores	\$105,864	\$1,865,277	\$3,720,726
2013 Musical instrument and supplies stores	\$22,125	\$301,294	\$708,450
2013 Sewing, needlework, and piece goods stores	\$38,175	\$631,617	\$1,218,433
2013 Sporting goods stores	\$90,651	\$1,422,252	\$2,771,840