



SITE: 2.0± Acres

Apopka City Center | 2.0± Acres

E. Main Street, Apopka, FL 32703

Contact Us:

Michael Brewster
 Vice President
 Retail Investments
 813 758 8797
 michael.brewster@colliers.com

Trevor Hall, Jr.
 Executive Vice President
 Land Services
 407 758 8017
 trevor.hall@colliers.com

Colliers
 255 South Orange Ave.
 Suite 1300
 Orlando, FL 32801

Property Highlights

- ◆ 2.0± acres off of E. Main Street (US Highway 441)
- ◆ Seeking Fast Casual or Sit-Down Restaurant (no fast food). Other uses are possible - see page 4.
- ◆ Located at the entrance to the City of Apopka's Downtown Corridor
- ◆ Zoned MU-D (Mixed Use - Downtown Special Purpose District) and subject to an existing Master Plan
- ◆ Located next to 114 room Hilton Garden Inn
- ◆ Utilities: Electric, water and sewer at site
- ◆ Site retention requirements already met
- ◆ Entire site - high and dry land
- ◆ 47,000 AADT on E. Main Street (Source: 2023 FDOT)
- ◆ **Please Call For Pricing**



Looking East

Wekiva Riverwalk
 SPROUTS FARMERS MARKET
 REGAL CINEMAS
 PETCO
 ROSS DRESS AND LESS
 Marshalls Shop On

Altamonte Springs

Piedmont Plaza
 HOBBY LOBBY
 24 Hour Fitness
 BEALLS BEALLS Outlet

BIG LOTS!
 Dollar Tree
 Badcock & More
 Auto Zone

Downtown Orlando

Save a lot
 CITITRENDS
 DOLLAR GENERAL
 DQ
 PIZZA HUT

436
 Semoran Blvd.
 36,000 AADT

441
 US Highway 441
 27,500 AADT

Trinity Christian School
 350 Students | Private Education

The Highland Manor
 Event Venue with 100 Years of History

Hilton Garden Inn
 Opened 2020 | 114 Rooms

Multifamily Development
 192 Apts Under Construction

Martin's Pond

East 6th Street

BEER THERAPY
 Foodhall/Brewery Proposed

Winn-Dixie
 at Apopka City Center
 Opened 2023

MILLER'S ALE-HOUSE
 Under Construction

East Main Street
47,000 AADT

McGee Avenue

SITE: 2.0± Acres
 Martin's Pond serves as Master Retention Pond

DEMOGRAPHICS			
Radius	1 Mile	3 Mile	5 Mile
2023 Population	7,304	72,347	152,888
Avg HH Income	\$58,588	\$92,332	\$101,198
Drive Time	5 Minutes	10 Minutes	15 Minutes
2023 Population	16,711	101,029	283,457
Avg HH Income	\$63,771	\$95,619	\$91,903

Source: US Census Bureau; Esri 2023 Forecasts

Looking West



Lake Apopka

Emerson Point
225 Homes Under Construction

AdventHealth Apopka
Undergoing \$26.3M Expansion

Summer House at Lake Apopka
267 Apts | Built 2023

Wyld Oaks
\$1.2 Billion Mixed-Use Development with 4,000 Residential Units

Northstar Logistics Center
738,000 SF | Built 2023

Apopka City Hall

West Orange Town Center

- CHASE
- Bank of America
- CVS
- Waffle House
- McDonald's
- Denny's
- Checkers

Multifamily Development
192 Apts Under Construction

SITE: 2.0± Acres
Martin's Pond serves as Master Retention Pond

Hilton Garden Inn
Opened 2020 | 114 Rooms

East 6th Street

McGee Avenue

East Main Street
47,000 AADT

The Highland Manor
Event Venue with 100 Years of History

NEW TRENDS
Foodhall/Brewery Proposed

MILLER'S ALE-HOUSE
Under Construction



PERMITTED USES

Retail establishments
Office
Banks
Savings and loan
Florist shop
Hotels
Bed and breakfast
Fast Casual Restaurant (includes outside cafes located within a confined and designated area)
Dry cleaning facility
Post offices
Enclosed theatre
Shoe shine and repair
Bar/lounge/cigar shop/winery/night club
Drug store
Art gallery
Coffee shop
Music store
Bookstore

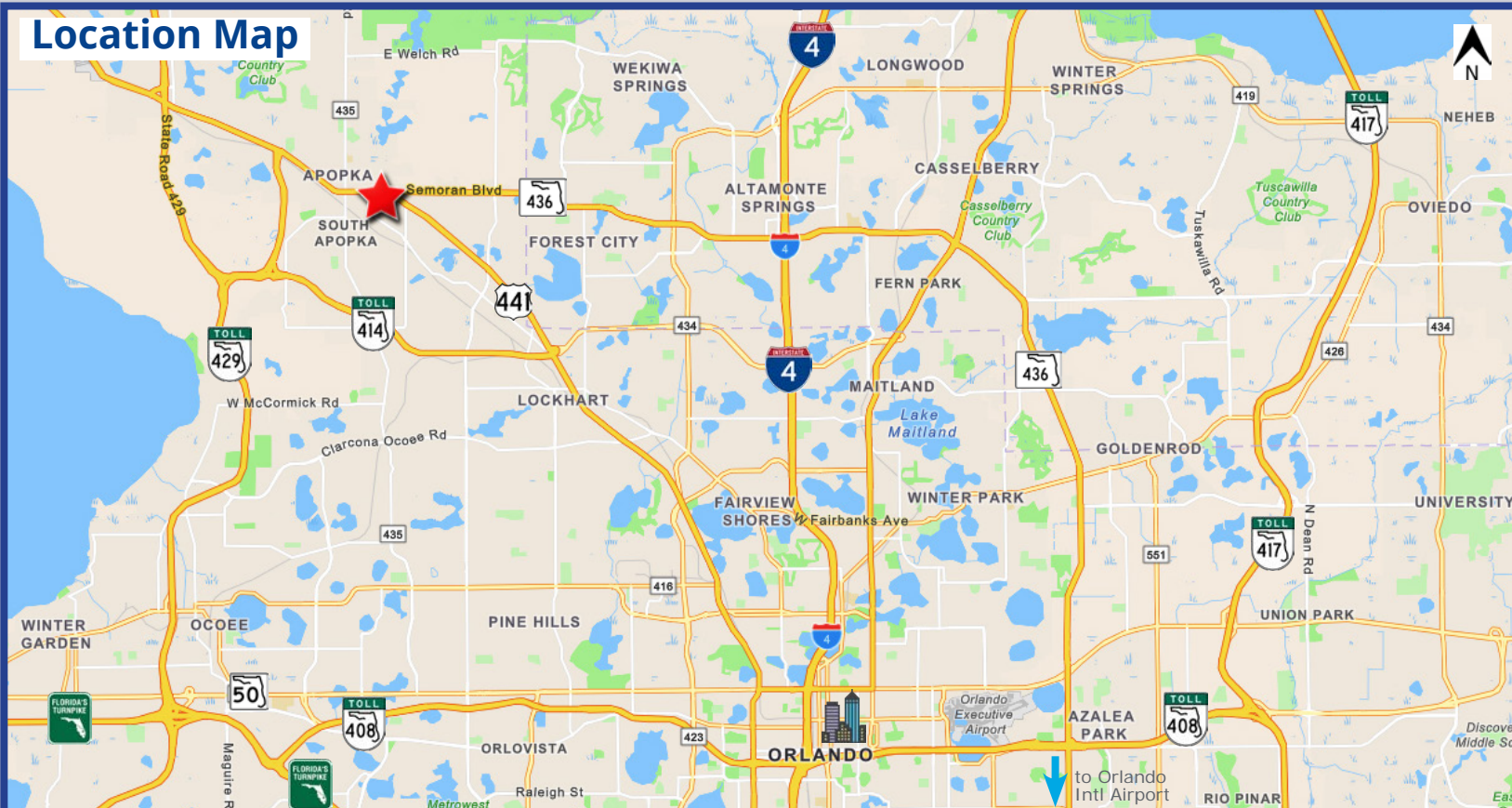
Antique store
Boutique/specialty shops
Grocery/convenience and delicatessen store
Museum
Convention center/reception or concert hall
Clubs and lodges
Educational training facilities
Day care (only as a special exception)
Public parks and playgrounds
Utilities, institutional public/private
Indoor recreation
Public/private sports facilities
Parks, Plazas and Recreation
Farmers markets (only as a special exception)
Residential Multi-Family (non-subsidized, market rent)
Assisted Living Facilities
Professional Office/Institutional
Commercial Neighborhood
Retail Commercial

General Commercial, including but not limited to:

- medical
- entertainment
- hotel
- fast casual restaurant and bar facilities

Mixed-Use
Planned Unit Development

Location Map



Contact Us:

Michael Brewster

Vice President
Retail Investments
813 758 8797
michael.brewster@colliers.com

Trevor Hall, Jr.

Executive Vice President
Land Services
407 758 8017
trevor.hall@colliers.com

Copyright © 2024 Colliers. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

Colliers