

FOR LEASE

MEDICAL/ OFFICE/ RETAIL

108 S PARK AVE APOPKA, FL



LICENSED REAL ESTATE BROKER | FranklinSt.com

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PROPERTY SUMMARY

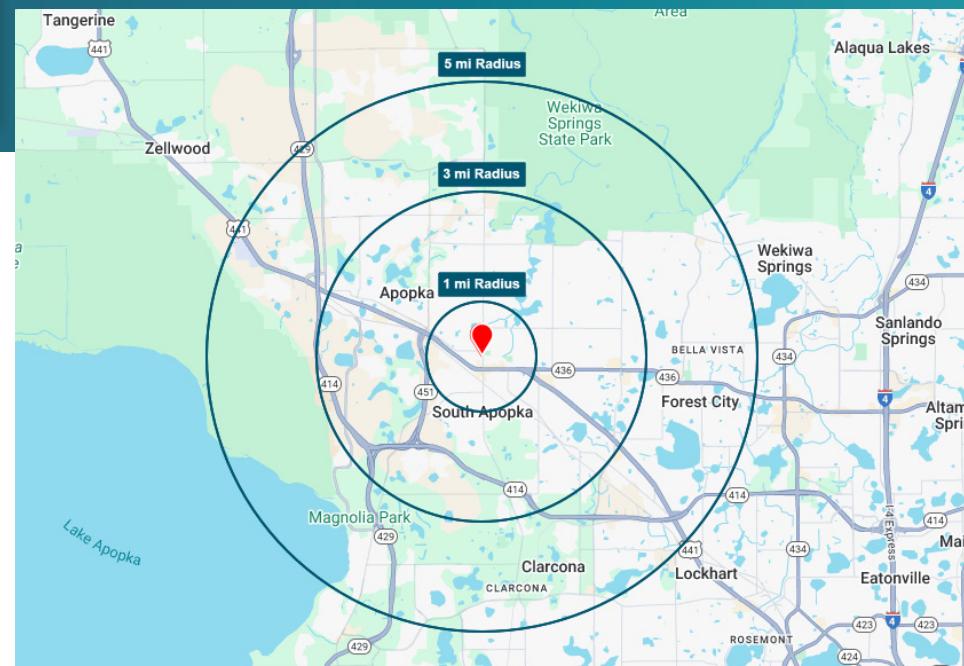


AREA DEMOGRAPHICS

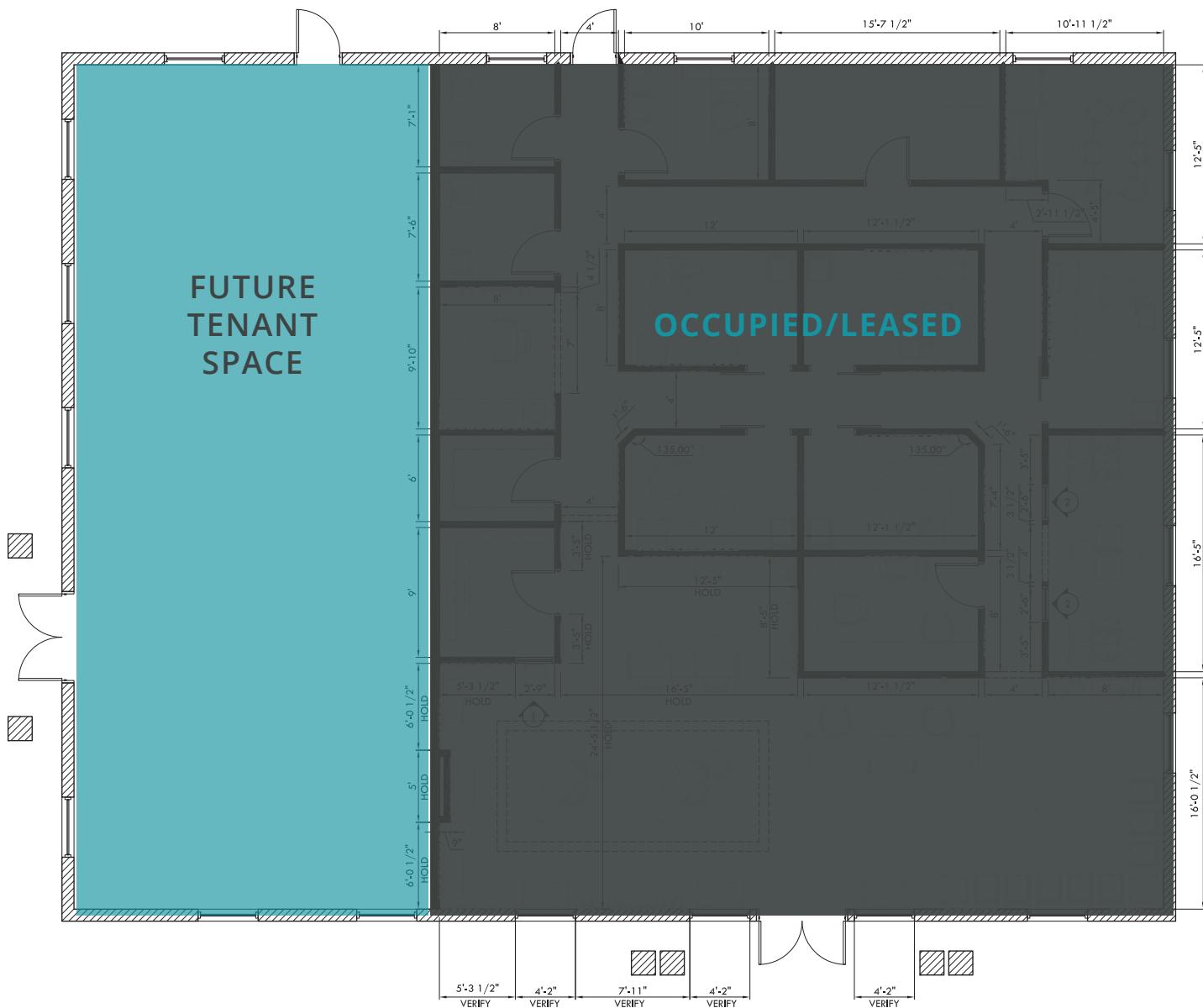
	1 MILE	3 MILE	5 MILE
Population	8,118	67,316	131,350
Total Households	2,594	22,761	45,476
Average Income	\$61,159	\$84,578	\$94,982
Median Age	36	39	40
Daytime Population	4,952	17,259	31,882

PROPERTY HIGHLIGHTS

- 1,554 SF available for medical, office or retail use
- Shell condition with tenant improvement allowance provided
- Monument and facade signage available
- Easy access to 441 and 436
- Abundant parking
- Large wave of future development for West Orange County
- Zoned Commercial (Approved uses: Medical, Office, Retail)
- \$29.00/SF on a Triple Net Basis



SITE PLAN



APOPKA GROWTH



Kelly Park Project: Massive mixed use/residential development (257-acres) along Kelly Park Road. To include 2,931 multifamily residential units, 1.1 million square feet of office and retail space and 1.8 million square feet of industrial uses.

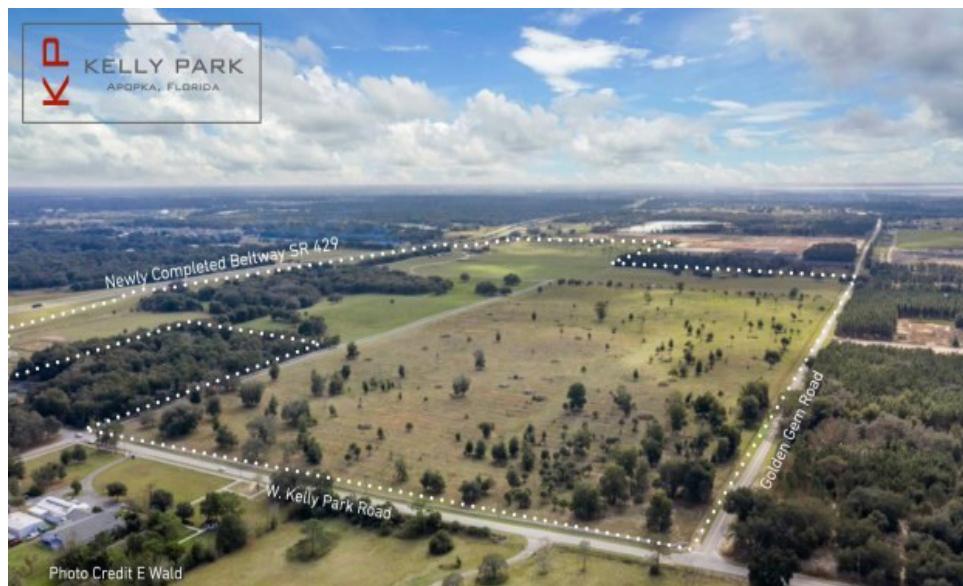
New Residential Land-use change approved: 242 apartments along Plymouth Sorrento coming soon!

Cornerstone on Sixth: Delivered 24 town home development for affordable housing.

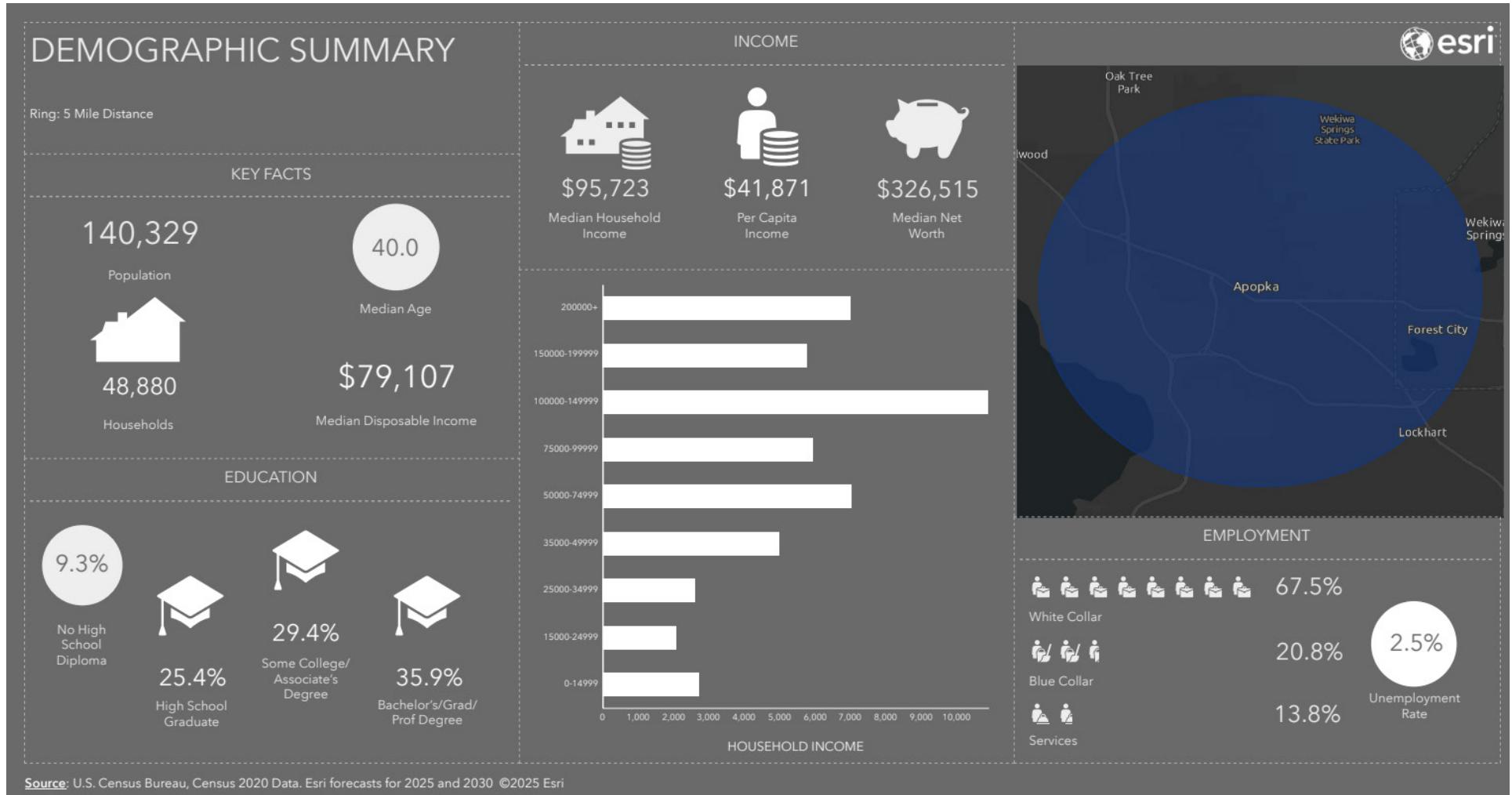
Shoppes at East Shore: Delivered an 18-acre, 90,000 SF mixed-use development for retail shops, apartments and medical office space.

Wyld Oaks project: \$1.2 billion mixed-use development to include 4,000 homes, hotels, retail and entertainment space. Will be located near the Kelly Park Road interchange and State Road 429 interchange.

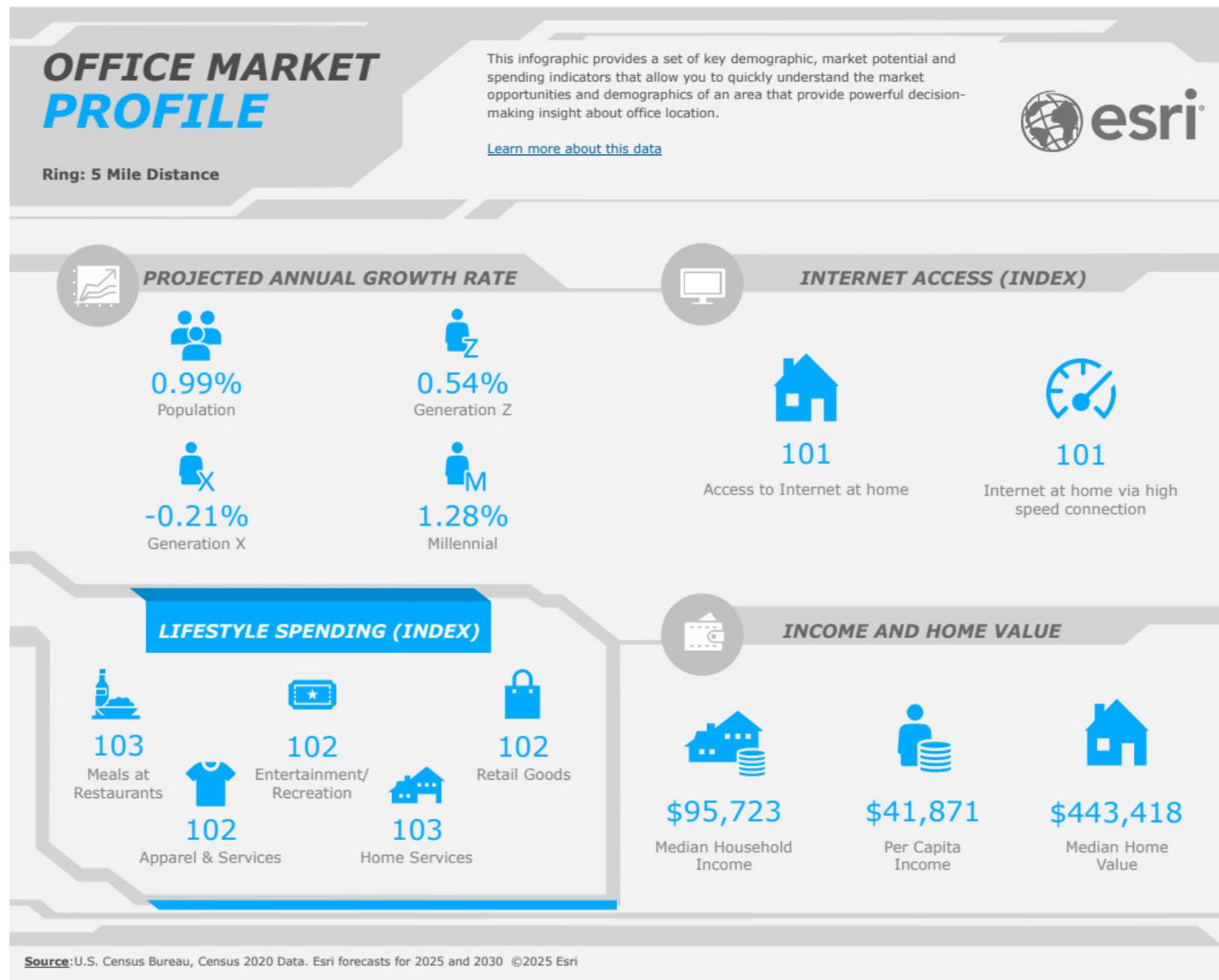
And much, much more.



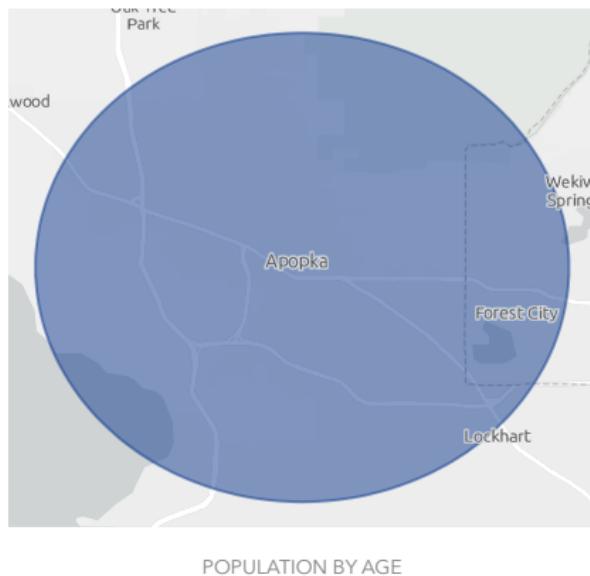
DEMOGRAPHICS



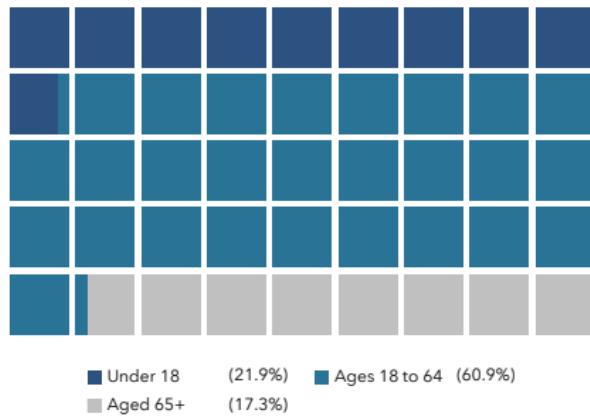
DEMOGRAPHICS



DEMOGRAPHICS



POPULATION BY AGE



Source: U.S. Census Bureau, Census 2020 Data. Esri forecasts for 2025 and 2030 ©2025 Esri

Population Trends and Key Indicators

Ring: 5 Mile Distance

140,329	48,880	2.86	40.0	\$95,723	\$443,418	109	80	82
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

MORTGAGE INDICATORS



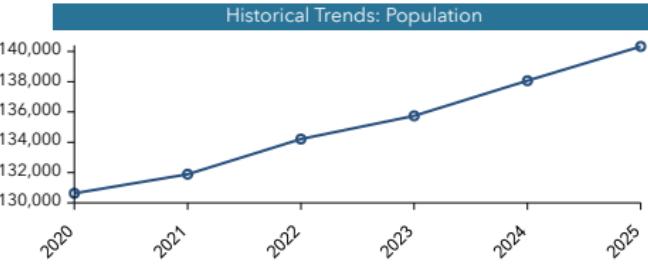
\$14,759

Avg Spent on Mortgage & Basics



29.0%

Percent of Income for Mortgage



POPULATION BY GENERATION



3.8%

Greatest Gen:
Born 1945/Earlier



18.6%

Baby Boomer:
Born 1946 to 1964



20.6%

Generation X:
Born 1965 to 1980



24.2%

Millennial:
Born 1981 to 1998



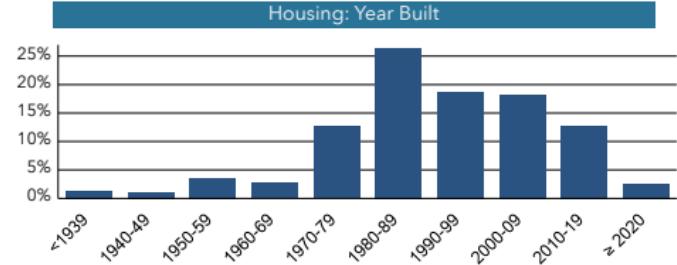
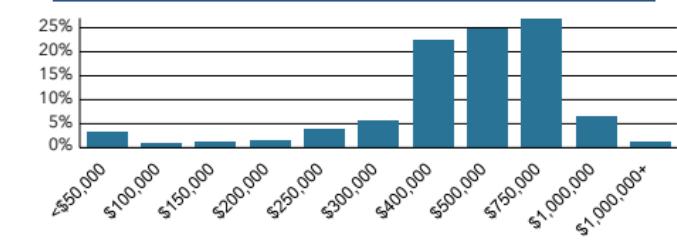
22.6%

Generation Z:
Born 1999 to 2016

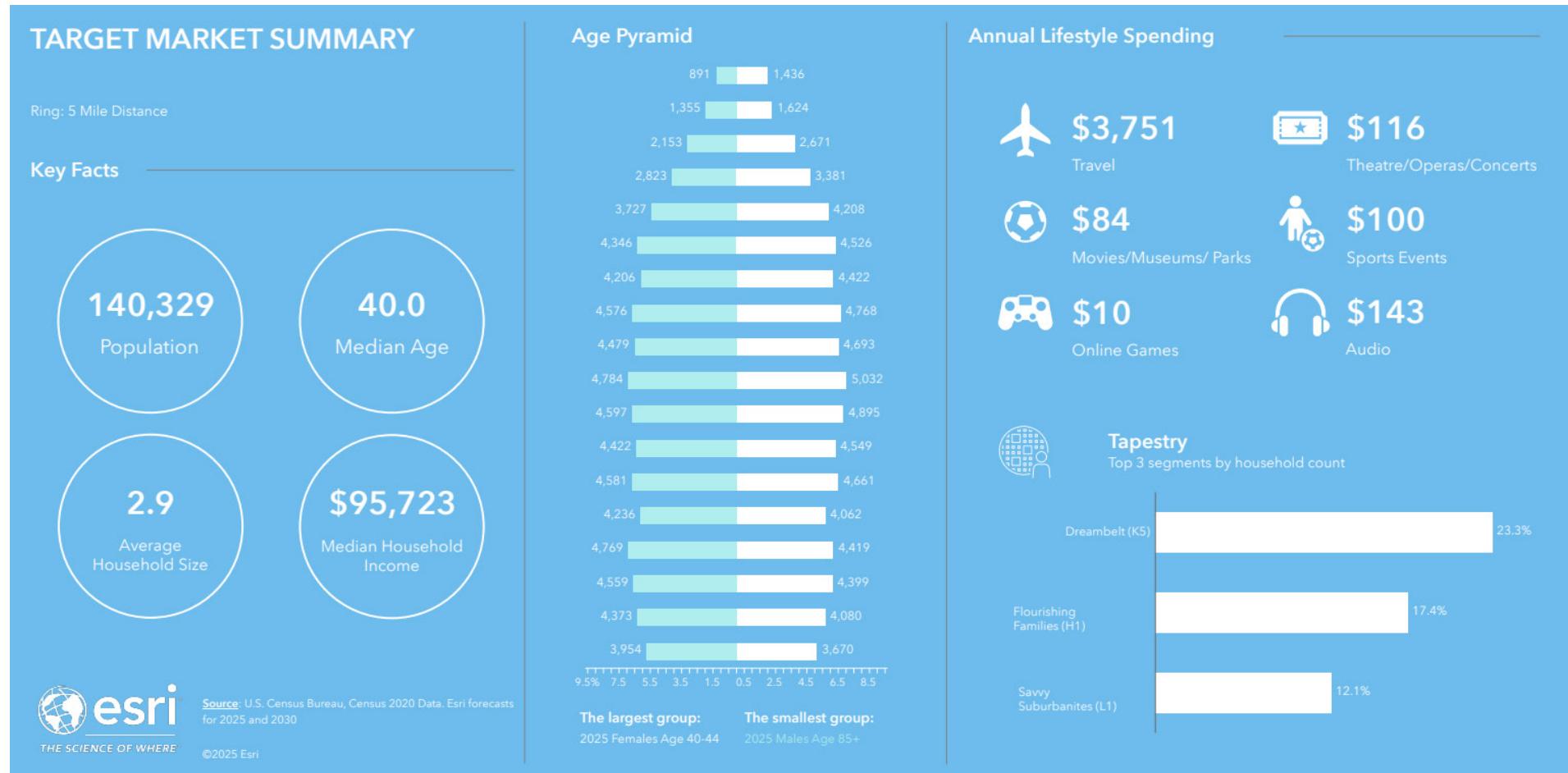


10.2%

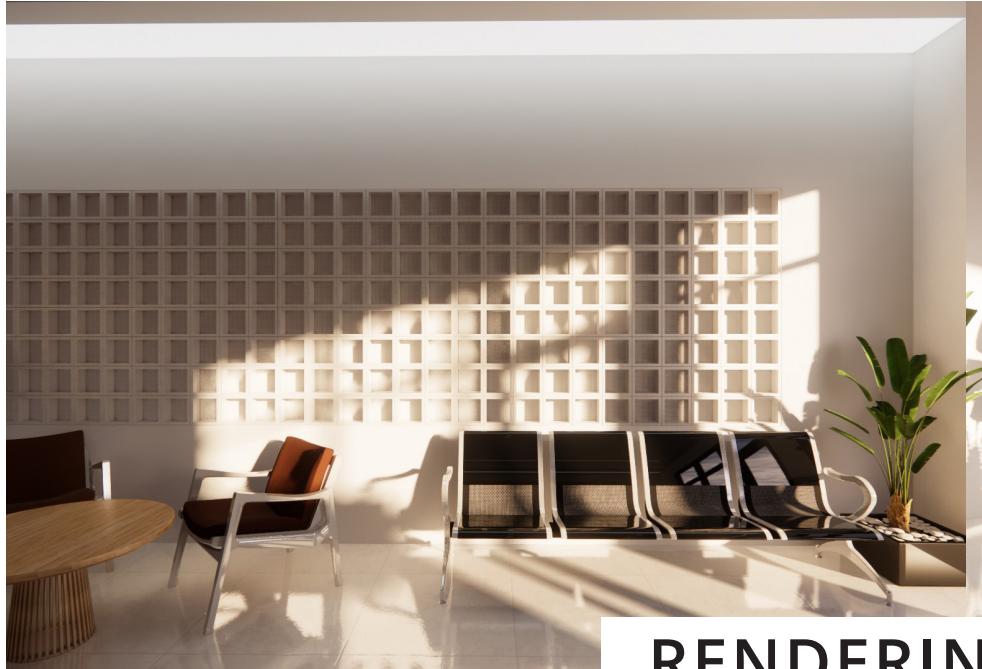
Alpha: Born
2017 to Present



DEMOGRAPHICS



RENDERINGS



RENDERINGS ONLY



AREA OVERVIEW



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