



APOPKA MAIN STREET RETAIL

199 EAST MAIN STREET
APOPKA, FL 32703

Reinaldo Sobrino

C: 407.437.2550

reinaldo.sobrino@svn.com

Rafael Mendez, CCIM

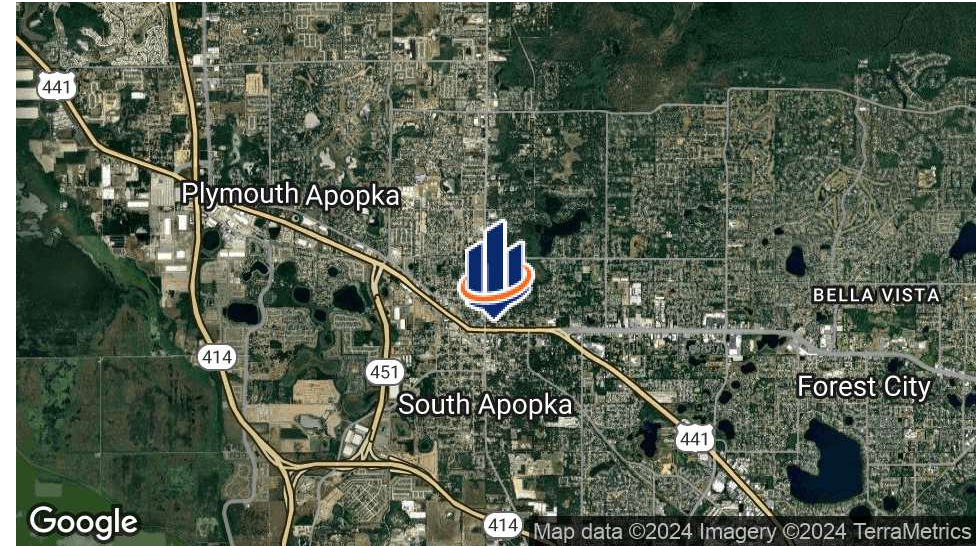
C: 407.748.8970

rafael.mendez@svn.com

PROPERTY INFORMATION

199 East Main Street
Apopka, FL 32703

Property Summary



OFFERING SUMMARY

Lease Rate:	\$25.00 SF/month (NNN)
Building Size:	4,022 SF
Available SF:	4,000 SF
Lot Size:	0.21 Acres
Year Built:	1960
Renovated:	1985
Zoning:	MU - D
Market:	Apopka
Submarket:	Apopka Town of Champney Portion
APN:	28-21-09-0196-30-591

PROPERTY OVERVIEW

Introducing 199 East Main Street, a prime commercial property available for lease in Apopka, FL. Boasting a spacious layout perfectly suited for a variety of business ventures, this property features ample parking, high visibility, and easy access to major thoroughfares. The well-maintained exterior exudes professionalism, while the interior offers a blank canvas for customization. With its strategic location and versatile space, this property presents an outstanding opportunity for businesses seeking a thriving new home. Elevate your business presence and potential at 199 East Main Street.

PROPERTY HIGHLIGHTS

- Spacious layout for versatile business use
- Ample parking for convenience and accessibility
- High visibility for enhanced business exposure
- Easy access to major thoroughfares for customer convenience
- Well-maintained exterior for a professional impression

Location Description



LOCATION DESCRIPTION

Discover the vibrant potential of 199 E Main St in Apopka, FL. Situated in a bustling retail district, the area boasts high foot traffic and excellent visibility for businesses. Nearby, the Apopka Historical Society Museum offers a unique glimpse into the area's rich history, while Kit Land Nelson Park provides a picturesque outdoor escape for shoppers and locals alike. With easy access to major highways and a diverse mix of dining, shopping, and entertainment options, this location presents an exciting opportunity for retail businesses to thrive. Don't miss the chance to be part of this dynamic and growing community!

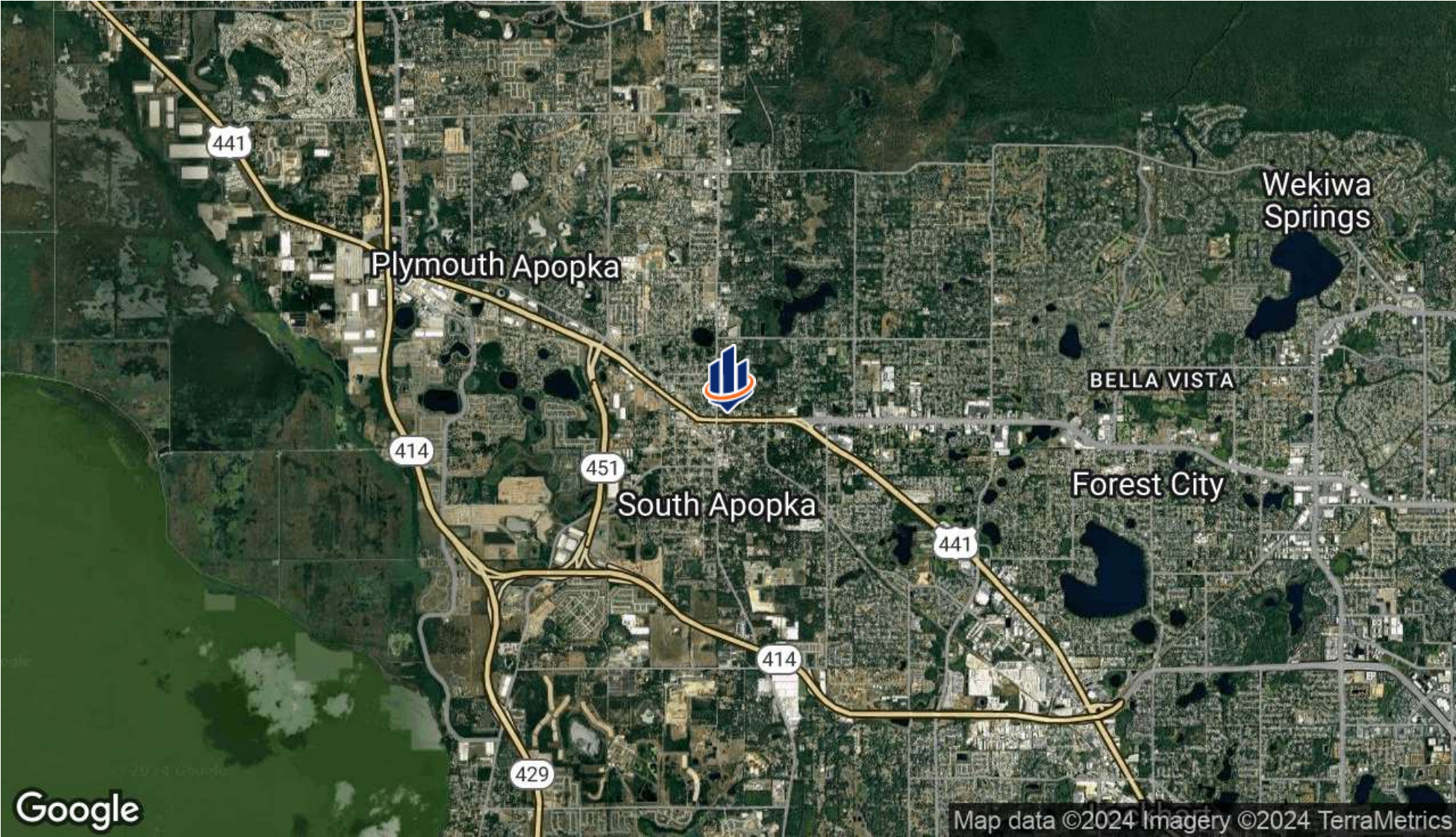
Parking Lot Expansion



LOCATION INFORMATION

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Location Map

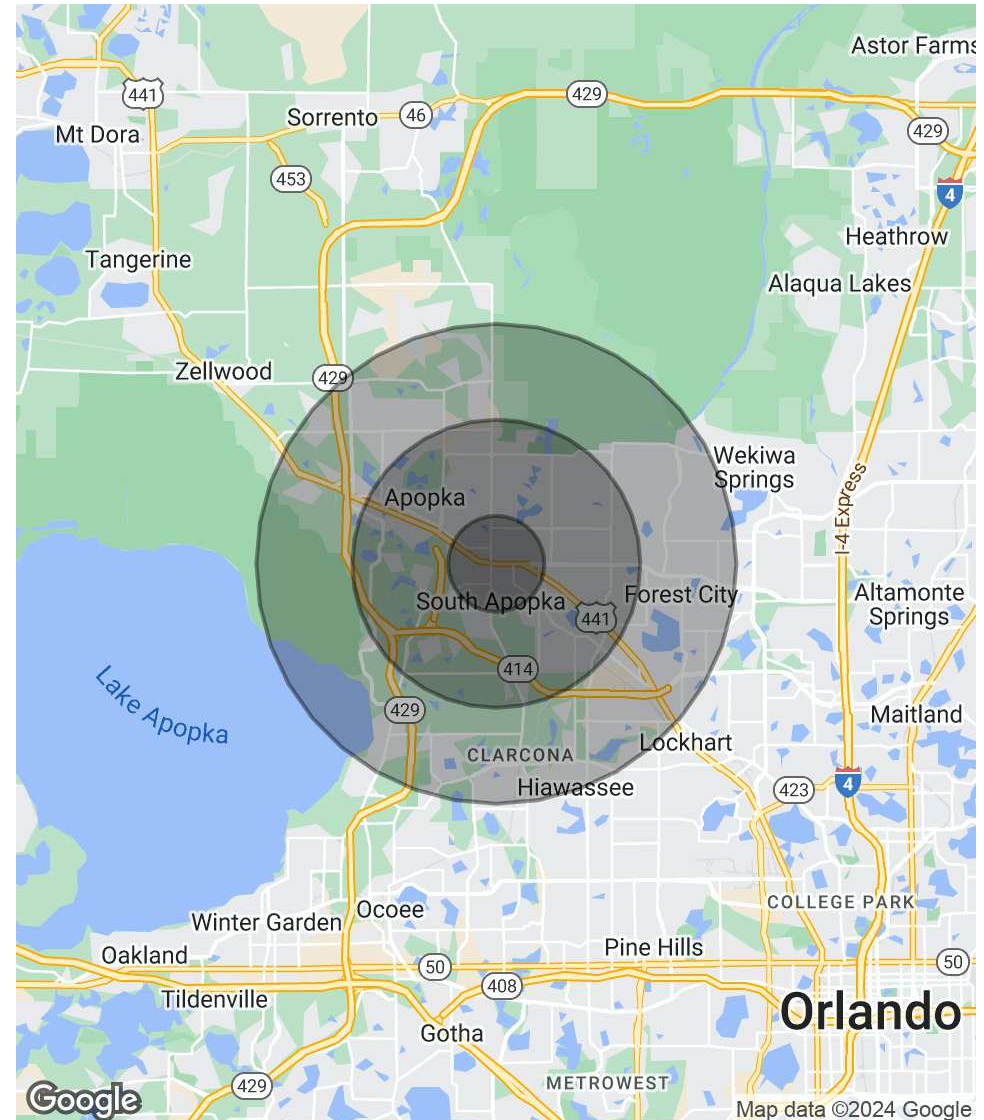


Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,154	66,897	138,366
Average Age	38	39	40
Average Age (Male)	37	38	39
Average Age (Female)	39	40	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,685	22,800	48,088
# of Persons per HH	3	2.9	2.9
Average HH Income	\$66,458	\$90,460	\$105,802
Average House Value	\$283,205	\$345,129	\$388,492

Demographics data derived from AlphaMap



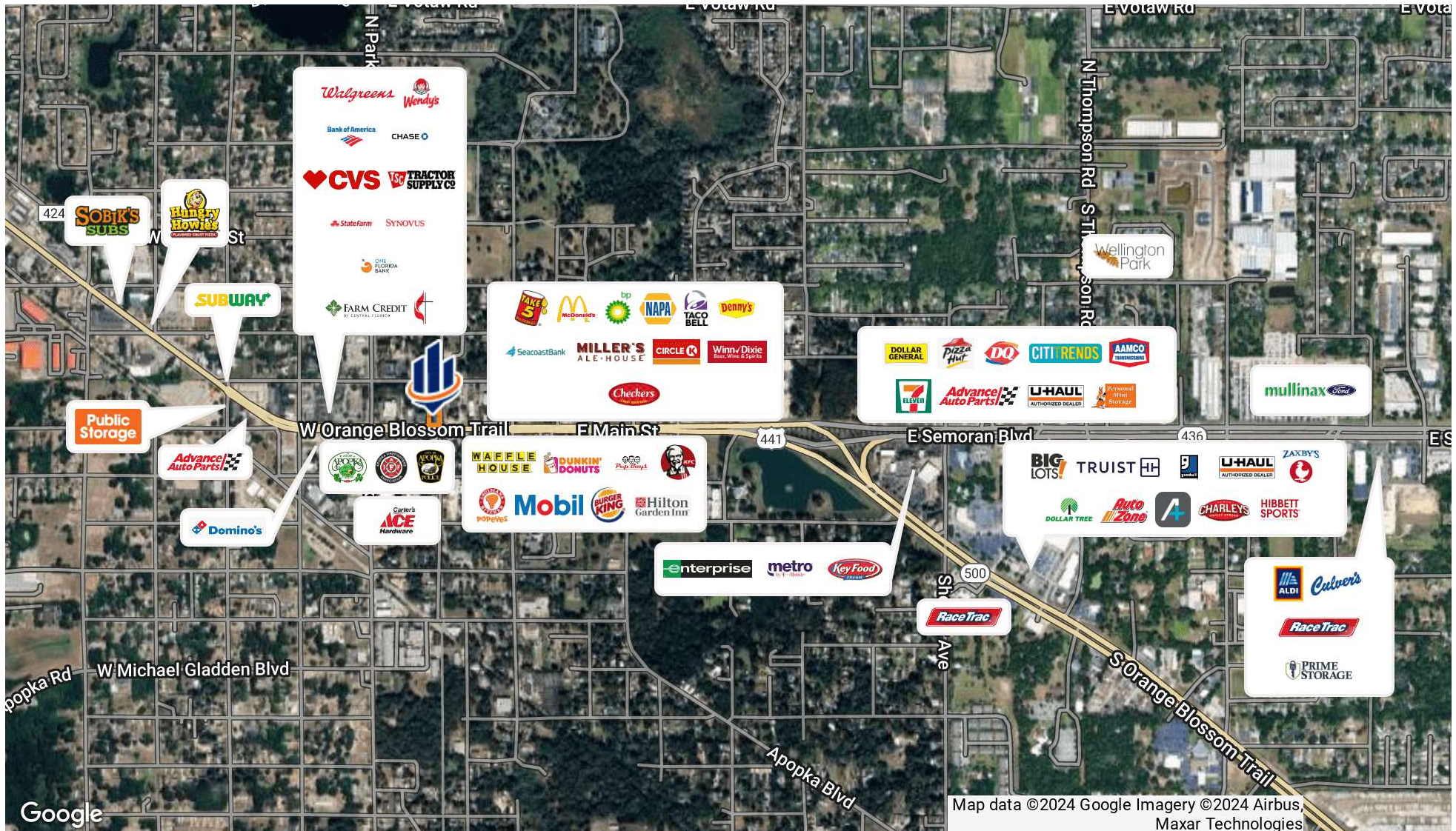
42,000 ±
Cars/Day

E Main St 441

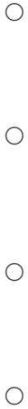
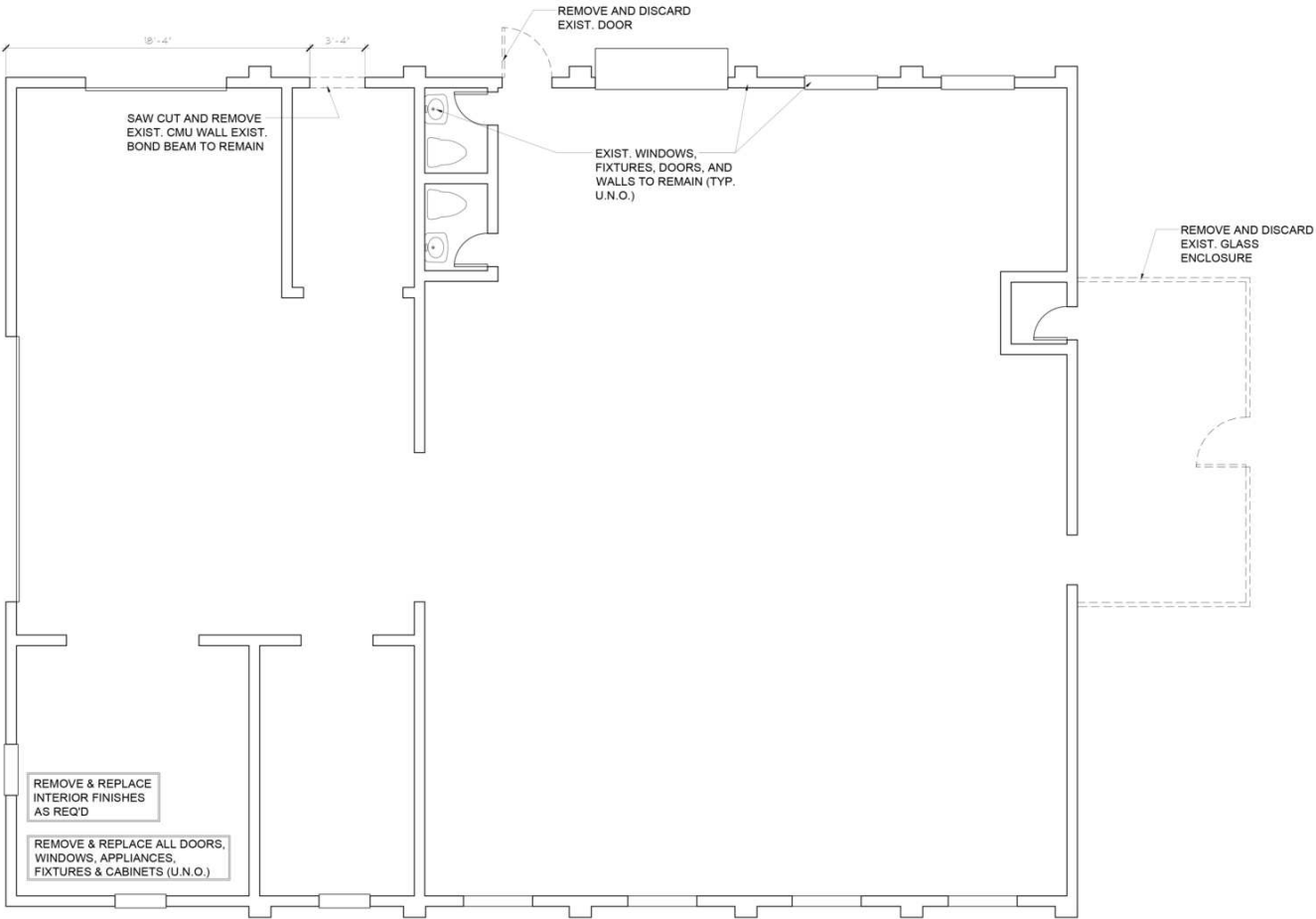
MAPS AND PHOTOS

199 East Main Street
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Retailer Map



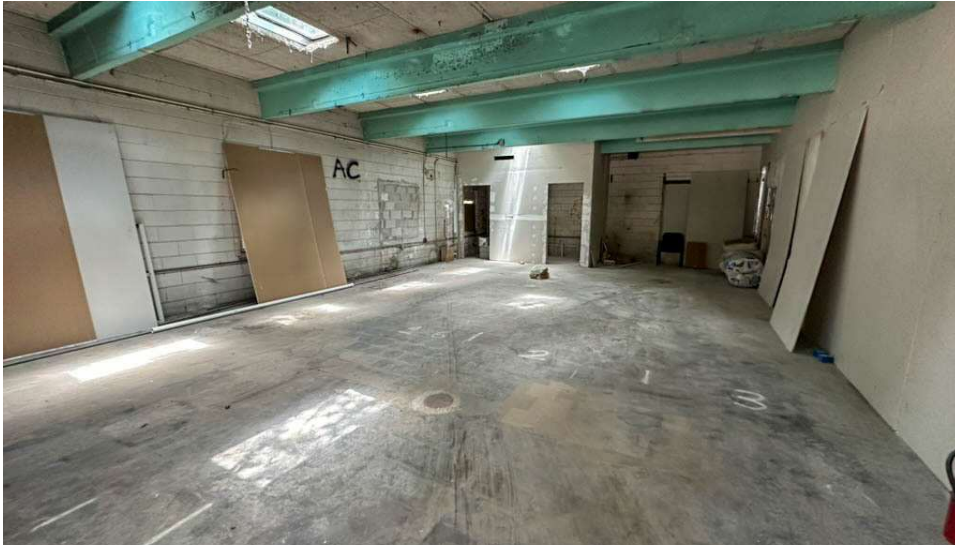
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Additional Photos



Additional Photos



Meet Reinaldo



REINALDO SOBRINO

Associate Advisor

reinaldo.sobrino@svn.com

Direct: 877.518.5263 x481 | Cell: 407.437.2550

PROFESSIONAL BACKGROUND

Reinaldo Sobrino is an Associate Advisor at SVN | Saunders Ralston Dantzler Real Estate in Orlando, Florida. With over 20 years of experience in Central Florida, Reinaldo is a dedicated and detail-oriented professional who always has his clients' best interests in mind. His proactive approach, extensive knowledge of the real estate market, and vast network allow him to foster valuable relationships and pinpoint ideal opportunities for his clients.

Originally from San Juan, Puerto Rico, Reinaldo is fluent in both Spanish and English. He relocated to the United States to pursue his Bachelor's degree in Hospitality, and his bilingual skills make him adept at educating both buyers and sellers in the real estate market.

Additionally, as a testament to his dedication and excellence in real estate, Reinaldo was honored to receive the 2021 Orlando Regional Realtor Association Silver Top Level Producer award. This recognition serves as a testament to his commitment to delivering exceptional results for his clients and further fuels his passion for the industry.

Adding to his credibility, Reinaldo is currently working toward his CCIM commercial certification. Beyond his professional pursuits, Reinaldo is an outdoor enthusiast, passionate about boating and camping.

Reinaldo specializes in:

- Landlord & Tenant Representation
- Office: Multi-Tenant
- Retail: Multi-Tenant

EDUCATION

Bachelors in Hospitality from Johnson & Wales University

MEMBERSHIPS

Orlando Regional Realtor Association

CCIM Central Florida Member

Meet Rafael



RAFAEL MENDEZ, CCIM

Regional Managing Director

rafael.mendez@svn.com

Direct: 407.813.1984 | Cell: 407.748.8970

FL #SL3317523

PROFESSIONAL BACKGROUND

Rafael Mendez, CCIM is the Managing Director and Advisor at SVN | Saunders Ralston Dantzler Real Estate in Orlando, Florida.

Rafael specializes in mid-market acquisition and disposition of industrial and office properties throughout the state of Florida. His success derives from assisting his clients with identifying optimal opportunities in the market and executing them efficiently to achieve their intended results.

Beginning his career in real estate in 2015, Rafael assisted investors in residential real estate and later transitioned into commercial real estate. Rafael brings a global perspective with a national presence, local market expertise, and a forward-thinking “client-centric” mindset built on setting clear expectations with constant communication. Through this, he has not only catapulted his own success and growth but also his client’s success and growth throughout the years.

Rafael lives in Altamonte Springs, FL, and is married to his high school sweetheart Andrea with three children. Additionally, he is involved in his community and volunteers with Habitat for Humanity Building Homes and Special Olympics. Rafael also serves on the board of directors for Commonsense Childbirth, a non-profit organization.

Rafael specializes in:

- Industrial
- Office
- Special-use Properties
- Investment Sales
- Investment Properties



For more information visit www.SVNsaunders.com

HEADQUARTERS

1723 Bartow Rd
Lakeland, FL 33801
863.648.1528

ORLANDO

605 E Robinson Street, Suite 410
Orlando, Florida 32801
386.438.5896

NORTH FLORIDA

356 NW Lake City Avenue
Lake City, Florida 32055
352.364.0070

GEORGIA

203 E Monroe Street
Thomasville, Georgia 31792
229.299.8600

ARKANSAS

112 W Center St, Suite 501
Fayetteville, Arkansas 72701
479.582.4113

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