



# RETAIL / MEDICAL / OFFICE DEVELOPMENT

1700 W Keene Rd Apopka, FL 32703

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**For Sale:** Retail, Medical, or Office  
- 2,665 SF – 7,004 SF Buildings  
- Grey Shell Delivery  
- ~~Starting at \$352.00 / SF~~



CLICK HERE [FCPG.COM/ LAKE-CARTER-EXCHANGE](http://FCPG.COM/ LAKE-CARTER-EXCHANGE)

**Now Starting at \$330.00 / SF**



Premier Mixed-Use Development situated at the intersection of Ocoee-Apopka Road and W Keene Road with dark grey shell buildings for retail and medical/office opportunities

Retail drive-thru opportunities and over 2,000 SF of patio space available throughout the development

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

Over 650' of frontage on Ocoee-Apopka Road and over 350' of frontage on W Keene Rd with direct access

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

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.

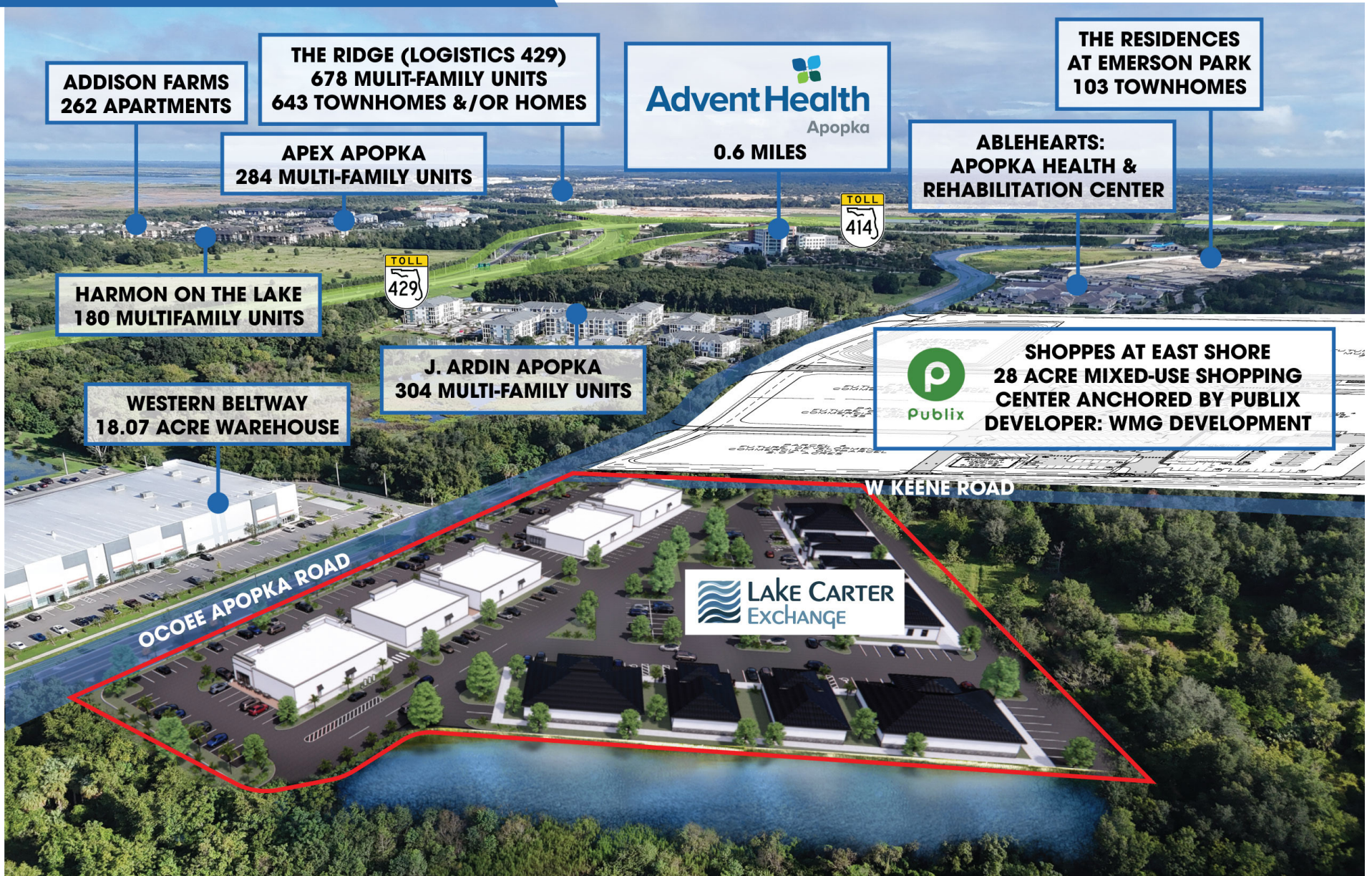
615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 [www.FCPG.com](http://www.FCPG.com)

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A JW<sup>2</sup>DEVELOPMENT  
FEATURING SCHMID  
CONSTRUCTION



# SURROUNDING DEVELOPMENTS



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# SURROUNDING DEVELOPMENTS



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# SITE MAP



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# SALE AVAILABILITY

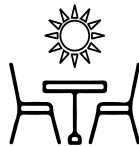
## OFFICE / MEDICAL / RETAIL / RESTAURANT

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Building Number	Max SF Allowed	Dimensions	Use Allowed	Purchase Price	Price / SF	Notes
1	6,392	94' W x 68' D	Retail / Drive-Thru	\$2,560,000	\$401	Drive-thru and patio space
2	5,304	78' W x 68' D	Retail w/ Patio	\$1,990,000	\$375	Patio space
3	6,392	94' W x 68' D	Retail w/ Patio	\$2,400,000	\$375	Patio space
4	7,004	103' W x 68' D	Retail w/ Patio	\$2,630,000	\$375	Patio space
5	7,004	103' W x 68' D	Retail w/ Patio	\$2,810,000	\$401	Patio space
6	5,556	86' W x 65' D	Office	\$1,850,000	\$333	Build-out Credit Available
7	2,665	41' W x 65' D	Office	\$950,000	\$356	Build-out Credit Available
8	2,665	41' W x 65' D	Office	\$950,000	\$356	Build-out Credit Available
9	5,556	86' W x 65' D	Office	\$1,870,000	\$337	Build-out Credit Available
10	4,030	62 W x 65' D	Office	\$1,330,000	\$330	Build-out Credit Available
11	2,665	41' W x 65' D	Office	\$950,000	\$356	Build-out Credit Available
12	2,665	41' W x 65' D	Office	\$950,000	\$356	Build-out Credit Available
13	4,030	62' W x 65' D	Office	\$1,330,000	\$330	Build-out Credit Available



**DRIVE THRU  
AVAILABLE**



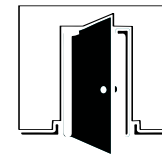
**PATIO SPACE  
AVAILABLE**



**MONUMENT &  
BUILDING SIGNAGE  
AVAILABLE**



**END-CAP SUITES  
AVAILABLE**



**GREY SHELL  
DELIVERY**



**MEDICAL & OFFICE  
USERS WELCOMED**

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# DEMOGRAPHICS



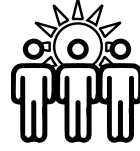
**AVERAGE INCOME**  
\$117,621  
(5 min drive time)



**MEDIAN AGE**  
36.0  
(5 min drive time)



**AVERAGE HOUSEHOLD SIZE**  
3.02  
(5 min drive time)



**DAYTIME POPULATION**  
76,334  
(10 min drive time)



Total Population



Total Families



Total Households



Average Income



Total \$ Spent on Medical Care

	2024	2029	2024	2029	2024	2029	2024	2029	
5 mins	12,294	14,672	3,040	3,620	4,065	4,845	\$117,621	\$140,741	\$11,135,199
10 mins	88,874	96,981	21,803	23,718	29,369	32,044	\$101,547	\$121,934	\$70,167,296
15 mins	293,953	305,016	73,199	75,623	103,432	107,187	\$103,239	\$121,789	\$249,542,177



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# LOCATION

## Drive Times & Traffic Counts



1 minute  
(.4 miles)



2 minutes  
(1.4 miles)



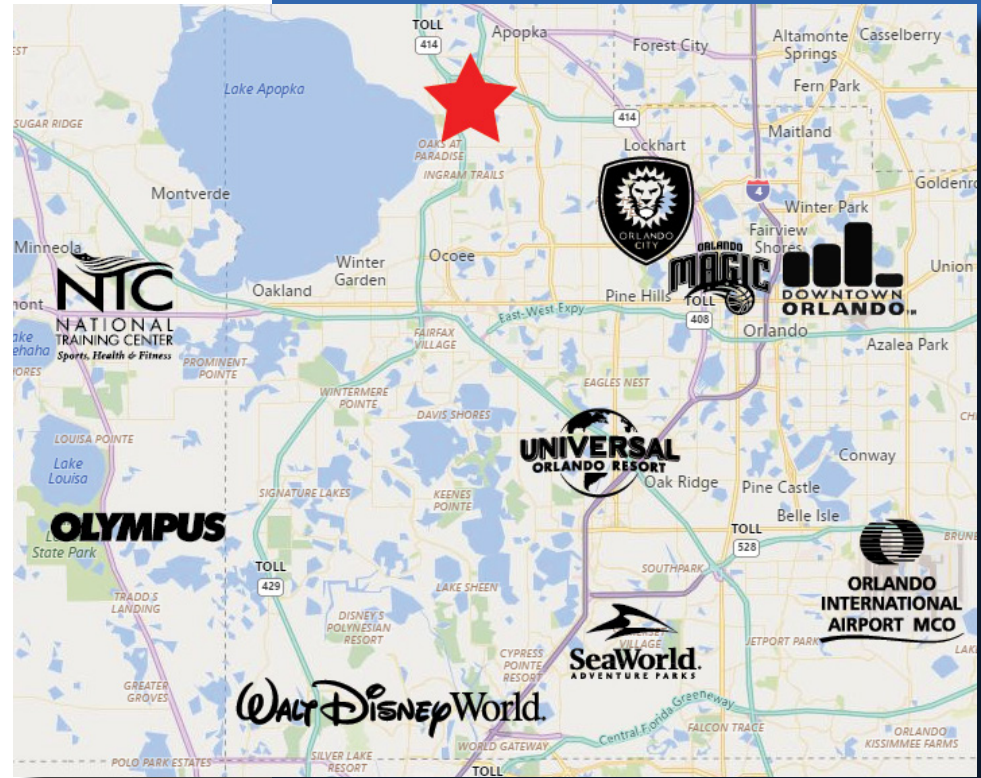
7 minutes  
(6.9 miles)



7 minutes  
(7.2 miles)



14 minutes  
(11.7 miles)



## Average Annual Daily Trips

### 2023

SR 429	69,500
Ocoee Apopka Road	13,800
W Keene Road	5,500

## Surrounding Businesses

2024	5 Mins	10 Mins	15 Mins
Retail Businesses	57	514	1,937
Food & Drink Businesses	17	124	563



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