

**FREESTANDING OUTPARCEL WITH DRIVE-THRU**

# 175 EAST WELCH ROAD

Located at Wekiva Plaza on the Northeast corner of Rock Springs and East Welch Roads

APOPKA, FLORIDA 32712

**3,612 SF**  
FOR LEASE



**RIPCO**  
REAL ESTATE

**CONTACT EXCLUSIVE BROKERS**  
**RYAN TUCKER**  
rtucker@ripcofl.com • 305.755.4713

**ALISON HORBACH**  
ahorbach@ripcofl.com • 201.212.2339

4211 West Boy Scout Blvd. Suite 690 Tampa, FL 33607 • 813.320.0050 • [ripcofl.com](http://ripcofl.com)  
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## SPACE DETAILS

### LOCATION

Outparcel to Wekiva Plaza on the Northeast corner of Rock Springs and East Welch Roads

### SIZE

Existing Building: 3,612 SF  
Parcel: 1.01 AC

### PROPERTY TYPE

Freestanding outparcel

### POSSESSION

Arranged

### STATUS

Vacant (Former Bank)

### CO-TENANTS

Publix, Publix Liquors, Anthony's Pizza, Woof Gang Bakery & Grooming, Hair Cuttery, Dentistry of Apopka, Orlando Cleaners, Mobil, McDonald's, and Chung Xiang

### COMMENTS

Located at a signalized intersection

Plenty of onsite parking available

Excellent visibility and easy access from East Welch Road (17,900 AADT)

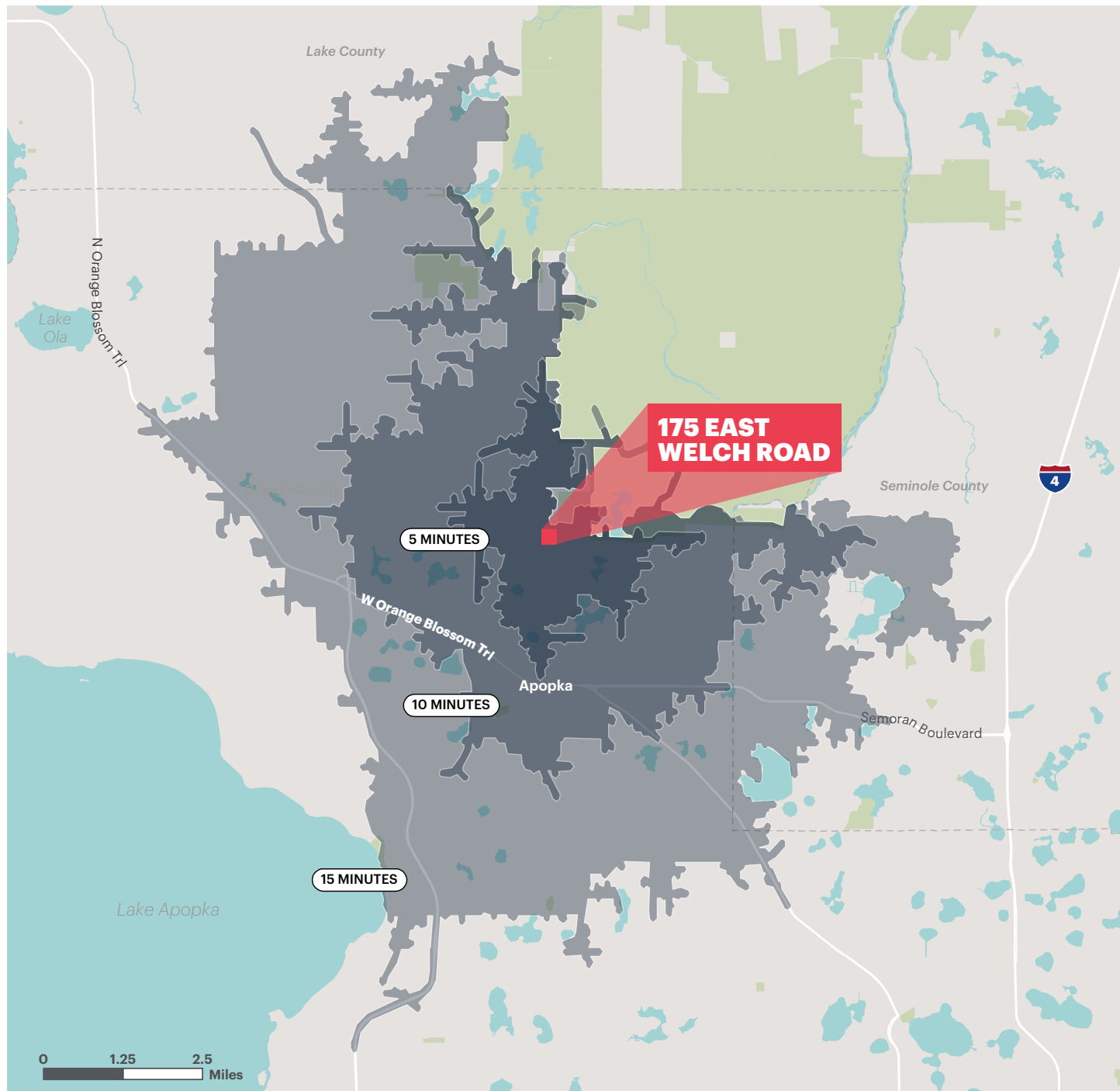
Freestanding building with an existing drive-thru





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## DRIVE TIME DEMOGRAPHICS

### POPULATION

5 Minute	12,188
10 Minute	64,628
15 Minute	138,559

### DAYTIME POPULATION

5 Minute	8,325
10 Minute	48,898
15 Minute	110,078

### HOUSEHOLDS

5 Minute	3,870
10 Minute	21,628
15 Minute	49,206

### AVERAGE HOUSEHOLD INCOME

5 Minute	\$114,426
10 Minute	\$120,265
15 Minute	\$117,264

### AVERAGE AGE

5 Minute	39.3
10 Minute	39.9
15 Minute	40.2

### BUSINESSES

5 Minute	293
10 Minute	1,964
15 Minute	4,337

### EMPLOYEES

5 Minute	2,676
10 Minute	18,686
15 Minute	45,280

### RACE / ETHNICITY WITHIN 15-MINUTES

White	50.8%
Black	19.7%
Hispanic Origin (Any Race)	28.0%