



3501 W Kelly Park Rd. Apopka FL, 32712

Prime Interchange Development Opportunity

2.7+/- Acres in Rapidly Expanding Kelly Park Interchange Area



OUR MISSION

REAL ESTATE IS ABOUT PEOPLE OCCUPYING WELL DESIGNED SPACES

Our mission is to empower individuals and businesses to thrive by providing them with spaces that inspire and support their unique goals.

Whether you're a tenant searching for the ideal location or a property owner looking to maximize the potential of your asset, we are here to guide you through every step of the process. Join us in redefining the commercial real estate experience—one where people come first, and success follows naturally.

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EXECUTIVE SUMMARY

This offering presents a rare opportunity to acquire a **~2.73-acre commercial development site** in the rapidly expanding **Kelly Park Interchange area of Apopka, FL.** Strategically positioned with **high visibility from SR 429**, the property benefits from strong regional access and proximity to key drivers of future growth.



This is a prime opportunity for developers, retailers, and investors to secure a high-visibility site in one of Central Florida's most active and well-positioned growth markets.

Address	3501 W Kelly Park Rd. Apopka FL, 32712
Asking Price	\$2,000,000
Location	Direct exposure to SR 429 with access on Kelly Park Rd
Size	~2.73 Acres of Commercial Development Land
Zoning	KPMU Interchange Form-Based Code – wide range of by-right commercial uses
Across From	Wyld Oaks – 4,000 residential units + 250K+ SF of commercial space (Under Construction)
Nearby	New Publix (Opened 2022), Orlando Health Apopka Campus (Under Development)
Zoning	A2 (Rezone to KPMU – Highway Commercial per Kelly Park Interchange Overlay)
Ideal Uses	QSR, Fuel/C-Store, Hotel, Self-Storage, Car Wash, and more
PID	27-20-12-0000-00-019










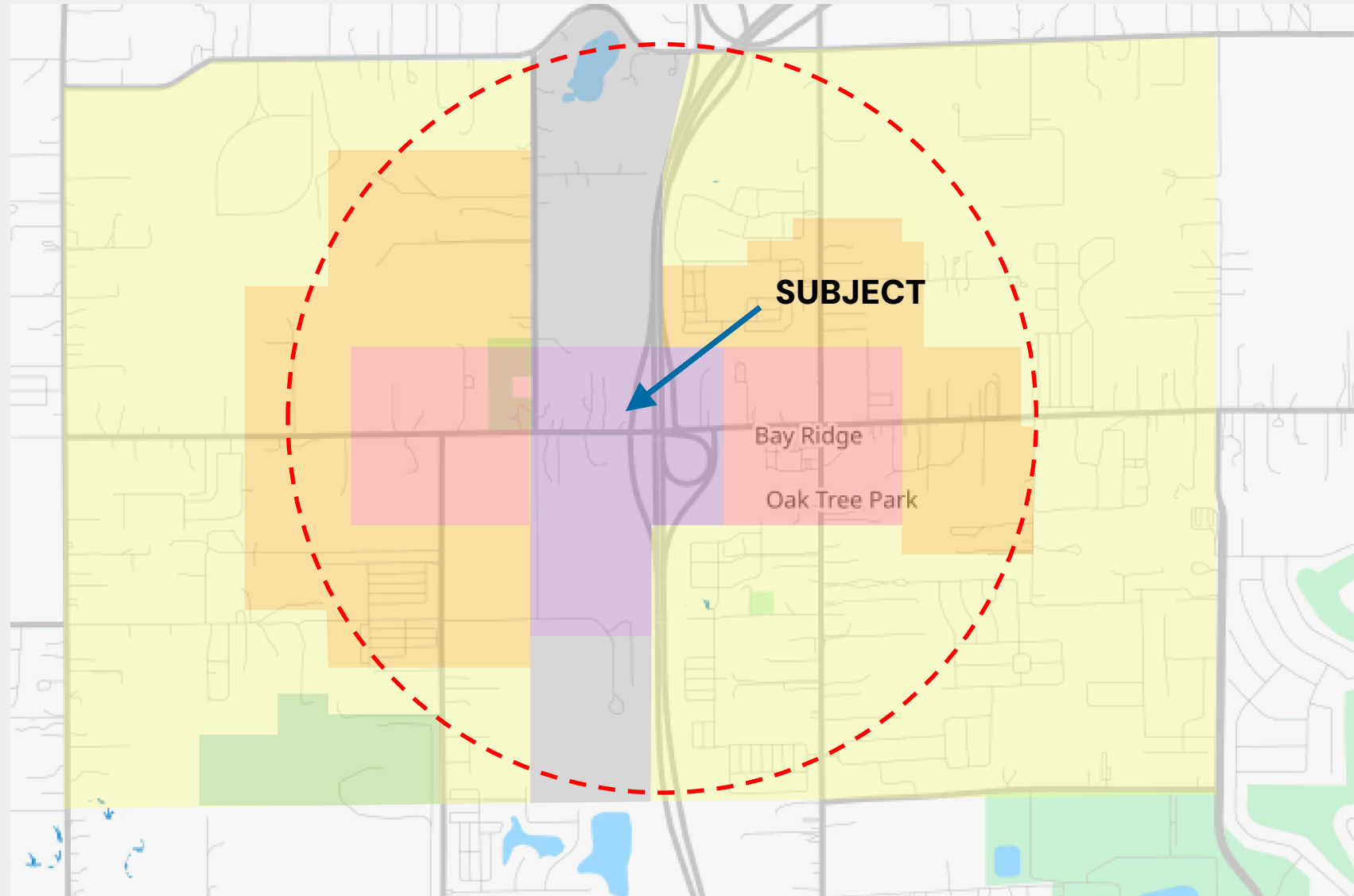


AERIALS

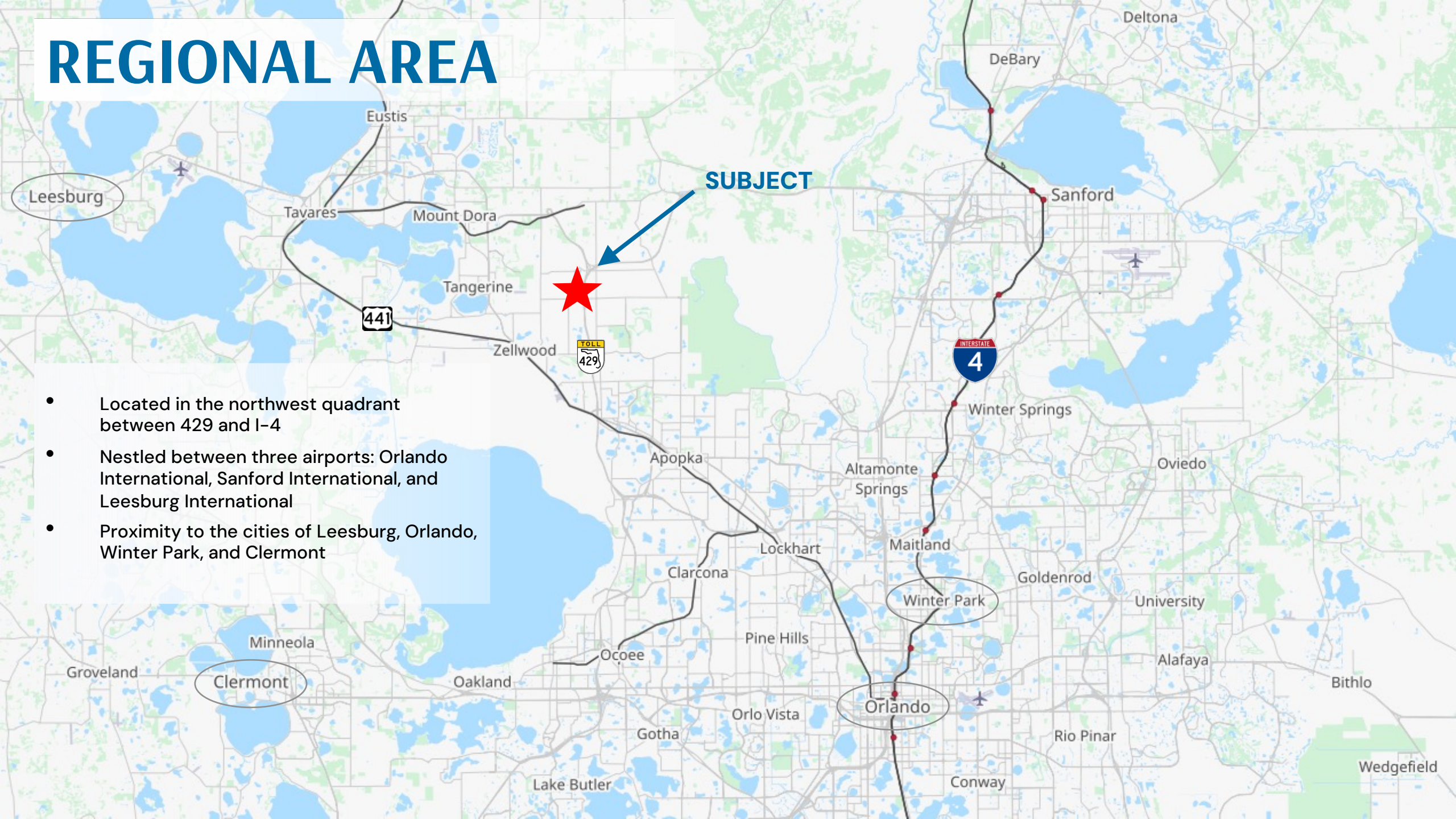
ZONING

The site is zoned under the **"Interchange" Form-Based Code**, which allows for a wide variety of commercial uses, including **quick-service restaurants, convenience stores, hotels, self-storage, car washes, and more** — all permitted by right.

Village Center		Recreation	
Employment		Neighborhood	
Interchange		1 Mile Radius	
Transition			



REGIONAL AREA



SUBJECT

- Located in the northwest quadrant between 429 and I-4
- Nestled between three airports: Orlando International, Sanford International, and Leesburg International
- Proximity to the cities of Leesburg, Orlando, Winter Park, and Clermont

TRADE AREA



**+13,000 new homes
within 10 miles**




**250,000 annual visitors
at the neighboring
Northwest Recreation
Complex**



**Apopka is a magnet for
major employers**

 **Advent Health**  **FINROCK**
 **NORTHROP GRUMMAN**  **DUKE ENERGY**

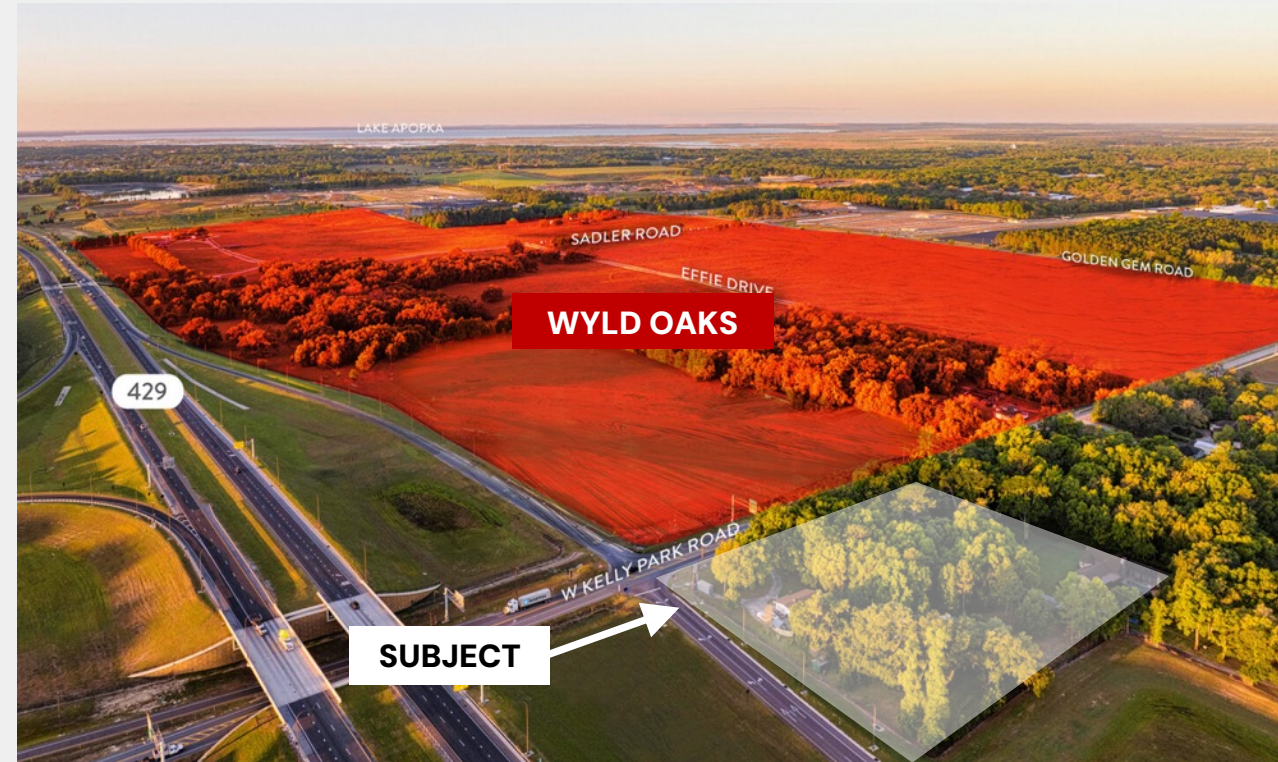


**Apopka's population is
projected to expand by
more than 6.1% over the
next 5 years.**

NOTABLE MARKET PROJECTS

WYLD OAKS

- Across W Kelly Park Road
- 200,000 SF of retail and restaurant sites
- Health Village Medical Campus
- 20,000 SF of Class A medical office
- 2 hotel sites
- ±5,000 residential units



NOTABLE MARKET PROJECTS



ORLANDO HEALTH APOPKA

90-bed hospital



CHANDLER HILLS

392-lot single-family subdivision

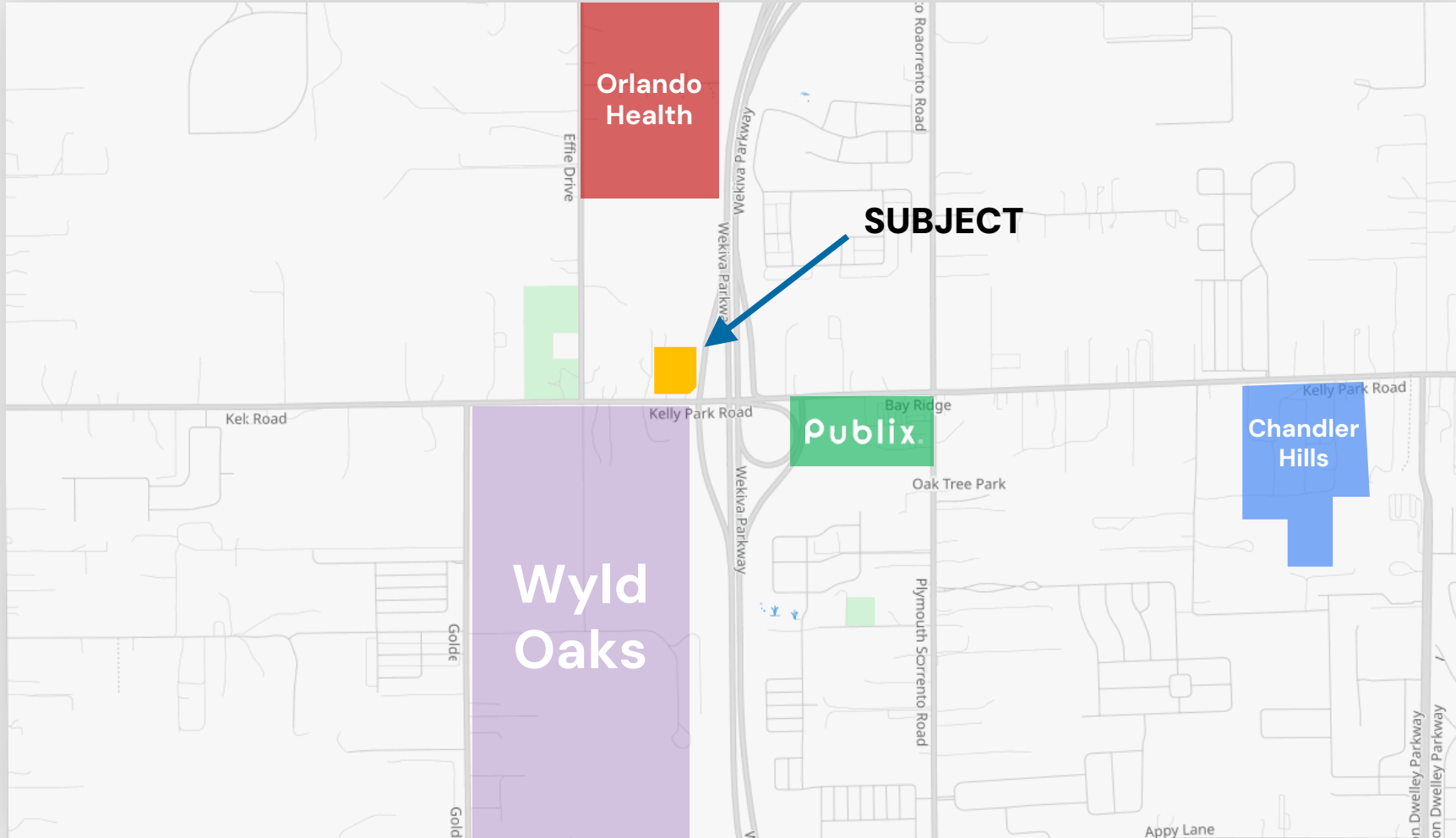


THE GROVES AT KELLY PARK

300-unit Class "A" apartment community

NEIGHBORHOOD

A number of high-impact developments are underway in the immediate area.



DEMOGRAPHICS



APOPKA, FL	2020 (Census)	2024	2029 (est.)
Population Trends			
Population	54,873	62,777	81610
Population, percent change – April 1, 2020 (estimates base) to July 1, 2024, (V2024)		14.30%	
Population By Age and Gender			
Persons under 5 years, percent		7.00%	12.00%
Persons under 18 years, percent		25.10%	33.10%
Persons 65 years and over, percent		14.30%	20.30%
Female persons, percent		51.70%	52.70%
Population by Race and Ethnicity			
White alone, percent		43.50%	
Black alone, percent (a)	(a)	26.90%	
American Indian and Alaska Native alone, percent (a)	(a)	0.10%	
Asian alone, percent (a)	(a)	3.60%	
Native Hawaiian and Other Pacific Islander alone, percent (a)	(a)	0.00%	
Two or More Races, percent		18.20%	
Hispanic or Latino, percent (b)	(b)	27.10%	
White alone, not Hispanic or Latino, percent		37.40%	

DEMOGRAPHICS

APOPKA, FL	2020 (Census)	2024	2029 (est.)
Housing			
Owner-occupied housing unit rate, 2019-2023		80.40%	
Median value of owner-occupied housing units, 2019-2023		\$364,300	
Median selected monthly owner costs – with a mortgage, 2019-2023		\$1,927	
Median selected monthly owner costs –without a mortgage, 2019-2023		\$627	
Median gross rent, 2019-2023		\$2,009	
Households, 2019-2023		18,876	
Persons per household, 2019-2023		2.97	
Income			
Median households income (in 2023 dollars), 2019-2023		\$95,703	
Per capita income in past 12 months (in 2023 dollars), 2019-2023		\$38,926	
Persons in poverty, percent		8.40%	
Spending			
Total accommodation and food services sales, 2022 (\$1,000)	(c)	128,403	
Total health care and social assistance receipts/revenue, 2022 (\$1,000)	(c)	401,385	
Total transportation and warehousing receipts/revenue, 2022 (\$1,000)	(c)	80,250	
Total retail sales, 2022 (\$1,000)	(c)	1,047,500	
Total retail sales per capita, 2022	(c)	\$18,386	





WYLD OAKS

This aerial photograph captures a suburban landscape. In the foreground, a two-lane asphalt road with white lane markings and arrows curves from the bottom left towards the center. To the left of the road is a green grassy field, and to the right is a dense, mature wooded area. A red rectangular label with the text 'WYLD OAKS' is positioned in the upper left quadrant, over a cleared, sandy area. In the background, a residential development with numerous houses is visible under a blue sky with scattered clouds. A white rectangular label with the text 'SUBJECT' is located in the center-right, over the wooded area.

SUBJECT



WYLD OAKS

SUBJECT



WYLD OAKS

SUBJECT





SUBJECT

WYLD OAKS



SUBJECT





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