

# MULTI-TENANT NET LEASED

Investment Opportunity



Adjacent to Publix-Anchored Shopping Center | Signalized, Hard Corner Intersection



3301 E. Semoran Boulevard | Apopka, Florida

**ORLANDO** MSA

ACTUAL SITE





## EXCLUSIVELY MARKETED BY



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NATIONAL NET LEASE

Qualifying Broker: Patrick Nutt, SRS Real Estate Partners-SOFLO LLC | FL License No. BK3120739





# SITE OVERVIEW





PROPERTY PHOTOS



WATCH DRONE VIDEO





PROPERTY PHOTOS





PROPERTY PHOTOS







OFFERING

Pricing	\$5,353,000
Net Operating Income	\$326,546
Cap Rate	6.10%

PROPERTY SPECIFICATIONS

Property Address	3301 E. Semoran Boulevard Apopka, Florida 32703
Total Rentable Area	8,211 SF
Occupancy	100%
Land Area	1.48 AC
Lease Types	NNN
Landlord Responsibilities	Structural Components of Building and Foundation
Year Built	2006
Tenants	MÜV Dispensary Smoothie King Firehouse Subs Spectrum



# RENT ROLL



Suite #	Tenant Name	Size SF	Pro					Pro Rata (\$)	Rental Increases						Lease Start Date	Lease End Date	Options Remaining
			Rata (SF)	Rent Monthly	Rent \$/SF/Mo	Rent Annual	Rent \$/SF/Yr		Increase		Rent Monthly	Rent \$/SF/Mo	Rent Annual	Rent \$/SF/Yr			
									Date	Inc.							
1001	MUV	1,555	19%	\$8,523	\$5.48	\$102,276	\$65.77	31%	Jul-26	3.0%	\$8,779	\$5.65	\$105,350	\$67.75	Jan-23	Jul-38	2 (5-Year)  3% Annual Increases During Options
									Jul-27	3.0%	\$9,043	\$5.82	\$108,510	\$69.78			
									Jul-28	3.0%	\$9,314	\$5.99	\$111,766	\$71.87			
									Jul-29	3.0%	\$9,593	\$6.17	\$115,119	\$74.03			
									Jul-30	3.0%	\$9,881	\$6.35	\$118,572	\$76.25			
									Jul-31	3.0%	\$10,177	\$6.54	\$122,129	\$78.54			
									Jul-32	3.0%	\$10,483	\$6.74	\$125,793	\$80.90			
									Jul-33	3.0%	\$10,797	\$6.94	\$129,567	\$83.32			
									Jul-34	3.0%	\$11,121	\$7.15	\$133,454	\$85.82			
									Jul-35	3.0%	\$11,455	\$7.37	\$137,458	\$88.40			
									Jul-36	3.0%	\$11,798	\$7.59	\$141,581	\$91.05			
									Jul-37	3.0%	\$12,152	\$7.82	\$145,829	\$93.78			
1007	Smoothie King	1,464	18%	\$3,782	\$2.58	\$45,384	\$31.00	14%	May-27	2.0%	\$3,858	\$2.64	\$46,292	\$31.62	Jan-24	Apr-34	2 (5-Year)  2% Annual Increases During Options
									May-28	2.0%	\$3,935	\$2.69	\$47,214	\$32.25			
									May-29	2.0%	\$4,013	\$2.74	\$48,158	\$32.90			
									May-30	2.0%	\$4,093	\$2.80	\$49,121	\$33.55			
									May-31	2.0%	\$4,175	\$2.85	\$50,104	\$34.22			
									May-32	2.0%	\$4,259	\$2.91	\$51,106	\$34.91			
									May-33	2.0%	\$4,344	\$2.97	\$52,128	\$35.61			



# RENT ROLL



Suite #	Tenant Name	Size SF	Pro					Pro Rata (\$)	Rental Increases						Lease Start Date	Lease End Date	Options Remaining
			Rata (SF)	Rent Monthly	Rent \$/SF/Mo	Rent Annual	Rent \$/SF/Yr		Increase Date	Inc.	Rent Monthly	Rent \$/SF/Mo	Rent Annual	Rent \$/SF/Yr			
1013	Firehouse Subs	1,600	19%	\$4,120	\$2.58	\$49,440	\$30.90	15%	Jul-26	3.0%	\$4,244	\$2.65	\$50,923	\$31.83	Jun-09	Jul-34	2 (5-Year)  3% Annual Increases During Options
									Jul-27	3.0%	\$4,371	\$2.73	\$52,451	\$32.78			
									Jul-28	3.0%	\$4,502	\$2.81	\$54,024	\$33.77			
									Jul-29	3.0%	\$4,637	\$2.90	\$55,645	\$34.78			
									Jul-30	3.0%	\$4,776	\$2.99	\$57,315	\$35.82			
									Jul-31	3.0%	\$4,919	\$3.07	\$59,034	\$36.90			
									Jul-32	3.0%	\$5,067	\$3.17	\$60,805	\$38.00			
									Jul-33	3.0%	\$5,219	\$3.26	\$62,629	\$39.14			
3301-09	Spectrum	3,592	44%	\$10,787	\$3.00	\$129,446	\$36.04	40%	Jun-27	3.0%	\$11,111	\$3.09	\$133,329	\$37.12	Nov-18	Apr-31	1 (5-Year)  3% Annual Increases During Options
									Jun-28	3.0%	\$11,444	\$3.19	\$137,329	\$38.23			
									Jun-29	3.0%	\$11,787	\$3.28	\$141,449	\$39.38			
									Jun-30	3.0%	\$12,141	\$3.38	\$145,692	\$40.56			
Total Occupied		8,211	100%	\$27,212	\$3.31	\$326,546	\$39.77	100%									
Total Vacant		0	0%	\$0		\$0		0%									
Total / Wtd. Avg:		8,211	100%	\$27,212	\$3.31	\$326,546	\$39.77	100%									



## INVESTMENT HIGHLIGHTS



### Multi-Tenant Offering | Strong Tenant Lineup | Varying Lease Terms

- Opportunity to acquire a multi-tenant strip in Apopka, FL
- The strip features the following tenants: MÜV Dispensary, Smoothie King, Firehouse Subs, and Spectrum
- Firehouse and Spectrum signed recent lease extensions, demonstrating success and commitment at this site
- Landlord responsibilities limited to Structural Components of Building and Foundation

### Signalized, Hard Corner Intersection | Surrounding Retailers | Adjacent to Hunt Club Corners

- Hunt Club is strategically located at signalized, hard corner intersection of East Semoran Blvd and South Hunt Club Blvd averaging a combined 71,100 VPD
- Adjacent to Hunt Club Corners, a 105,000 SF Publix-anchored neighborhood center that ranks in the 62nd percentile of all neighborhood centers nationwide according to Placer.ai
- The immediate trade area is supported by surrounding retailers such as Walmart Neighborhood Market, Sprouts, Hobby Lobby, and more

### Demographics 5-Mile Trade Area | Orlando MSA | Six-Figure Incomes | Significant Population Growth

- More than 208,000 residents and 90,000 employees support the trade area
- \$115,630 average household income within a 1-mile radius
- **Apopka is currently growing at a rate of 2.4% annually, and its population has increased 8.95% since the most recent census**
- “The Orlando MSA is the region’s fastest-growing job market and population, surpassing other rapidly developing metropolitan areas. According to the U.S. Bureau of Labor Statistics, in 2022, Orlando ranked #2 in the US for job growth, making it one of the nation’s fastest-growing regions.” (full article [HERE](#))





## BRAND PROFILE



### MÜV DISPENSARY

**muvmvfl.com**

**Company Type:** Subsidiary

**Locations:** 81+

**Parent:** Verano Holdings Corp.

**2024 Revenue:** \$878.59 Million

**2024 Assets:** \$1.99 Billion

**2024 Equity:** \$952.17 Million

müv

MÜV Medical Cannabis Dispensary and cannabis-infused products are the fruition of what was once just an idea: that everyone deserves access to cannabis. As a member of the Verano family, their resources have expanded tenfold to further the MÜV goal – to provide the best cannabis and cannabis-infused products to Florida's medical marijuana patients.

Source: muvmvfl.com/about, ca.finance.yahoo.com



### SMOOTHIE KING

**smoothieking.com**

**Company Type:** Private

**Locations:** 1,300+

SMOOTHIE  
KING

Smoothie King Franchises, Inc., the original U.S. smoothie franchise, is a privately held, Dallas-based franchise company with more than 1300 units worldwide. Smoothie King extends its vision to be an integral part of every health and fitness journey through partnerships with the Challenged Athletes Foundation, the Smoothie King Center and the Dallas Cowboys as "The Official Smoothie of the Dallas Cowboys." The franchise is ranked No. 1 by Entrepreneur magazine in the juice bar category for the 27 years, ranked No.19 overall on the «2021 Franchise 500» list and debuted on the «Inc. 5000» list in 2018. The company also offers retail products that include sports beverages, energy bars, vitamins, supplements and more.

Source: smoothieking.com/news





## VERANO

**verano.com**

**2024 Employees:** 3,800

**2024 Retail Locations:** 157

**2024 Revenue:** \$879 Million

**2024 Assets:** \$1.99 Billion

**2024 Equity:** \$950 Million

Verano Holdings Corp. (Cboe CA: VRNO) (OTCQX: VRNOF), one of the U.S. cannabis industry's leading companies based on historical revenue, geographic scope and brand performance, is a vertically integrated, multi-state operator embracing a mission of saying Yes to plant progress and the bold exploration of cannabis.

Verano provides a superior cannabis shopping experience in medical and adult use markets under the Zen Leaf™ and MÜV™ dispensary banners, including Cabbage Club™, an innovative annual membership program offering exclusive benefits for cannabis consumers. Verano produces a comprehensive suite of high-quality, regulated cannabis products sold under its diverse portfolio of trusted consumer brands including Verano™, (the) Essence™, MÜV™, Savvy™, BITS™, Encore™, and Avexia™.

Verano's active operations span 13 U.S. states, comprised of 15 production facilities with over 1.1 million square feet of cultivation capacity and over 150 retail locations.

Source: verano.com



# POWERHOUSE BUSINESS & BRANDS

**\$202M**

Q2 2025 REVENUE

**3,800+**

EMPLOYEES

**1,400+**

ACTIVE WHOLESALE  
ACCOUNTS

**157**

OPERATING RETAIL  
LOCATIONS

**15**

CULTIVATION &  
PRODUCTION FACILITIES

VERANO

SAMMY

The  
Essence

BITS

ENCORE  
EDIBLES

Vital

ON THE  
ROCKS

Sweet  
SUPPLY

holy  
union

Hi-Klas  
ARIZONA

CTPHARMA

Avexia

zenLEAF

CabbageClub

müv

VERANO

To Read Full Investor Presentation Report, Click [HERE](#)



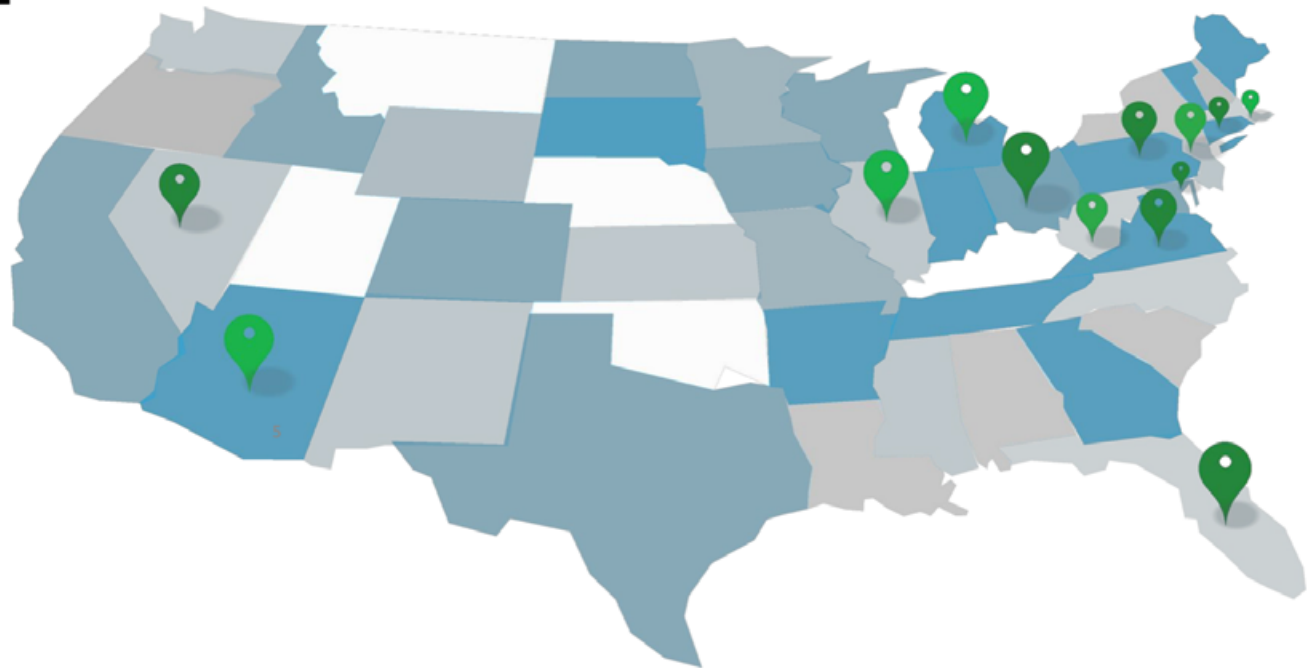
# OUR EXPANSIVE FOOTPRINT

**89 Million**

American adult population  
within geographic footprint<sup>1</sup>

**13 States**

Nevada, Arizona, Illinois, Michigan, Ohio,  
Pennsylvania, West Virginia, Virginia, Maryland,  
New Jersey, Florida, Connecticut, Massachusetts



**VERANO**<sup>™</sup> <sup>1</sup>Total Adult Use Population Size per BDSA data.  
Footprint as of August 6, 2025.

To Read Full Investor Presentation Report, Click [HERE](#)



## Trump rewriting federal marijuana regulations could unlock billions for the US economy — what you should know

Danielle Antosz | Wed, September 3, 2025 at 7:00 AM

President Trump recently confirmed that his administration is considering reclassifying marijuana as a less dangerous drug, and that shift could have a massive impact on the U.S. economy.

Currently, marijuana is classified as a Schedule I drug — alongside heroin, LSD and MDMA. These drugs are considered more dangerous and are defined as having no acceptable medical use.

Trump is considering reclassifying marijuana as a Schedule III drug, alongside some types of testosterone, estrogen and caffeine. Drugs in this classification have a lower risk of abuse and accepted medical uses.

«We're looking at reclassification and we'll make a determination over the next — I would say over the next few weeks, and that determination hopefully will be the right one,” Trump said in a recent news conference. “It's [a] very complicated subject.”

While this shift will not federally legalize marijuana, the «billions in untapped potential» could have a major impact on the U.S. economy and the stock market.

### ‘Some people like it, some people hate it’

If Trump reclassifies marijuana from Schedule I to Schedule III, the effects could ripple through the economy almost immediately.

For one, cannabis businesses would gain access to major tax breaks. Right now, companies that sell marijuana in states where it's legal can't deduct normal business expenses — such as payroll, marketing and rent — because these companies are “trafficking” a Schedule I drug. Reclassification would open the door to those deductions, which could lead to significant tax savings for said companies.

The change would also make it easier for scientists to conduct federally approved research on marijuana, as it's very difficult for companies to research Schedule I drugs. That research could uncover new use cases and open up new markets. This reclassification could also help normalize the industry in the eyes of mainstream investors.

But reclassifying marijuana is not without its critics. The National Sheriffs' Association submitted a written opposition stating that marijuana has a “high abuse

potential” and has resulted in fatal vehicle crashes.

The administration says it is early in the decision process, but plans to decide in the coming weeks.

«I've heard great things having to do with medical, and I've [heard] bad things having to do with just about everything else,” said Trump, according to ABC News. “Some people like it, some people hate it.»

### Intrigued investors should approach with caution

Support for cannabis legalization has grown in recent years. According to polling from Gallup, support for legalization rose from 36% in 2005 to 68% in 2024.

The changing sentiment and the legalization of recreational and medical use in dozens of states show that the tide appears to be turning on marijuana use in America. But the potential reclassification of marijuana also presents a major investment opportunity. If you're considering investing in cannabis, here are a few things to know.

Source: Yahoo Finance  
Read Full Article [HERE](#)



## BRAND PROFILE



### SPECTRUM

**spectrum.com**

**Company Type:** Subsidiary

**Locations:** 652+

**Parent:** Charter Communications

**2024 Revenue:** \$55.09 Billion

**2024 Net Income:** \$5.08 Billion

**2024 Assets:** \$150.02 Billion

**2024 Equity:** \$15.59 Billion

**Credit Rating:** S&P: B+



Spectrum is a suite of advanced communications services offered by Charter Communications, Inc. (NASDAQ:CHTR), a leading broadband connectivity company and cable operator with services available to nearly 57 million homes and businesses in 41 states.

Source: corporate.charter.com, finance.yahoo.com



### FIREHOUSE SUBS

**firehousesubs.com**

**Company Type:** Subsidiary

**Locations:** 1,250+

**Parent:** Restaurant Brands International

**2024 Revenue:** \$8.41 Billion

**2024 Net Income:** \$1.02 Billion

**2024 Assets:** \$24.63 Billion

**2024 Equity:** \$3.11 Billion

**Credit Rating:** S&P: BB



Firehouse Subs is a subsidiary of Restaurant Brands International Inc. («RBI»), one of the world's largest quick service restaurant companies with over \$45 billion in annual system-wide sales and approximately 32,000 restaurants in more than 120 countries and territories. RBI owns four of the world's most prominent and iconic quick service restaurant brands – Burger King, Tim Hortons, Popeyes, and Firehouse Subs.

Source: prnewswire.com, firehousesubs.com, finance.yahoo.com





## Massive mixed-use development breaks ground in Apopka's booming Kelly Park corridor

Wyld Oaks set to bring multi-family housing, shopping, dining, entertainment, hotel  
*By Justin Warmoth*

APOPKA, Fla. – Work is now underway on a \$1.2 billion development that's expected to transform the northwest corner of Orange County.

Wyld Oaks is set to bring a mix of new multi-family housing, shopping, dining, entertainment and hotels to an area booming with single-family home development that was jumpstarted by the expansion of S.R. 429 and

the opening of the Kelly Park Road interchange. On the 255-acre property in Apopka, the remaining cattle and handful of citrus trees offer a reminder of what this region was once known for – agriculture and farming. Today, though, the Orlando sub-market is one of the fastest-growing cities in Central Florida.

"I think that where this project is located is going to be the epicenter of what will be occurring in the northwest part of Orange County," Mayor Jerry Demings said. "Everybody knows it's here now, and they want a part of it."

During the groundbreaking ceremony for Wyld Oaks, developer Joseph Beninati gave perspective on just how massive his new project will be. In total, the development will have up to 280,000 square feet of retail and outparcel space, 70,000 square feet of restaurant space, two hotels, between 3,000 to 4,000 multifamily and condominium residences, an outdoor entertainment venue, and a 10-acre park and preserve.

"Maybe a third of this project is the equivalent of Celebration or Baldwin Park or downtown

Winter Park," he said. "I think if half of this vision is realized, it could be something that's remembered for decades here in Central Florida."

In the next five years, Apopka's population is expected to grow by 6.1% thanks in large part to the nearly 13,000 homes that will soon sprout in the Kelly Park Road corridor. With growth like that, demand for shops, restaurants and other amenities will be high, and Wyld Oaks plans to fill the retail gap.

"Throughout the week, people can walk to work, go to three restaurants, walk to the supermarket, cook at home on their own barbecue, go to a concert inside Wyld Oaks, and realize that six days later they've actually never turned on their car," Beninati said. "That really doesn't exist in Central Florida." There are several road projects all throughout the area to accommodate the new development. One of the more anticipated upgrades will be expanding Kelly Park Road from two lanes to four, which is set to begin later this year.

Full buildout for Wyld Oaks could take anywhere from five to 15 years, according to Beninati.

Source: ClickOrlando  
Read Full Article [HERE](#)





## Toll Brothers to build 313 homes at The Ridge in Apopka

Toll Brothers Plans to build 313 homes on an 80 acre parcel at The Ridge at Lake Bronson  
*By Tyler Williams*

Luxury homebuilder Toll Brothers has filed subdivision plans to build 313 homes and townhomes at the Ridge at Lake Bronson, about two years after buying into The Ridge at Apopka Community Development District.

The plans call for 218 single-family homes and 95 townhomes built over two phases, with all of the homes rising two stories. The homes are planned for Parcel 2 of the CDD, located on an 80-acre lot at 1879 Boy Scout Rd., between Jackson Street and Galway Boulevard in Apopka.

The single-family lots will either be 55-foot front-loaded homes or 32-foot rear-loaded bungalows, while the townhomes will be 18 feet wide. Additionally, there will be an approximately 1.5 acre amenity area in the center of the community, which will include a pool and a clubhouse, a playground, parks/open space, and a community trail that will connect to a nearby lake.

Other companies working on the project include civil engineer VHB, geotech Yovaish Engineering Services, environmental consultant Bio-Tech Consulting Inc., surveyor Allen & Company, and Land Use Attorney Gray Robinson P.A.

The project went before the Apopka Development Review Committee (DRC) on Wednesday. Jimmy Hoffman, Land Development Project Manager at VHB, represented the engineering team at the DRC meeting, which mainly centered around traffic safety issues during construction of phase 2, and the possible addition of right and left turn lanes within the subdivision. There was no formal vote during Wednesday's meeting.

Representatives from Toll Brothers and planning officials from the City of Apopka were not immediately available to comment on the development's timeline.

Growthspotter previously reported in 2022 that the Ridge at Lake Bronson master-planned community is entitled for up to 683 homes, 678 multifamily units, 350,000 square feet of commercial and office space, and 1.5 million square feet of industrial use. Other developers contracted to the CDD include Lennar Homes and McCraney Property Company. The mixed-use, master-planned community will be built around a central lake which will have recreational space and walking trails.

This is Toll Brother's second residential project in Apopka, which is seeing a flurry of new development. GrowthSpotter previously reported that Toll Brothers completed construction on a 114-lot subdivision at The Oaks at Kelly Park on 40 acres that they purchased for about \$3.5 million in the summer of 2019. The Pennsylvania-based homebuilder is also planning a new townhouse community in Lake Nona just down the street from its Laurel Pointe neighborhood, with plans calling for 125 homes to be built over two phases, and is under contract to buy a 116-lot subdivision on Whip O'Will Lane in Osceola County.

Source: GrowthSpotter  
Read Full Article [HERE](#)





## Land in Apopka near future Publix eyed for new restaurants and medical offices

Posted December 11, 2023

After acquiring land in a rapidly growing area of Apopka — right in the middle of where more than 3,000 housing units are set to rise and across the street from the site of a future Publix — JW<sup>2</sup> Development is pursuing a plan to deliver several restaurants and medical offices. In October, JW<sup>2</sup> paid \$2.68 million for 18 acres of land at the southeast intersection of Ocoee Apopka Road and Keene Road, just east of S.R. 429. The land had formerly been owned for more than two decades by real estate investor Daryl Carter.

Source: GrowthSpotter  
Read Full Article [HERE](#)



## AdventHealth Apopka debuts \$26.3 million expansion

Posted April 29, 2024

AdventHealth Apopka is opening a new patient floor to better serve the growing population in Orange County. The \$26.3 million investment increases the hospital's licensed bed count to 158.

This new floor, located on the fifth floor of the hospital, will address the increasing demand for complex care within the community. The 30,230-square-foot expansion adds 38 inpatient beds, including cardiovascular progressive care beds and four dialysis bays.

Source: The Apopka News  
Read Full Article [HERE](#)



## Toll Brothers Announces Newest Luxury Home Community, Bronson Peak, Coming Soon to Apopka, Florida

Posted March 20, 2024

Located in Apopka, Bronson Peak will include 313 new homes within four collections, including 95 two-story townhomes in the Hamlin Collection, 60 bungalow-style single-family homes in the Juniper Collection, 79 single-family homes on 50-foot-wide home sites in the Seville Collection, and 79 single-family homes on 60-foot-wide home sites in the Valencia Collection. Toll Brothers home buyers in Bronson Peak will be able to choose from 21 exquisite home designs with flexible floor plans ranging from 1,760 to 3,987+ square feet, each built with the outstanding quality, craftsmanship, and value for which Toll Brothers is known.

Source: GlobeNewswire  
Read Full Article [HERE](#)

# PROPERTY OVERVIEW



## LOCATION



Apopka, Florida  
Orange County  
Orlando-Kissimmee-Sanford MSA

## ACCESS



E. Semoran Boulevard: 1 Access Point  
S. Hunt Club Boulevard: 1 Access Point

## TRAFFIC COUNTS



E. Semoran Boulevard: 59,500 VPD  
S. Hunt Club Boulevard: 11,600 VPD  
State Highway 434: 57,500 VPD

## IMPROVEMENTS



There is approximately 8,211 SF of existing building area

## PARKING



There are approximately 40 parking spaces on the owned parcel.  
The parking ratio is approximately 4.87 stalls per 1,000 SF of leasable area.

## PARCEL



Parcel Number: 07-21-29-300-016B-0000  
Acres: 1.48  
Square Feet: 64,466

## CONSTRUCTION



Year Built: 2006

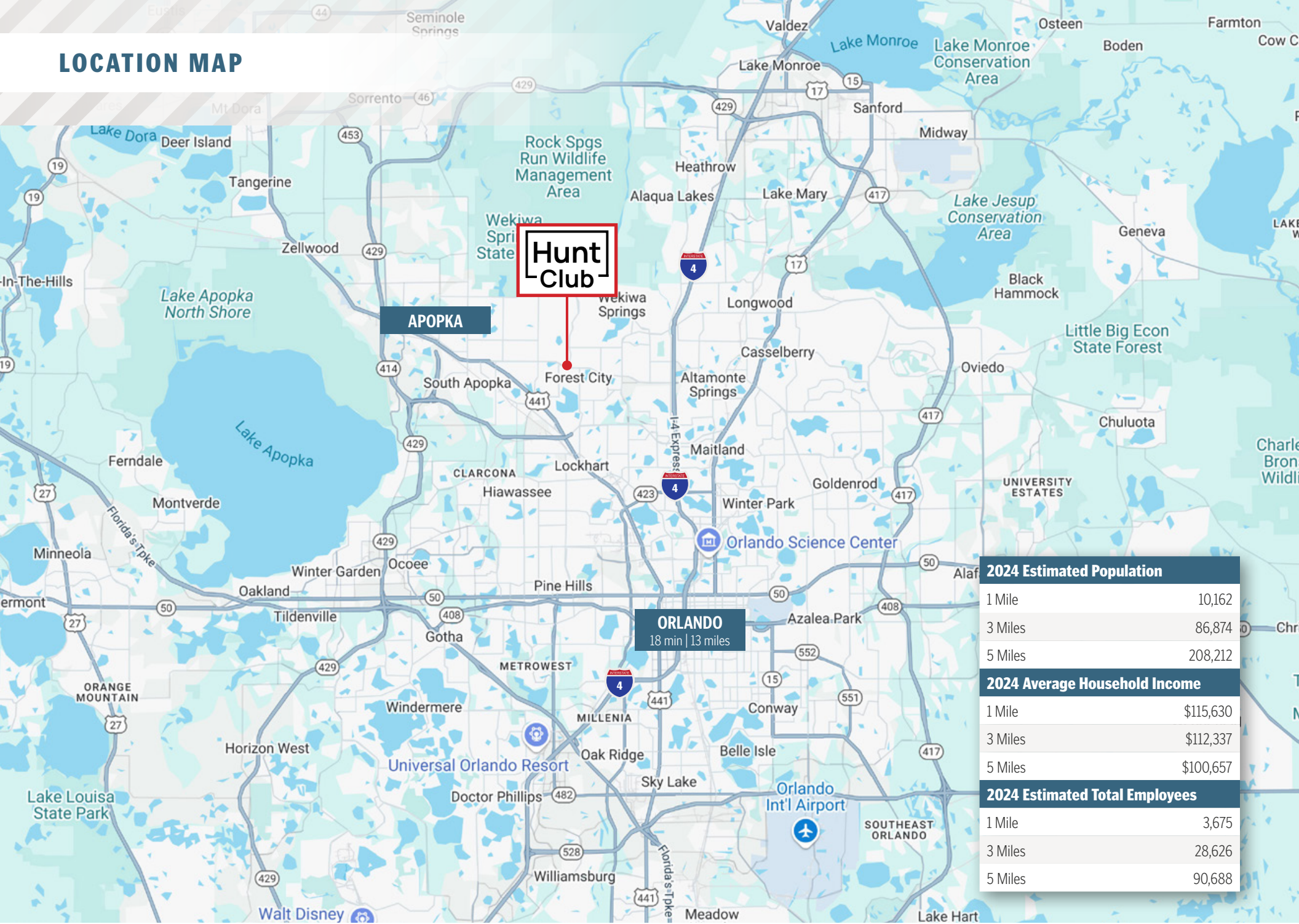
## ZONING



Commercial



LOCATION MAP



2024 Estimated Population	
1 Mile	10,162
3 Miles	86,874
5 Miles	208,212
2024 Average Household Income	
1 Mile	\$115,630
3 Miles	\$112,337
5 Miles	\$100,657
2024 Estimated Total Employees	
1 Mile	3,675
3 Miles	28,626
5 Miles	90,688





12 Miles to Wyld Oaks, Mixed-Use Development

7 Miles to Lake Carter Exchange







ACE Hardware  
The PICKLR  
Great Clips  
IT'S GONNA BE GREAT!  
Jordan's Market

HUNT CLUB CORNERS  
Publix Pet Super market  
burn boot camp  
PIZZA  
HAND + STONE  
ROBATTI'S  
PM Pediatric Care  
boost mobile  
ups

Public Storage

Topper's

11,600  
VEHICLES PER DAY

BANK OF AMERICA

Hunt Club

WELLS FARGO

59,500  
VEHICLES PER DAY

E. SEMORAN BLVD.

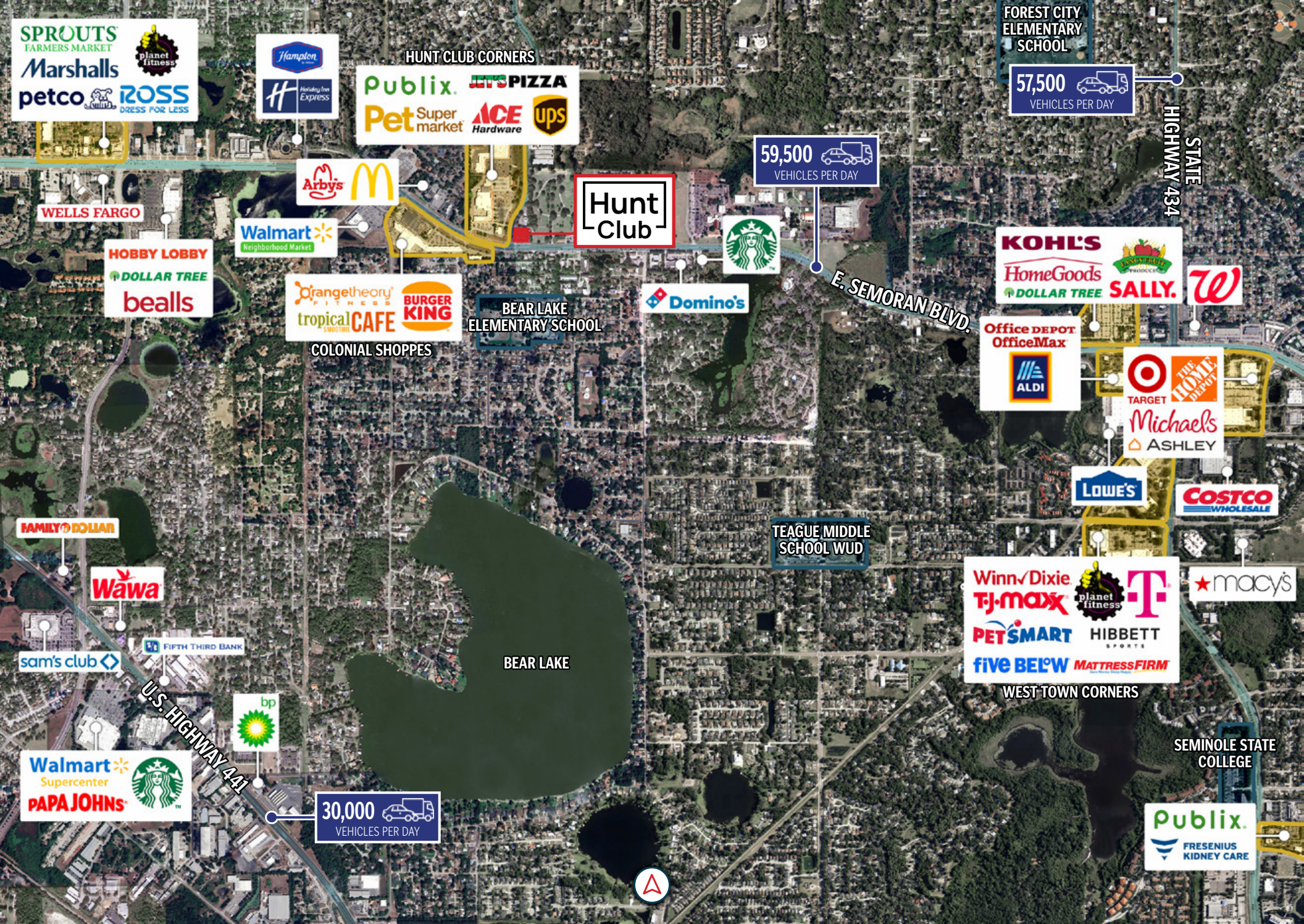
S. HUNT CLUB BLVD.















Suite	Tenant	SQ FT
3301	Spectrum	3,592
1001	MUV	1,555
1007	Smoothie King	1,464
1013	Firehouse Subs	1,600



	1 Mile	3 Miles	5 Miles
Population			
2024 Estimated Population	10,162	86,874	208,212
2029 Projected Population	10,072	87,083	209,968
2024 Median Age	40.2	40.1	38.7
Households & Growth			
2024 Estimated Households	3,928	33,332	81,465
2029 Projected Households	3,968	33,892	83,120
Income			
2024 Estimated Average Household Income	\$115,630	\$112,337	\$100,657
2024 Estimated Median Household Income	\$79,773	\$77,741	\$71,707
Businesses & Employees			
2024 Estimated Total Businesses	353	3,448	9,490
2024 Estimated Total Employees	3,675	28,626	90,688



APOPKA, FLORIDA

Apopka, Florida, in Orange county, is 12 miles NW of Orlando, Florida and 76 miles NE of Tampa, Florida. The city is part of the Orlando metropolitan statistical area. The City of Apopka had a population of 60,279 as of July 1, 2024.

The city's rich history resonates in its small-town charm, locally owned businesses and tree-lined neighborhoods. Major shopping areas, entertainment, tourist destinations and airports are just minutes away with direct access to northwest Central Florida's growing highway system. Tourists come from all over the world to enjoy recreational activities. The main roadways in Apopka include SR 441 (West Orange Blossom Trail) which runs NW to SE through the center of Apopka and the 429 Expressway which runs North and South along with Western Side of Apopka. The largest industries in Apopka, FL are Health Care & Social Assistance, Construction, and Retail Trade, and the highest paying industries are Utilities, Informatio, and Professional, Scientific, & Technical Services. It also has many great businesses that include Apopka Hardware, InReality, Massey Services and Black Bear Wilderness Camp.

Apopka and Nearby Attractions are Rock Springs Ridge, Apopka Historical Society, Lake Apopka, Apopka Seaboard Air Line Railway Depot, Museum of the Apopkans, Ryan & Company Lumber Yard. The people of Apopka have preserved the history of their city well. One can visit the Apopka Historical Society to get an idea about the life of early settlers in Apopka. The city has a golf course and is a very popular fishing spot. The Wekiwa Springs State Park is spread over a huge area of 7,000 acres; one can still find mounds built by the native population in the park.



## ORLANDO, FLORIDA

Orlando is a city in the U.S. state of Florida and the county seat of Orange County. Located in Central Florida, it is the center of the Orlando metropolitan area. The City of Orlando is the 4th largest city in Florida with a population of 325,044 as of July 1, 2024. The city is in the approximate center of the State of Florida and the four-county Orlando-Kissimmee-Sanford Metropolitan Statistical Area (MSA). The City of Orlando is nicknamed “The City Beautiful” and its symbol is the fountain at Lake Eola. Orlando is also known as “The Theme Park Capital of the World” and in 2014 its tourist attractions and events drew more than 62 million visitors. The Orlando International Airport (MCO) is the thirteenth busiest airport in the United States and the 29th busiest in the world.

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A bustling downtown draws businesses of all types and is especially strong in its ability to attract corporate headquarters. Some of those that have selected downtown Orlando include Red Lobster, Radixx and American Safety Council.

Major international companies have a presence in Orlando. Walt Disney Company, Lockheed Martin, Siemens Energy, Mitsubishi-Hitachi Power Systems, L-3 Communications, Science Applications International Corporation (SAIC), Electronic Arts, Northrop Grumman, Darden Restaurants, Verizon Communications, Tupperware Brands Corp., American Automobile Association (AAA), Ruth’s Chris Steak House, Deloitte and more. Orlando is also home to the U.S. operations of Germany’s Siemens Energy, Japan’s Mitsubishi Hitachi Power Systems, Spain’s Indra System, Australia’s Adacel to name a few. In total, more than 150 international companies, representing about 20 countries, have facilities in Orlando.





**Orlando is best known around the world for its many popular attractions.**



**Walt Disney World**, the most visited vacation resort in the world with more than 52 million visitors every year. The property covers 66 square miles with four theme parks, 24 themed resort hotels, two water parks, and four golf courses.



**Universal Orlando Resort** the largest property operated by Universal Parks & Resorts and the largest resort in Orlando with two theme parks: Universal Studios Florida and Islands of Adventure. Universal Orlando Resort, and Wet 'n Wild Water Park, the first water park in America.



**SeaWorld** features marine animals like sea lions, orcas and dolphins with displays and shows. SeaWorld had the first birth of a killer whale in captivity and the first hatching of captive green sea turtles.







## LARGEST EMPLOYERS

Company	Employees
Walt Disney World	74,200
Advent Health	28,959
Orange County Public Schools	25,145
Universal Orlando Resort	25,000
Publix Supermarkets Inc.	19,783
Orlando Health	19,032
Orlando International Airport (MCO)	18,000
Seminole County Public Schools	10,000
University of Central Florida	9,476
Lockheed Martin	9,000



**Ranked #1 in the Country for  
JOB GROWTH**

U.S. DEPT. OF LABOR, BUREAU OF LABOR STATISTICS, 2015-2018



Home to 292,059

Population growth of 22.56%  
since 2010

AVERAGE  
HOUSEHOLD  
INCOME  
**\$75,669**



MEDIAN  
CITY OF ORLANDO  
AGE  
**33.8**



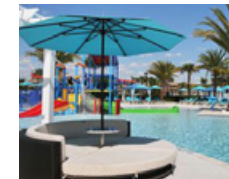
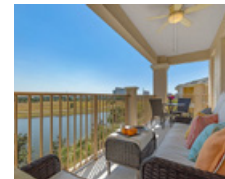
MEDIAN  
HOME  
COST  
**\$240,000**



MEDIAN  
RENTAL  
COST  
**\$1,196**



OVER **121,000 HOTEL ROOMS, 20,000 VACATION-HOME RENTALS  
& 22,000 VACATION-OWNERSHIP PROPERTIES**



**\$90,245,169**

GDP of county (2019 Orange County):

**5TH MOST POPULOUS COUNTY**  
in Florida (6.6% of Florida's population)







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CAPITAL MARKETS  
TRANSACTION

VALUE  
in 2024

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