For Sale | ±1.09 AC Commercial Redevelopment Site

124 & 132 W MAIN STREET | APOPKA, FL 32703

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



W Main Street (US 441) Frontage | Downtown Apopka

Retail, Restaurant, Medical & Mixed-Use Redevelopment Potential

OFFERED AT $899,000 ($18.91/SF)

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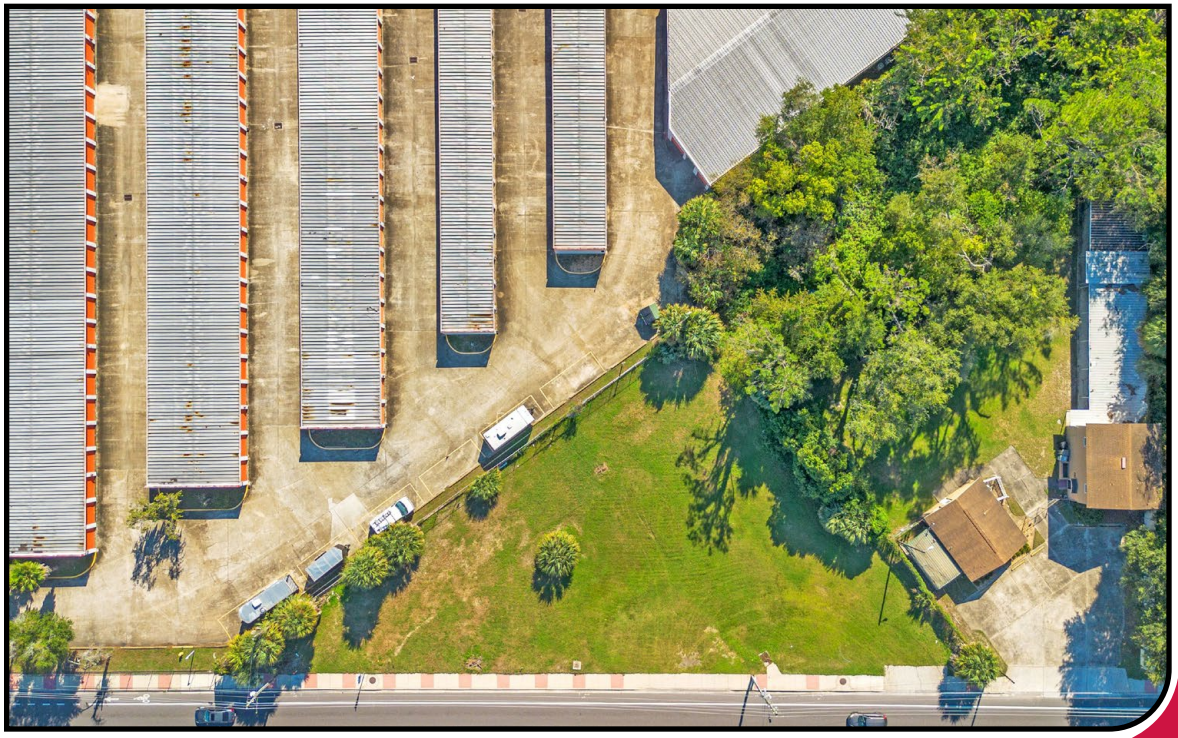
1017 E. South Street | Orlando, FL 32801 | 321.281.8500 | leecfl.com

Lee & Associates is pleased to present 124 & 132 W Main Street, two contiguous parcels totaling ±1.09 acres (47,532 SF) with ±365 feet of frontage on W Main Street (US 441) at the western gateway to Downtown Apopka, one block west of Main Street and Park Avenue.

124 W Main Street is a vacant 0.51-acre parcel. 132 W Main Street is 0.58 acres and contains two concrete block buildings totaling ±2,132 SF, formerly occupied by a veterinary clinic. The property is offered as a land sale, priced for redevelopment with no value attributed to the existing improvements.

The site is zoned MU-D (Mixed-Use Downtown) by the City of Apopka. Phase I and Limited Phase II Environmental Site Assessments, a boundary and topographic survey, and an ALTA survey are complete and available to qualified buyers.

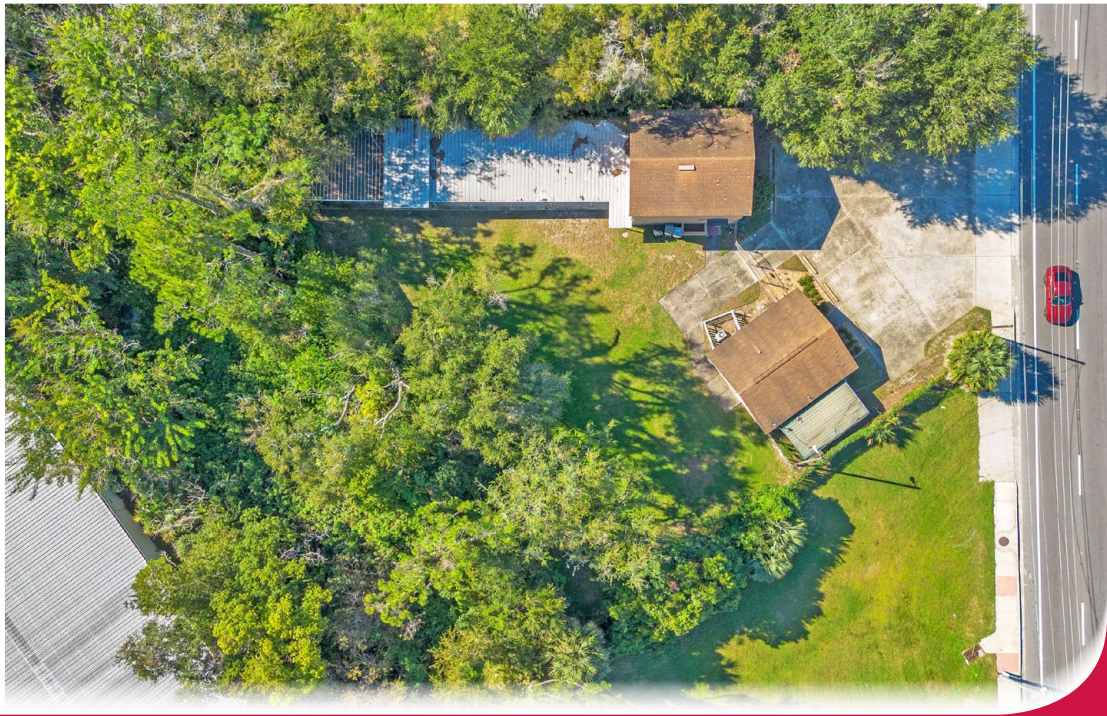






Address:	124 & 132 W Main Street Apopka, FL 32703
Asking Price:	$899,000
Price Per SF (Land):	$18.91/SF
Property Type:	Commercial Land
Land Area:	±1.09 Acres | 47,532 SF
Parcels:	124 W Main Street: 0.51 AC (Vacant) 132 W Main Street: 0.58 AC (Improved)
Existing Improvements:	Two concrete block buildings totaling ±2,132 SF (672 SF & 1,460 SF)
Frontage:	±365 FT along W Main Street (US 441)
Traffic Count:	41,268 VPD on W Main Street (US 441)
Zoning:	APK-MU-D (Mixed Use Downtown), City of Apopka
Parcel ID:	09-21-28-6778-00-090 09-21-28-0196-10-221





THE SITE

- ±1.09 acres (47,532 SF) across two contiguous parcels
- ±365 feet of frontage along W Main Street (US 441)
- Phase I and Limited Phase II Environmental Site Assessments, boundary and topographic survey, and ALTA survey completed

ZONING & DEVELOPMENT POTENTIAL

- APK-MU-D (Mixed-Use Downtown), City of Apopka
- Permitted uses include retail, restaurant, medical, professional office, personal services, and mixed-use development, subject to City approvals
- Suited for ground-up commercial or mixed-use redevelopment

PRICED AS LAND

- Offered at $18.91/SF (±$824,000 per acre), priced on land value
- 124 W Main Street (±0.51 AC) is vacant
- 132 W Main Street (±0.58 AC) contains ±2,132 SF of former veterinary clinic buildings, with no value attributed to the improvements

LOCATION

- Western gateway to Downtown Apopka on W Main Street (US 441)
- 41,268 vehicles per day on W Main Street (US 441)
- One block from the Main Street and Park Avenue intersection
- Direct access to SR 436, SR 414, and SR 429 (Wekiva Parkway) via US 441





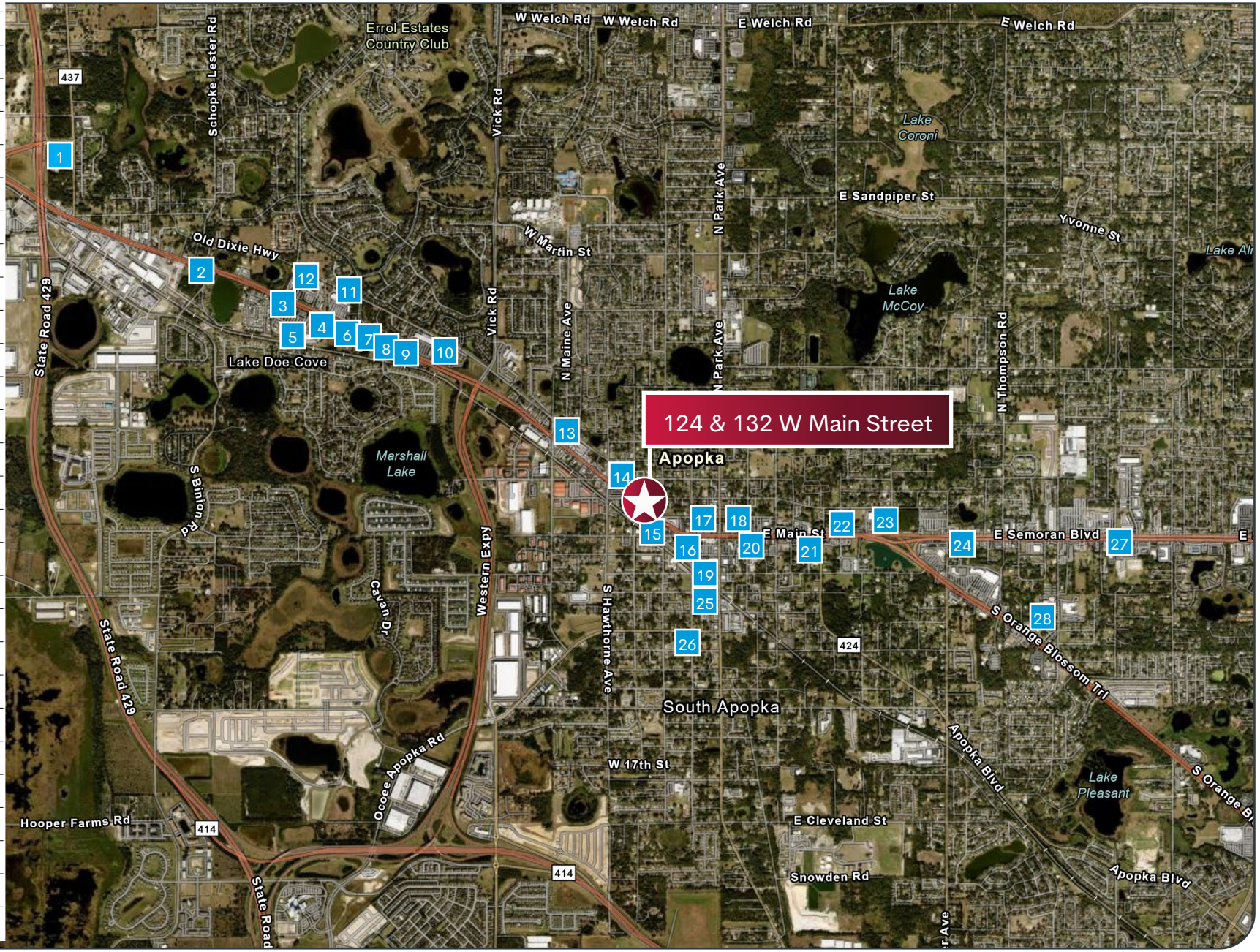
124 & 132 W Main Street sits at the western gateway to Downtown Apopka, where US 441 turns onto Main Street and traffic from northwest Orange County enters the downtown core.

The site is one block west of the Main Street and Park Avenue intersection, within walking distance of Apopka City Hall, the West Orange Trail, and the downtown restaurants and services along 5th Street. US 441 is Apopka's main east-west corridor, carrying 41,268 vehicles per day on W Main Street.

US 441 connects to SR 436, SR 414 (Maitland Boulevard), and SR 429 (Wekiva Parkway), with access to Altamonte Springs, Maitland, Winter Garden, and the rest of metro Orlando. Downtown Orlando is approximately 16 miles southeast.



#	LOCATION
1	USPS
2	Doughlicious Donuts
3	McDonald's
4	Chili's Bar & Grill
5	The Home Depot
6	Panera Bread
7	First Watch
8	Dutch Bros Coffee
9	IHOP
10	Perkins Restaurant
11	Planet Fitness
12	Lowe's
13	Wawa
14	Hungry Howie's Pizza
15	Public Storage
16	Domino's Pizza
17	CVS
18	Walgreens
19	Propagate Social House
20	Waffle House
21	Burger King
22	Miller's Ale House
23	Dairy Queen
24	Zaxby's
25	True Coffee
26	Lula Mae's Eatery
27	Culver's
28	El Potro



Apopka is one of the largest cities in Orange County, and the Wekiva Parkway (SR 429) has opened northwest Orange County to steady residential growth over the past decade. Much of that growth has come on the edges of the city, and commercial investment is now following it into downtown.

The largest piece is Apopka City Center, a 35-acre project planned for up to 200,000 SF of retail, restaurant, and office space at the US 441 and SR 436 interchange, where a 118-room Hilton Garden Inn opened in 2020 and Winn-Dixie built a new store at 611 E Main Street. Closer to the site, Hall's On 5th, the city's first food hall, opened in 2025 inside the former Hall's Feed Store, a building dating to 1928. AdventHealth Apopka, a $203 million, 120-bed hospital, anchors medical demand in the area.

As that investment moves along Main Street, land with US 441 frontage close to the downtown core is the next logical site for new commercial development. Average household income is $65,177 within one mile of the property, rising to $101,227 at three miles and $112,494 at five.



Population

1 Mile: 8,325
3 Mile: 71,779
5 Mile: 139,604

Households

1 Mile: 2,630
3 Mile: 24,254
5 Mile: 48,469

Avg Household Income

1 Mile: $65,177
3 Mile: $101,227
5 Mile: $112,494



For more information, please contact one of the following individuals:

CONTACT

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