



FLORIDIAN

TOWN CENTER



MEDICAL OFFICE BUILDING

30,000 SF AVAILABLE

3355 W. ORANGE BLOSSOM TRAIL, APOPKA, FL 32712



PROJECT SUMMARY

FLORIDIAN TOWN CENTER ("FTC"),

is a 65 acre, mixed-use project located in Apopka (the northern segment of the Orlando MSA). Situated just 5 miles north of AdventHealth Apopka acute care hospital, the area is experiencing tremendous growth but has a lack of quality medical space. FTC's Medical Office can accommodate up to 30,000 SF with the ability to deliver a larger facility within the project.

SIZE

30,000 SF

STORIES

Two stories

LOCATION

immediately off Hwy 429, just north of Hwy 441 in Apopka

TIMING

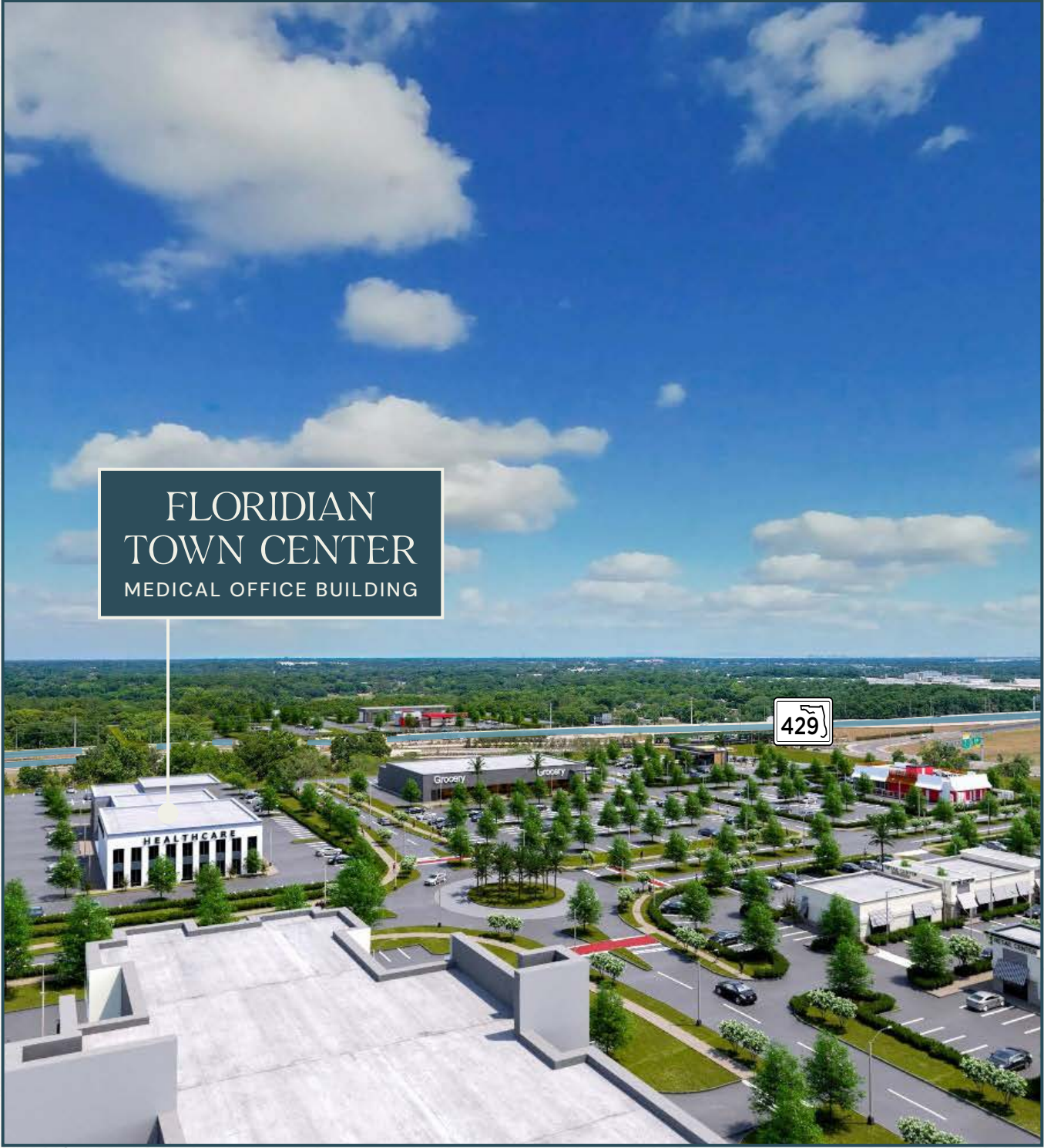
4Q2025

PARKING

5/1,000 SF

PROJECT AMENITIES

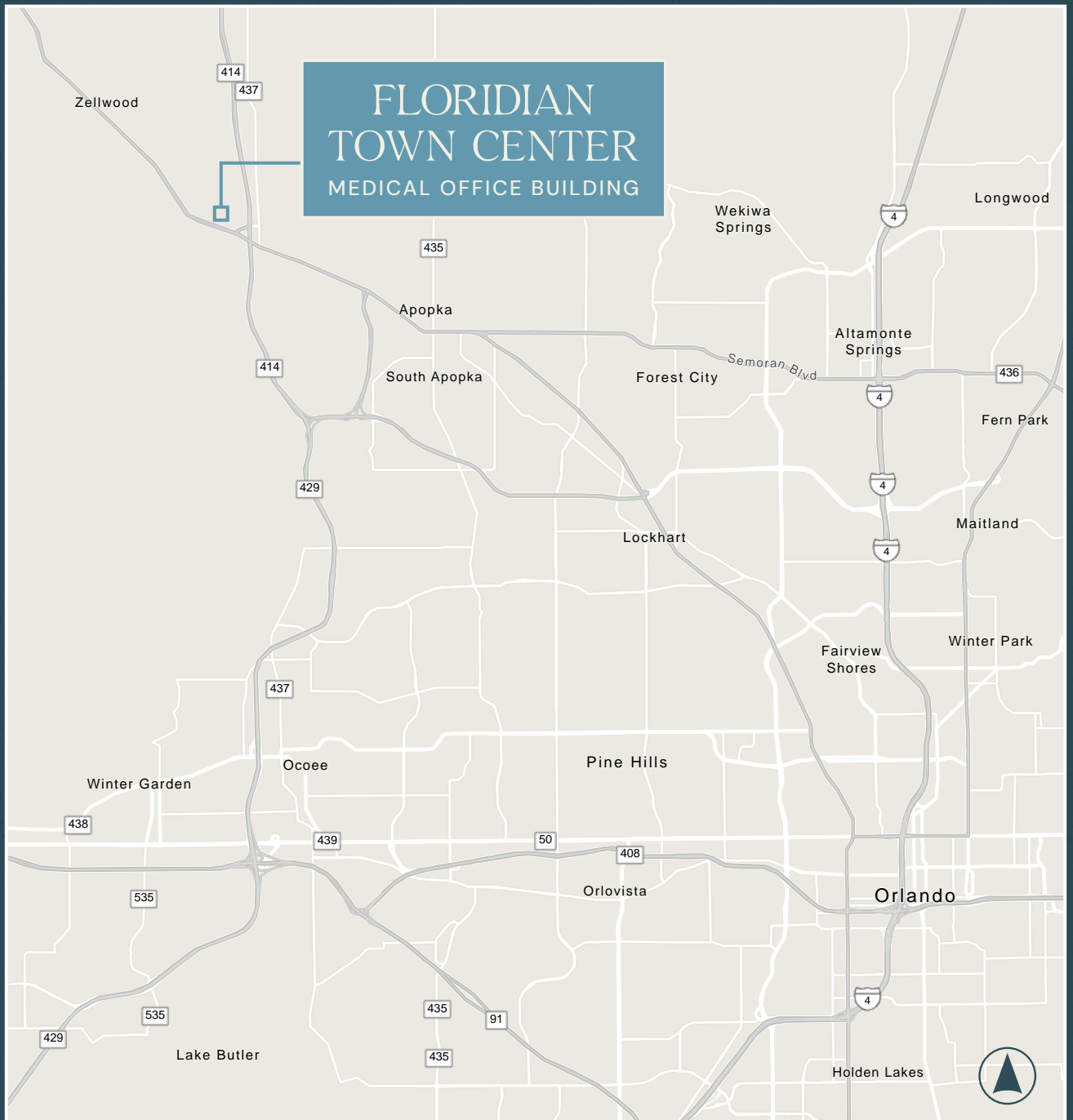
74,000 SF of retail, 137-bed hotel, 600 multi-family units



FLORIDIAN
TOWN CENTER
MEDICAL OFFICE BUILDING



PROJECT LOCATION



PROJECT MASTER PLAN

LEGEND

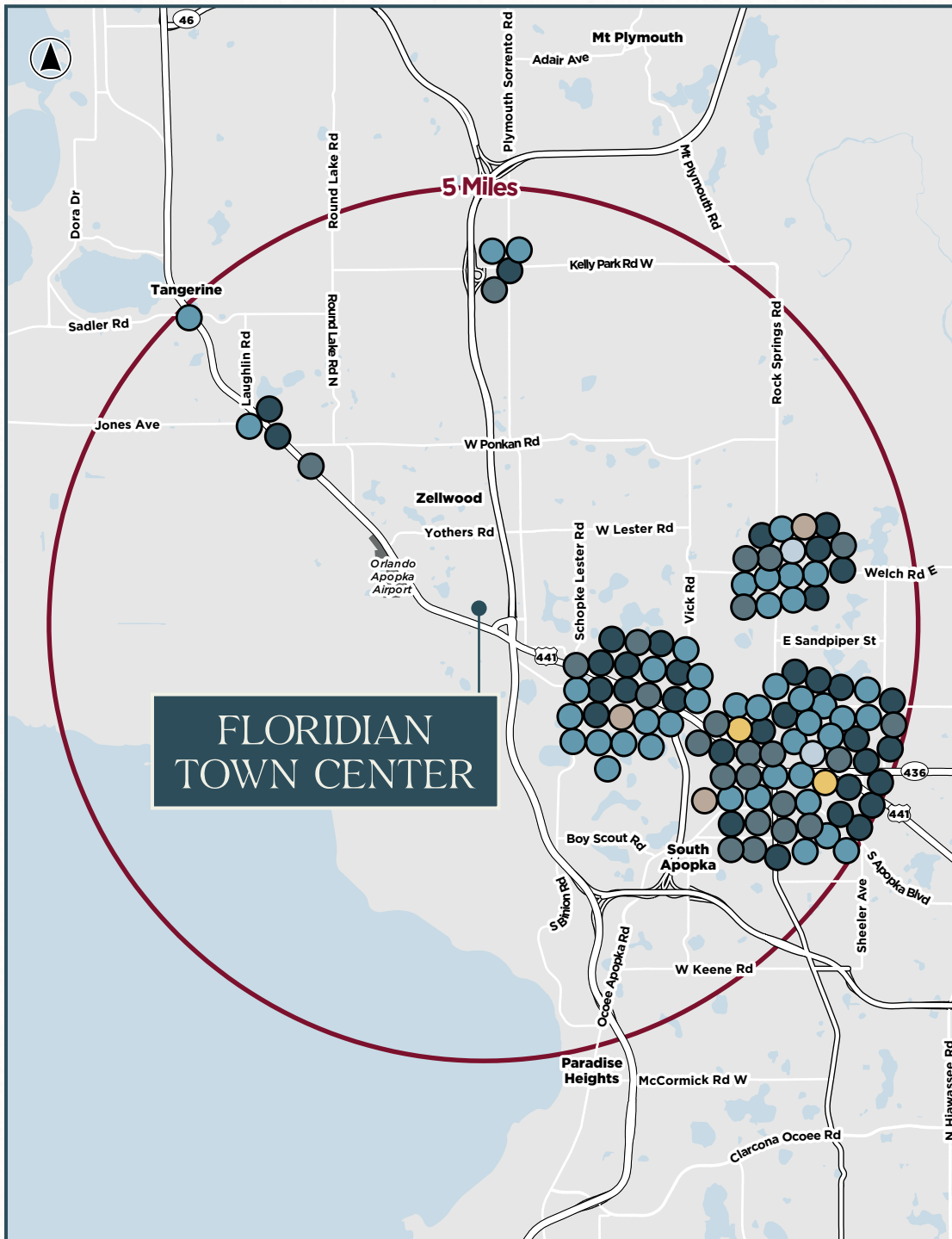
- Entertainment
- Garage/Storage
- Grocer
- Hotel
- Medical Office
- Multifamily Residential
- PAD
- Pool
- QSR
- Retail

FTC WILL INCLUDE

- 30,000 SF medical office
- 600 multifamily units
- 137 bed hotel
- 74,000 SF retail



NEARBY AMENITIES



42

RESTAURANTS & BARS

29

SHOPPING & RETAIL

18

BANKS

3

HEALTH CLUBS & GYMS

2

COFFEE SHOPS

2

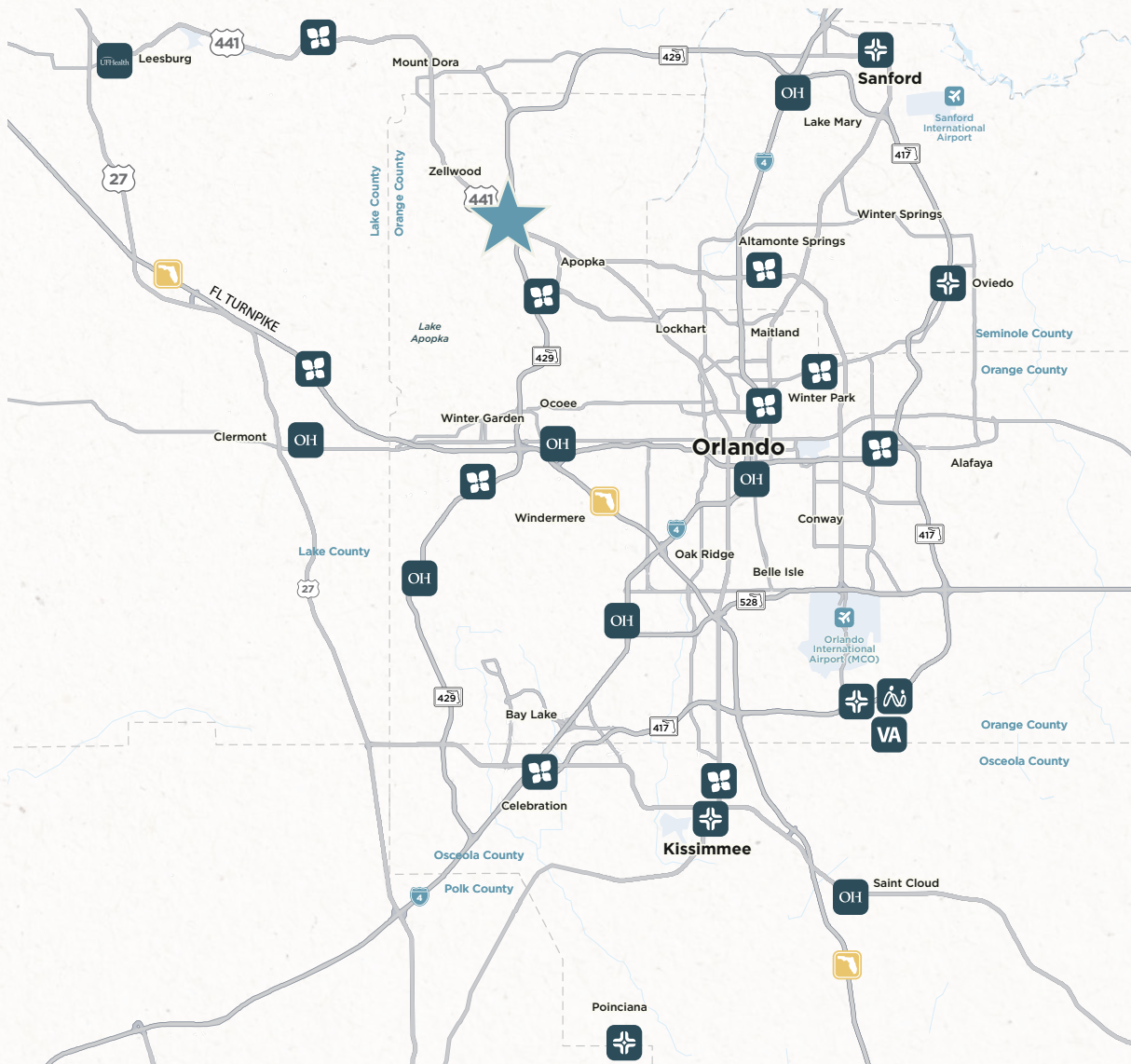
HOTELS

WHERE TALENT MEETS OPPORTUNITY

THE AREA'S HEALTHCARE ENVIRONMENT

	10 Miles	15 Miles
Median Age	39.8	40
Income	\$117,499	\$107,863
Private Health Insurance	87.2%	86.8%
Medicare Only	7.1%	7.7%
VA Healthcare Only	.03%	.05%
No Coverage	12.8%	13.1%

	AdventHealth		Orlando Health
	HCA Florida		UF Health
	Nemours		Veteran Affairs





FOR MORE INFORMATION, PLEASE CONTACT:

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