



RETAIL / MEDICAL / OFFICE FOR LEASE

1700 W Keene Rd Apopka, FL 32703

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For Lease: \$35.00 / SF, NNN

- Medical or Office
- 2,015 SF - 4,030 SF
- Grey Shell Delivery
- Patio Space Available



CLICK HERE [FCPG.COM/ LAKE-CARTER-EXCHANGE](https://www.fcpg.com/lake-carter-exchange)

 **LAKE CARTER**
Exchange

Premier Mixed-Use Development situated at the intersection of Ocoee-Apopka Road and W Keene Road immediately south of new Publix-anchored mixed-use development

2,015 - 4,030 SF suites delivered in grey shell offered at \$35.00 / SF, NNN

High-Visibility at one of two entrances to development and ± 100 ft of building frontage on Ocoee-Apopka Road

Monument signage available on busy Ocoee-Apopka Road and W Keene Road

Located less than a mile from Advent Health's 7-Story, 120-bed hospital and directly across from the new Publix Supermarket development

Apopka is the 2nd fastest growing city in Central Florida with ± 20M SF of commercial / industrial planned as of Jan. 2023

Apopka was highlighted in Florida Trend's January 2022 edition as an up-and-coming, business-friendly community featured for its partnerships, incentives and infrastructure

5,000 residences to be built in the trade area through 16 planned residential new developments

*Pricing is subject to change. Inquire for details.

615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

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A JW²DEVELOPMENT
FEATURING SCHMID
CONSTRUCTION



SURROUNDING DEVELOPMENTS



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SITE MAP



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DEMOGRAPHICS



AVERAGE INCOME

\$136,885
(5 min drive time)



MEDIAN AGE

37.1
(5 min drive time)



AVERAGE HOUSEHOLD SIZE

2.96
(5 min drive time)



DAYTIME POPULATION

82,668
(10 min drive time)



Total Population



Total Families



Total Households



Average Income



Total \$ Spent
on Medical
Care

		Total Population	Total Families	Total Households	Average Income	Total \$ Spent on Medical Care
5 mins	2026	15,648	3,978	5,280	\$136,885	\$16,121,186
	2031	17,491	4,469	5,930	\$161,086	
10 mins	2026	94,167	23,452	31,054	\$119,652	\$82,936,220
	2031	103,329	25,880	34,278	\$141,292	
15 mins	2026	270,734	69,234	92,834	\$123,812	\$256,611,383
	2031	288,934	74,108	99,527	\$145,039	



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Property Group
Commercial Real Estate Services

LOCATION

Drive Times & Traffic Counts



1 minute
(.4 miles)



2 minutes
(1.4 miles)



7 minutes
(6.9 miles)



7 minutes
(7.2 miles)



14 minutes
(11.7 miles)

Average Annual Daily Trips

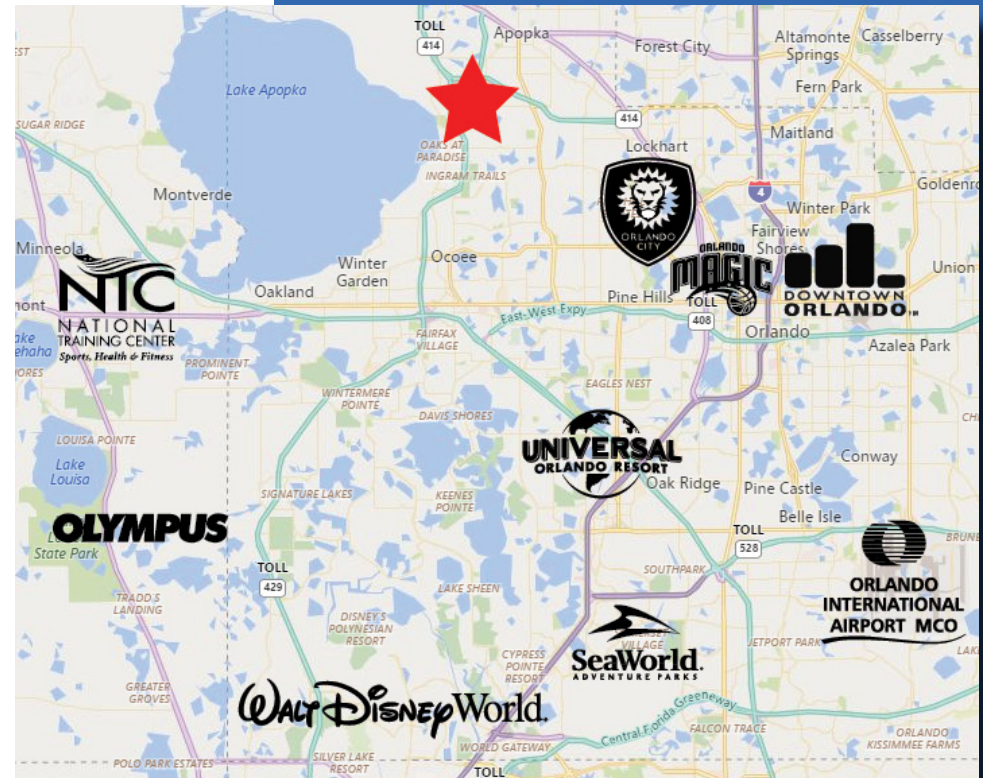
2026

SR 429	72,500
Ocoee Apopka Road	14,200
W Keene Road	5,500

Surrounding Businesses

2026

	5 Mins	10 Mins	15 Mins
Retail Businesses	38	324	1,082
Food & Drink Businesses	18	129	495



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