

FOR LEASE



APOPKA ACORN MIXED USE DEVELOPMENT

447 ALABAMA AVE, APOPKA, FL, 32703



PROPERTY HIGHLIGHTS

- **Land Size:** 1.28 acres +/- 3 Story Mixed Use Project
- **Zoning:** MU-D **FLU:** Commercial
- **Unit Breakdown:** 5 units, *Restaurant End Cap*
3,040 SF with an Est 375 SF Patio Area (See Page 2),
3 in-line 1,555 SF spaces, 1 end-cap space 1,175 SF
- **Walkability:** Miller's Ale House, Apopka Highland Manor Events Center, Hilton Garden Inn Hotel, new and forthcoming Apopka City Center venues
- **Resi Units:** Above the commercial, 19 total units
- **Close to:** US Hwy 441, SR 436, SR 414, 451, & 429, & easy access to Toll Roads to access all of Florida
- **Lease Rate:** \$25.99 - \$29.99 PSF NNN (EST NNN = \$7.50 PSF)

Scott Garrett

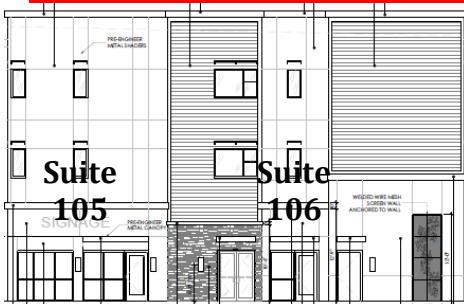
BOSS Commercial Real Estate
Licensed Commercial Real Estate Broker

Cell: 407-733-8159

Fax: 321-549-6269

Scott@BossCRE.com

www.BossCRE.com



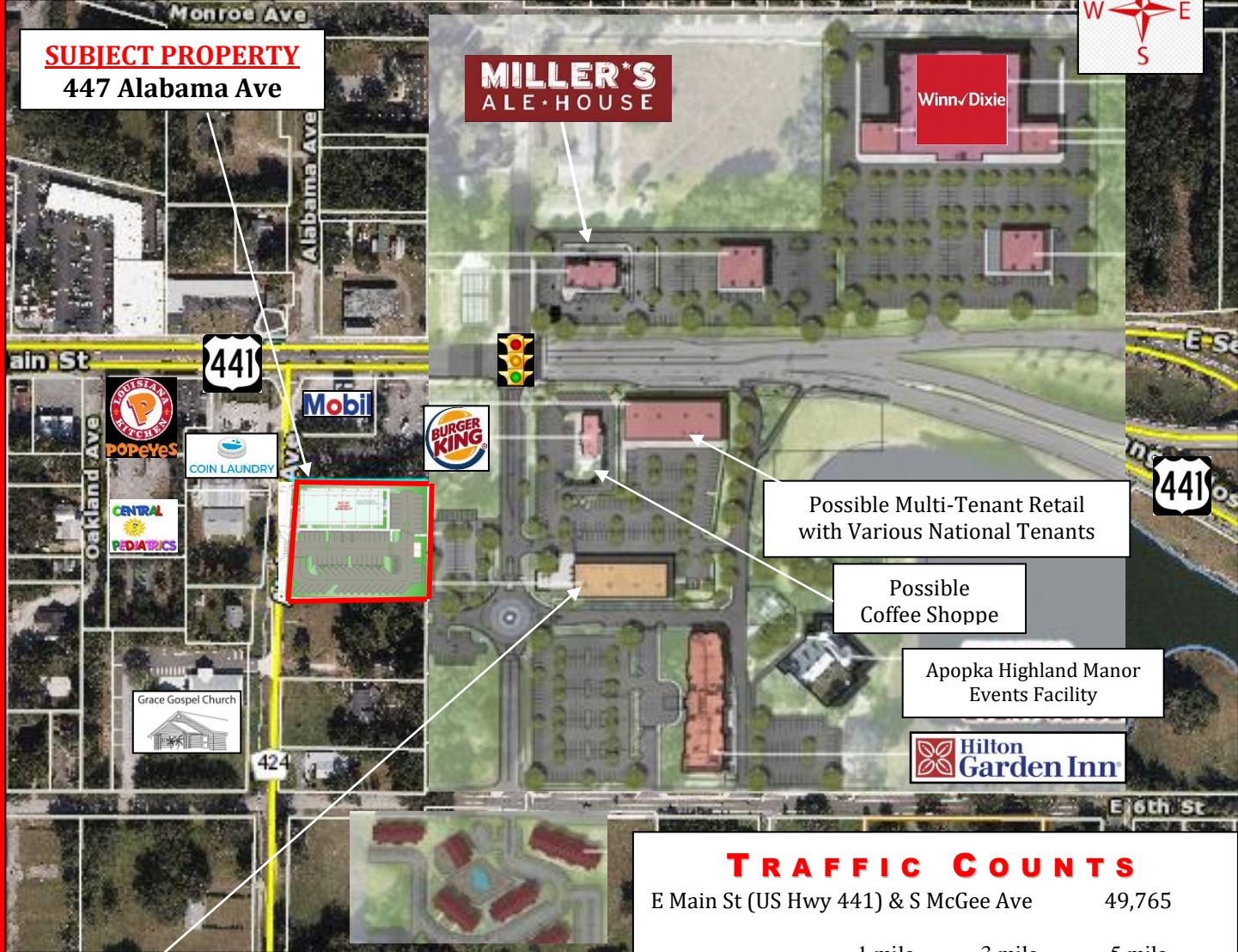
EAST ELEVATION

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APOPKA CITY CENTER CONCEPTUAL OVERVIEW



Possible Brewery Food Hall

| TRAFFIC COUNTS | | | |
|--------------------------------------|---------------|---------------|---------------|
| E Main St (US Hwy 441) & S McGee Ave | 49,765 | | |
| | <u>1 mile</u> | <u>3 mile</u> | <u>5 mile</u> |
| Population: | 8,196 | 72,415 | 148,657 |
| Households: | 2,747 | 24,747 | 51,974 |
| Avg HH Income: | \$53,559 | \$78,773 | \$85,932 |



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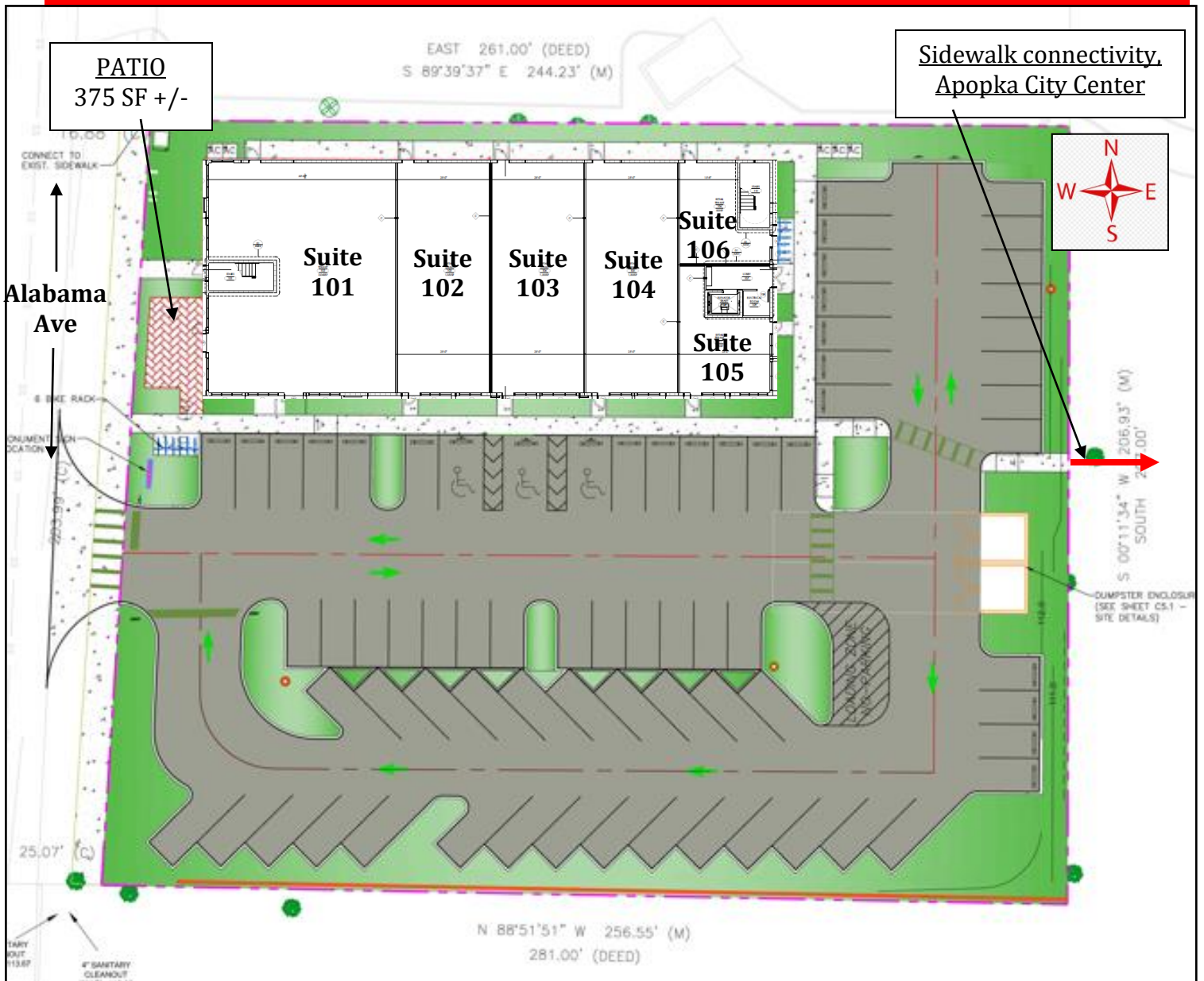
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RETAIL COMPONENT SUITE BREAKDOWN

| Apopka Acorn - Retail Component Suite Breakdown | | | | | | |
|-------------------------------------------------|----------------|-----------|-----------|-----------------------|-----------|--------------|
| Suite | Space Size, SF | Width, FT | Depth, FT | Less Stairwell Cutout | Base Rent | Mo Base Rent |
| 101 | 3,040 | 50.583 | 62 | Cutout reduction | \$29.99 | \$ 7,597 |
| 102 | 1,555 | 25 | 62 | N/A | \$25.99 | \$ 3,368 |
| 103 | 1,555 | 25 | 62 | N/A | \$25.99 | \$ 3,368 |
| 104 | 1,555 | 25 | 62 | N/A | \$25.99 | \$ 3,368 |
| 105 | 620 | 25 | ? | Cutout reduction | \$27.99 | \$ 1,446 |
| 106 | 525 | 25 | ? | Cutout reduction | \$27.99 | \$ 1,225 |



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A LOOK AT THE NEIGHBOR
APOPKA CITY CENTER, DESIGN ENGINEER
RENDERING, ELEVEN 18 ARCHITECTURE



SOUTH ELEVATION, APOPKA ACORN MIXED USE
447 ALABAMA AVE, APOPKA, FL, 32703



Apopka Acorn - Retail Component Suite Breakdown

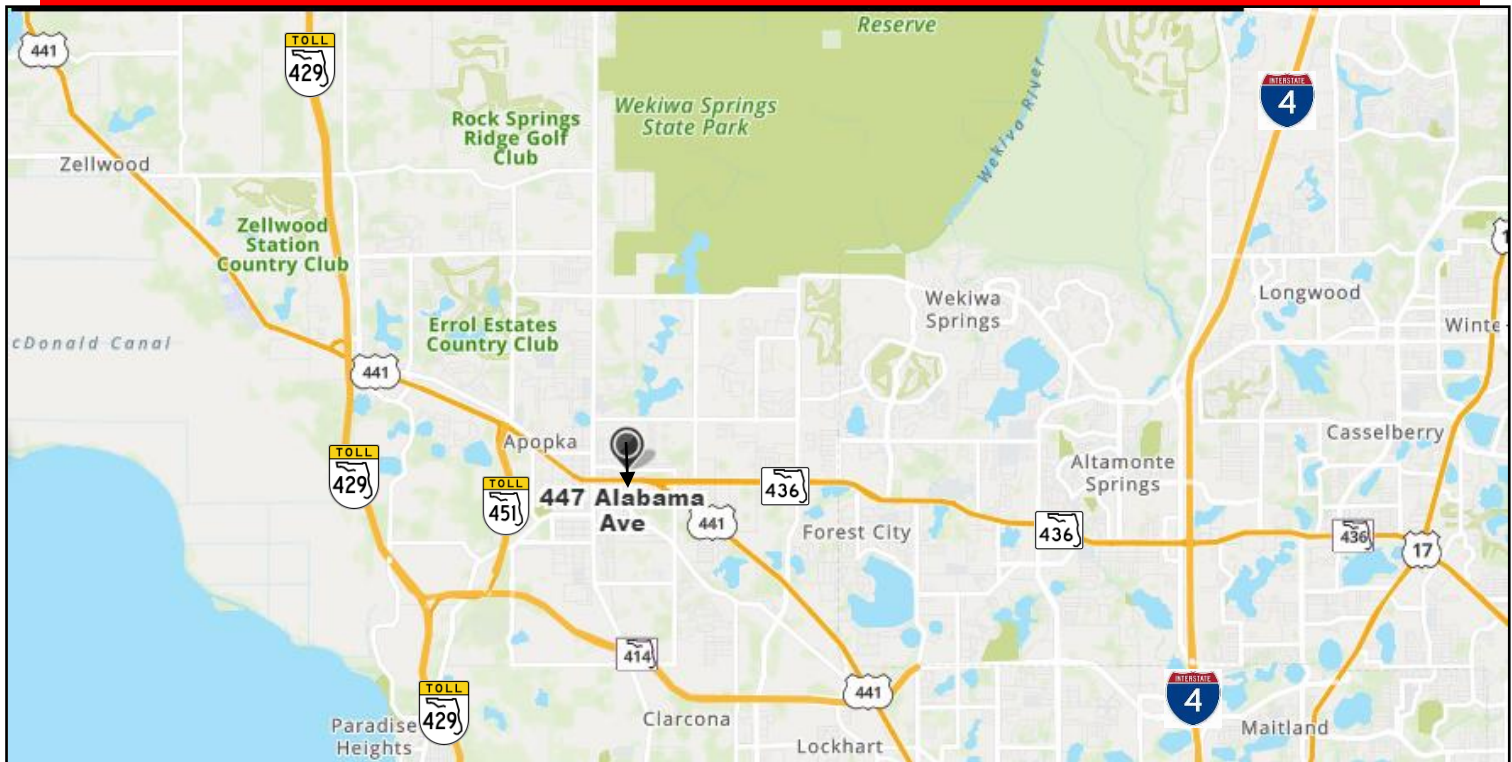
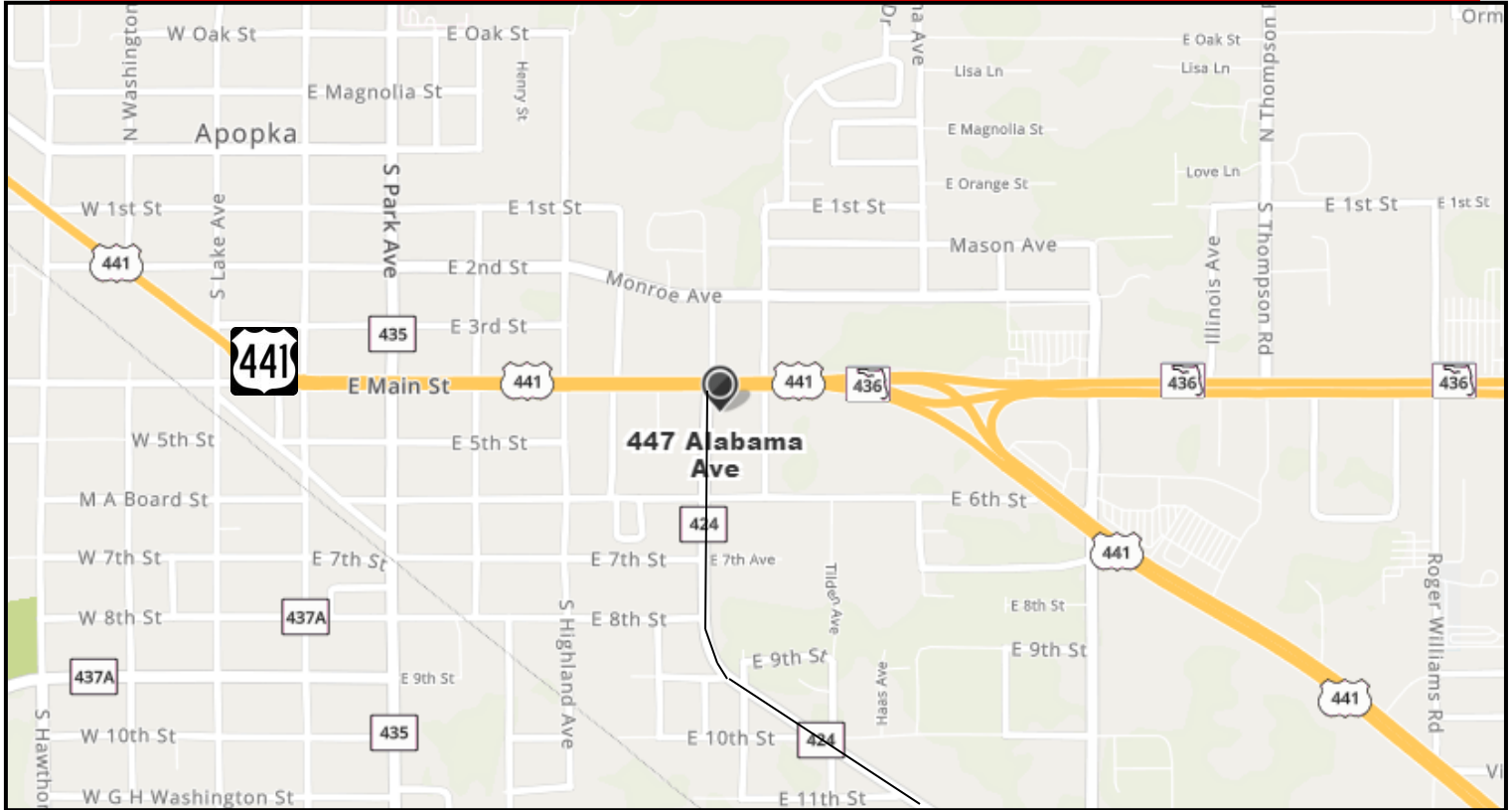
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MAP LOCATION OVERVIEW

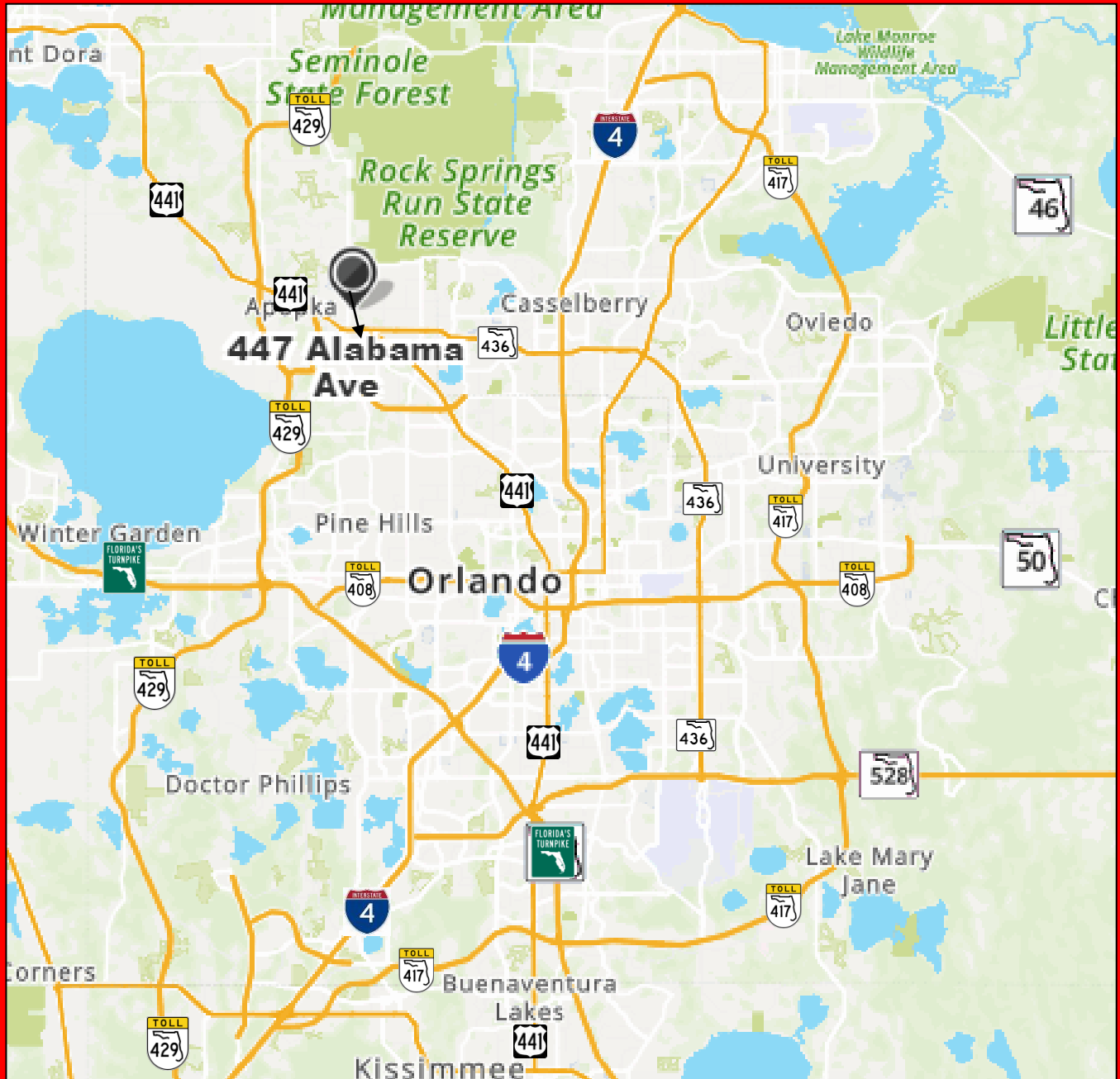


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