

TWIN FOUNTAINS

4898 PLYMOUTH SORRENTO RD | APOKA, FL

PREMIER RETAIL LEASING OPPORTUNITY IN HIGH GROWTH APOKA FL

SEEKING 5,000 - 20,000 SF USERS

- **AVAILABLE:** 5,000 - 20,000 SF
- Occupancy mid-2027
- Accessible within minutes from I-4, US-441, & SR-429
- Abundant area growth, over 18,000 single family/ multi-family units planned or under development
- The Plymouth-Sorrento Road north/south corridor carries the highest traffic counts in Northwest Apopka

PERFECT FOR:

- **MEDICAL & HEALTHCARE:** RADIOLOGY, PEDIATRICS, DERMATOLOGY, ORTHOPEDICS
- **EDUCATION & CHILDCARE:** DAYCARE CENTERS, AFTER-SCHOOL PROGRAMS, EARLY LEARNING ACADEMY, MUSIC & ARTS SCHOOLS
- **PET RELATED USES:** LARGE VETERINARY CLINIC, TRAINING & DAYCARE
- **FITNESS & WELLNESS:** MARTIAL ARTS, PHYSICAL THERAPY, SMALL FORMAT GYMS
- **RECREATION & ENTERTAINMENT:** GOLF SIMULATORS, ESCAPE ROOMS, INDOOR PLAYGROUNDS, GYMNASTICS, DANCE STUDIO
- **HOME IMPROVEMENT:** CABINET SUPPLIERS, PAINT SUPPLIERS, HARDWARE



EXPLOSIVE GROWTH



RAPID, SUSTAINED POPULATION GROWTH

16% HISTORIC ANNUAL GROWTH
(5 Mile Radius)

HIGH-INCOME, HIGH-NET-WORTH HOUSEHOLDS

\$126,600 AVG. HOUSEHOLD INCOME
(5 Mile Radius)

STRONG HOMEOWNERSHIP AND HOUSING STABILITY

82% HOME OWNERSHIP
(5 Mile Radius)



RESIDENTIAL

- Over 13,000 +/- New Single-Family Homes Currently Under Development
- Over 5,500 +/- Multi-Family Units Planned or Currently Under Development



INDUSTRIAL

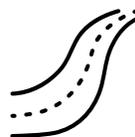
- 6.7 Million SF of Industrial Under Contract / Under Construction within a 3-Mile Radius



INFRASTRUCTURE

Future Widening of Kelly Park Road

- Project Consists of Expanding to 4-Lanes between Golden Gem Road to Jason Dwelley Parkway, Including Median, Sidewalk & Trail Improvements
- Expected Completion Q1 2027



CONTACT

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