



Each office independently owned & operated

RETAIL INDUSTRIAL LAND

528 & 635 W ORANGE BLOSSOM TRL
APOPKA, FL 32712

Lake Apopka

FOR SALE



RETAIL INDUSTRIAL LAND FOR SALE: 1.17 ACRES

KW Commercial

147 W Lyman Avenue, Winter Park, FL 32789
407.920.8007

Winter Park Commercial Real Estate, LLC

OFFERED BY:

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Disclaimer: The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.



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W. Orange Blossom Trail



Subject Property



Old Dixie Hwy

Wawa

SM





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OVERVIEW

Apopka is a rapidly growing city located northwest of Orlando, known as the “Indoor Foliage Capital of the World” for its historic nursery industry. Blending small-town charm with suburban convenience, Apopka offers easy access to Orlando’s job market while preserving a family-friendly, nature-rich atmosphere. The city has experienced steady population growth in recent years, driven by new housing developments, expanding infrastructure, and its close proximity to major highways, state parks, and recreational lakes.

KEY FACTORS

- ◀ Steady population growth in Apopka is fueling increased demand for residential development, retail services, and healthcare facilities.
- ◀ Estimated disposable income per household in Apopka is approximately \$67,500.
- ◀ Strategic location near Orlando allows businesses to tap into a large and diverse labor pool from surrounding metro and suburban areas.
- ◀ A diverse consumer base includes families, retirees, commuters, and outdoor enthusiasts drawn by Apopka’s parks, trails, and lakes.
- ◀ Recent commercial growth includes new retail centers and industrial parks, contributing to increased tax revenue and job creation.
- ◀ The city is a gateway to natural attractions like Wekiwa Springs State Park, enhancing local tourism and outdoor recreation-based business opportunities.

AREA DETAILS

TRAFFIC

Average Traffic Count	53,000+

POPULATION

2024 Population	108,000
Population Growth 2022-2024	3.8%.
2029 Population Projection	118,875

INCOME

Avg Household Income	\$95,703
Median Household Income	\$78,547



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PROPERTY DETAILS

INVESTMENT HIGHLIGHTS

Industrial Retail Land, potential for C-store, gas/charging station, automotive or industrial service center, car wash, QSR drive-through. Increasing traffic growth associated to the new highways highlighted herein and the City of Apopka's published Community Redevelopment (CRA) plan and Future Land Use plan which bring upgrades to infrastructure and appearance which in turn attracts businesses increasing traffic and spending.

- ◀ Premier Frontage on US-441 (Orange Blossom Trail) – High-traffic corridor with exceptional visibility and exposure.
- ◀ Strategic Corner Lot at Signalized Intersection – Easy access and strong ingress/egress points ideal for retail or drive-thru development.
- ◀ Zoned for Commercial Use – Perfect for QSR, retail, medical offices, clinic, and other uses benefiting from high traffic frontage and access.
- ◀ Located in a High-Growth Corridor – Surrounded by new residential and commercial developments fueling demand.
- ◀ Close to Downtown Apopka & Major Anchors – Minutes from Apopka City Center, schools, parks, and national retailers.
- ◀ Value-Add or Redevelopment Potential – Ideal for investors or owner-users looking to maximize returns in a growing market.
- ◀ Possible Opportunity Zone Benefits – (To be verified locally) Potential tax incentives for qualified investors.

PROPERTY INFORMATION

Parcel ID:	092128590002060 282109590002010
Acres:	1.17 Acres
Submarket:	Apopka
Market:	Orlando
County:	Orange
Zoning:	C-1/MU-D

CENTRAL BUSINESS DISTRICTS

528 W Orange Blossom Trail sits just 17 miles northwest of downtown Orlando. It's an easy 25–30 minute drive to the city's core, offering quick access to Orlando's business, tourism, and entertainment hubs while staying connected to the growing Apopka community.

[Link to Parcel 092128590002060](#)

[Link to Parcel 282109590002010](#)

[City CRA Site](#)



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STATISTICS

WELCOME TO APOPKA AND THE GREATER ORLANDO MARKET!

Strategically positioned along one of Central Florida's key commercial corridors, 528 W Orange Blossom Trail in Apopka offers direct access to Orlando's rapidly expanding metro area. As part of one of the fastest-growing regions in the U.S., Apopka benefits from strong population growth, infrastructure investments, and proximity to major employment hubs, including downtown Orlando and the I-4 corridor.

Apopka is known for its business-friendly leadership, quality of life, and access to natural attractions like Wekiwa Springs State Park. The city continues to attract a wave of new residents, developers, and retail operators looking to capitalize on its upward trajectory. With average daily traffic counts exceeding 34,000 vehicles, this high-visibility location offers significant potential for retail, QSR, and service-oriented users.

BUSINESS ADVANTAGES – APOPKA / ORLANDO

- No state income tax
- Pro-business regulatory environment
- High growth corridor with strong consumer demand
- Access to a diversified and educated labor force
- Proximity to Orlando International Airport and regional logistics hubs

REGIONAL STATISTICS

Orlando MSA Population:	2.7 million+
Apopka Population Growth:	3% YoY
Orlando Job Growth (2023):	4.3% YoY
Apopka Median Household Income:	\$78,500
Traffic Count (near subject site):	53,000+ ADT

APOPKA CITY

- #2 Fastest-Growing City in Central Florida
- #4 Orlando Suburb with Highest Job Growth
- #6 Best Places to Live
- #10 Top Small Cities for Real Estate Investment in Florida

ORLANDO MSA

- #1 U.S. Metro for Job Growth
- #2 Best Place to Start a Business
- #3 Most Visited City in the U.S.
- #4 Fastest-Growing Large Metro Area
- #5 Best Cities for Young Professionals
- #6 Best Metro for STEM Job Growth