

LIGHT INDUSTRIAL DEVELOPMENT SITE FOR SALE

625 W KEENE RD APOPKA, FL 32703

Land Use & Entitlements: The seller can deliver the site with zoning and future land use changes, which would allow for the development of light industrial uses such as shallow and small bay industrial, warehousing, flex space, and/or industrial outdoor storage.

Supportive Seller Terms: The seller will provide sufficient time to obtain full engineering and permitting approvals. The seller is also open to a phased takedown and/or a joint venture.

Ideal Accessibility: Ideally situated just 1.3 miles from access to the intersection of Toll 429, Toll 414, and Toll 451—with only one turn required from the subject site—providing quick access to greater Central Florida and beyond.

Proximity to Key Amenities: Located just 1 mile from AdventHealth Apopka Hospital and a Publix planned to open in 2026, offering convenient access to healthcare, shopping, and daily essentials.

Rapidly Growing Market: Situated in the City of Apopka, which boasts an impressive 18.5% growth rate, the second highest in Orange County, making it a prime location for future residential demand.



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LOCATION

Drive Times & Traffic Counts



2 minute
(1.3 miles)



3 minutes
(1.9 miles)



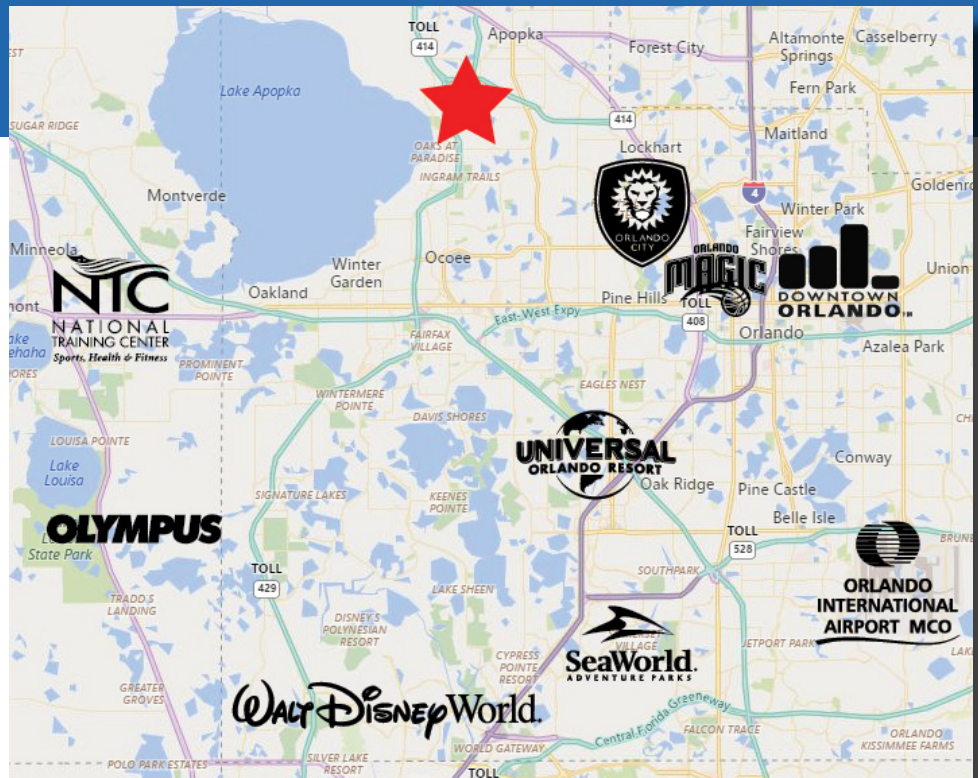
9 minutes
(7.8 miles)



9 minutes
(8.5 miles)



16 minutes
(16.3 miles)



LOCATION



AVERAGE INCOME
\$118,585
(5 min drive time)



MEDIAN AGE
36.2
(5 min drive time)



AVERAGE HOUSEHOLD SIZE
2.75
(5 min drive time)



DAYTIME POPULATION
69,843
(10 min drive time)

		 Total Population	 Total Families	 Total Households	 Average Income
5 mins	2026	9,814	2,637	3,573	\$118,585
	2031	10,775	2,921	3,955	\$139,461
10 mins	2026	81,980	20,543	27,195	\$116,495
	2031	88,994	22,422	29,693	\$137,717
15 mins	2026	281,705	71,088	98,517	\$110,553
	2031	298,359	75,595	104,757	\$130,329

Average Annual Daily Trips

2024

SR 429	702500
Ocoee Apopka Road	14,200
W Keene Road	5,500

Surrounding Businesses

2026

	5 Mins	10 Mins	15 Mins
Retail Businesses	23	271	1,118
Food & Drink Businesses	10	104	519

SUBJECT PARCELS:

21-21-28-0000-00-018
21-21-28-0000-00-009

