



±5.55 ACRES
AT SIGNALIZED
INTERSECTION
ON KELLY
PARK ROAD

2902-2928
W KELLY PARK RD
APOPKA, FL 32712



PROPERTY OVERVIEW

LOCATION 2,000± feet from SR 429/Kelly Park Rd interchange at signalized intersection at the southeast corner of Plymouth-Sorrento Rd. and Kelly Park Rd.

MUNICIPALITY City of Apopka

LAND USE Current: Residential/Very Low Suburban

ZONING Current: A-1 (Agricultural), will convert to Kelly Park Mixed-Use (KPMU)

Kelly Park Interchange, form-based code, Village Center Overlay adopted June 2017

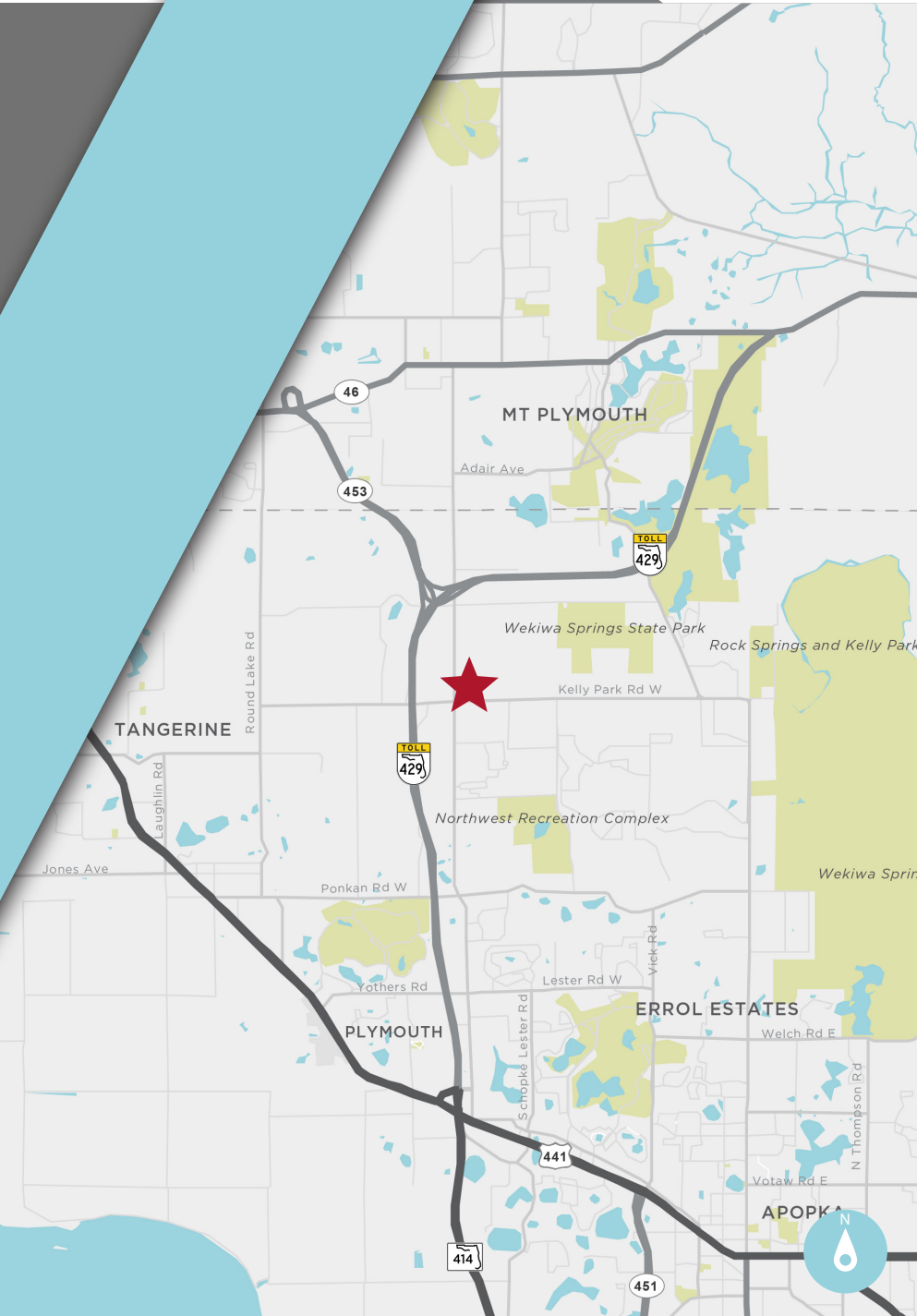
Upon comp plan amendment, will convert to Mixed-Use Interchange future land use

SIZE ±5.56 Acres

TRAFFIC COUNT 9,800 vpd on Plymouth Sorrento Rd., 2,901 on W Kelly Park Rd and rising

DEMOGRAPHICS

	POPULATION	AVG. INCOME
3 MILE	18,790	\$83,612
5 MILE	55,083	\$80,935
10 MILE	198,792	\$81,984



AT THE CENTER OF THE EAST VILLAGE CENTER, KELLY PARK INTERCHANGE OVERLAY

The property sits at the center of the east activity node design area under the new Kelly Park Form-Based Code. Most commercial uses at the Kelly Park Interchange will be restricted to two village centers—a benefit to the 5.54± acre property, ideally located at the exact middle of the East Village Center. Publix noticed the advantages of this location and is in the process of developing a new store directly across Plymouth-Sorrento Road from the property. Among the uses permitted upon the change of land use and a zoning to fit the Kelly Park Interchange overlay are:

General Retail
Multifamily

Restaurant
Drug Store

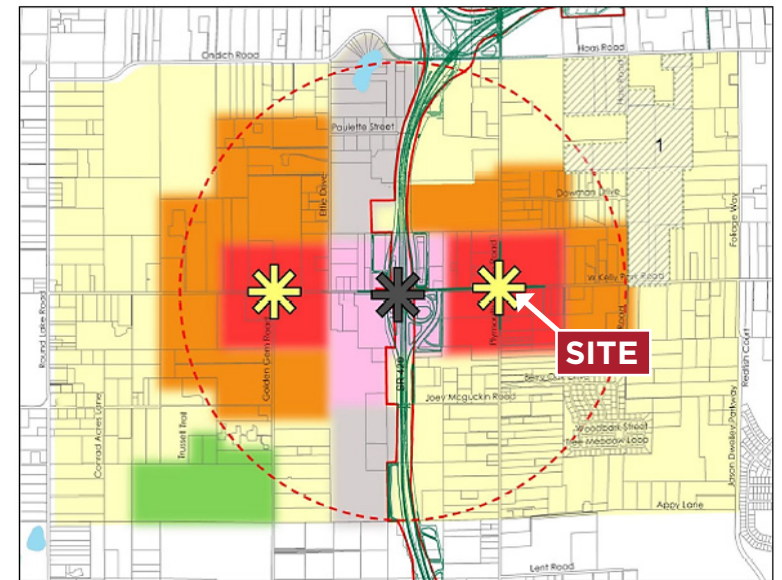
Medical office, outpatient care, financial institutions, office, hotel, fitness center, business and personal services, laboratories, child care and public use are also permitted.

Approximately 2,550± single family units are in the development pipeline around the Kelly Park Overlay.



LEGEND

- Design Districts**
- Village Center
- Employment
- Interchange
- Transition
- Neighborhood
- Recreation
- Existing Roads
- 1 Mile Radius
- ✱ Interchange
- ✱ Activity Nodes



Note: City boundaries not depicted in this graphics as they change overtime.



FOR MORE INFORMATION PLEASE CONTACT:

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