

APOPKA COMMONS

1626 West Orange Blossom Trail (US Hwy 441)

Apopka, Florida 32712



Central Florida



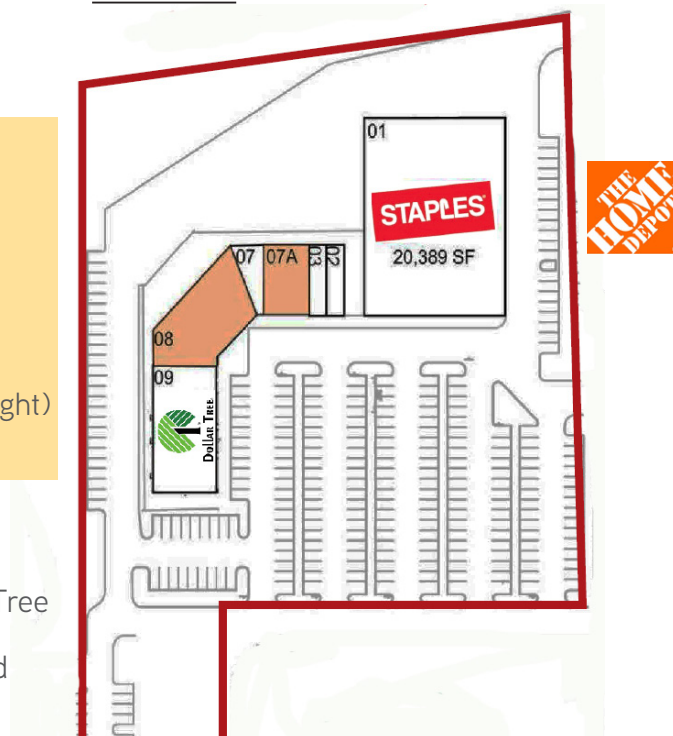
Property Information

OFFERING PRICE **\$5,650,000**

Cap Rate **7.0%**

Parcel Size	6.82 AC / 297,196 SF
Year Built	2008
Zoning	C-1 Retail Commercial District
Total Leasable Area	45,368± SF (7 units)
Occupancy	76% (5 tenants)
Total Parking	258 spaces (6.1/1000)
Access	3 access points (one full access with light)
Traffic Count	39,800 AADT

Site Plan



Property Highlights

- Well maintained shopping center anchored by Staples and Dollar Tree
- Shadow anchored by Home Depot and two outparcels, Panera and Chili's, not included in the center but help drive traffic
- Across the street from Lowe's and Winn-Dixie in a key retail corridor
- New roadways and continued expansion of State Road 429 have created more growth and traffic in this area
- Appealing demographics and one of the fastest growing cities in Central Florida

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Aerial View With Competitive Retail



Demographic Snapshot

100 Index = Metro Market Average

Example: 67.9% owner occupancy in the 3 mile radius surrounding Apopka Commons is 36% higher than the metro market average - Index = 136.

	1 mile radius	3 mile radius	5 mile radius	Metro Orlando
2015 Population	6,596	42,495	84,223	2,284,795
2015-2020 Annual Rate	3.0% 187	2.3% 142	2.0% 123	1.6%
2015 Median Age (years)	37.4 101	37.0 100	38.1 103	36.9
2015 Households with Children	38.0% 111	39.6% 115	38.6% 113	34.3%
Household Income >75K+	38.9% 129	31.7% 105	33.4% 111	30.2%
2015 Average Household Income	\$74,108 110	\$65,029 97	\$67,943 101	\$67,083
2015 Owner Occupied %	71.5% 143	67.9% 136	67.8% 136	49.9%
Some College or more	64.5% 106	55.0% 91	56.0% 92	60.7%
Married	58.9% 124	51.0% 108	53.0% 112	47.4%
White Collar	68.6% 111	60.1% 97	61.5% 99	61.9%
Total Businesses	178	1,255	2,428	97,918
Total Employees	1,489	11,602	21,269	1,197,585
Businesses/Square Mile	57	44	31	28

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