



Long-Term End Cap  
Sublease Available



APOPKA SUBLEASE - 2,000 SF OF RETAIL | MEDICAL



641 E MAIN ST.  
APOPKA FL 32703

CALL FOR  
DETAILS

## PROPERTY DETAILS

Lease Rate:	CALL FOR DETAILS
Rentable SF	2,000 SF
Location:	641 N Main Street Apopka, FL 32703
Municipality:	Apopka
Parcel ID:	10-21-28-0000-00-114
Zoning:	MU-D
Property Use:	Retail   Medical
Land Size:	6.42 AC
Building Size:	52,348 SF
Stories:	1
Year Built:	2023
Parking:	Ample
Signage:	Monument



### DEMOGRAPHICS

	Population	Total HH	Avg. HH Income
1 Mile	7,451	2,582	\$51,858
3 Miles	71,762	25,196	\$87,258
5 Miles	142,861	51,101	\$87,065

## HIGHLIGHTS

- Grocery anchored shopping center
- Endcap
- Ample Parking
- High Daily Traffic Count | 40,000 AADT

## Don't Miss Out!

Contact us today to discuss your vision and let's tailor a sublease agreement that fuels your business growth!

## DOMINATE APOPKA'S HIGH-TRAFFIC HUB WITH A PRIME ENDCAP SUBLEASE:

Imagine your business basking in the vibrant energy of Apopka City Center. The Apopka City Center is a 35-acre mixed used development consisting of hospitality, housing, food and entertainment. This is your chance to secure a coveted endcap space on the corner of 436 and OBT, strategically positioned to capture the attention of thousands of daily shoppers.

This vibrant community boasts a booming population with diverse demographics, presenting an ideal market for a multitude of businesses. From trendy boutiques to specialty stores, family-friendly services to fast-casual eateries, the possibilities are endless.

This is a rare opportunity to secure a strategic retail space in Apopka's flourishing market.

OFFERED BY:



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# PROPERTY AERIAL



4 ACRE COMMERCIAL | CONTACT COLIN CHOU AT 850.218.1902 OR GARRETT GLEITER AT 407.539.4514



# FRONT ELEVATION



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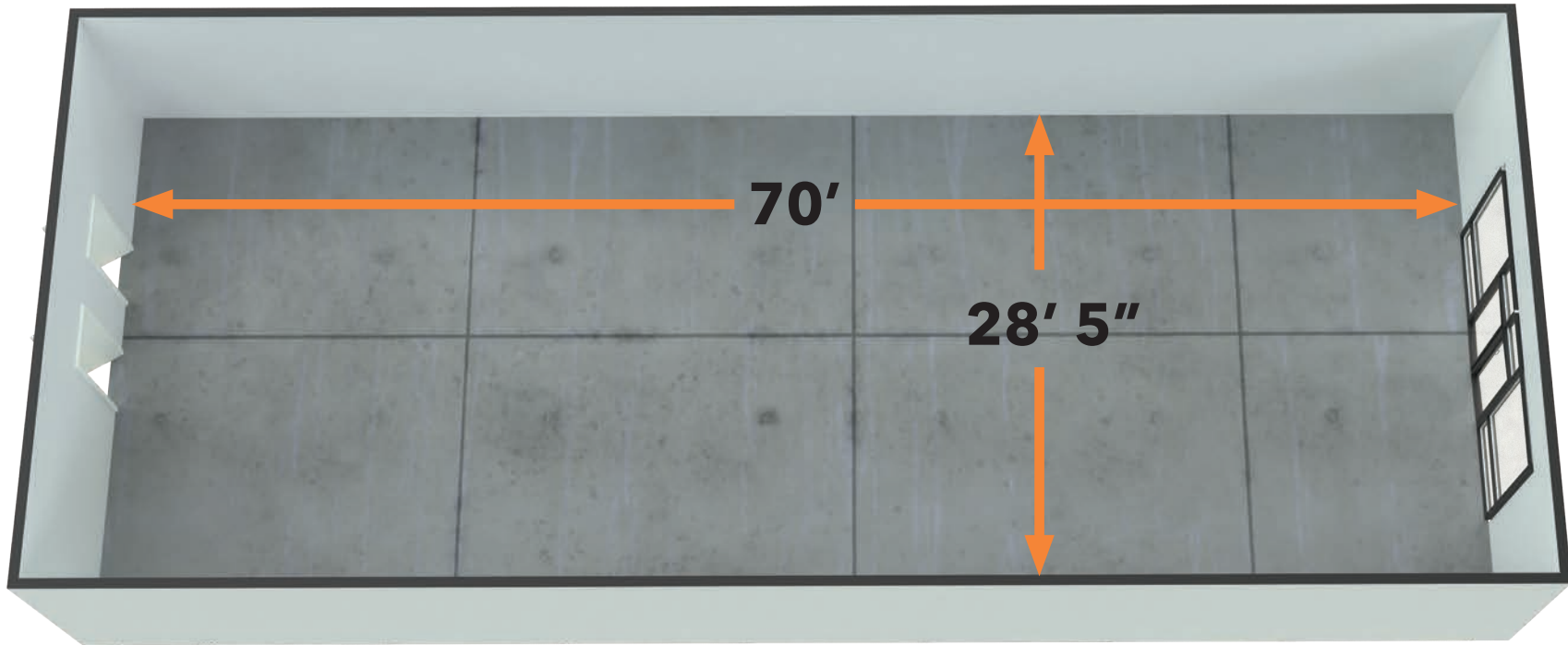
# BACK ELEVATION



4 ACRE COMMERCIAL | CONTACT COLIN CHOU AT 850.218.1902 OR GARRETT GLEITER AT 407.539.4514



# FLOOR PLAN | 2,000 SF



# LOCATION AERIAL



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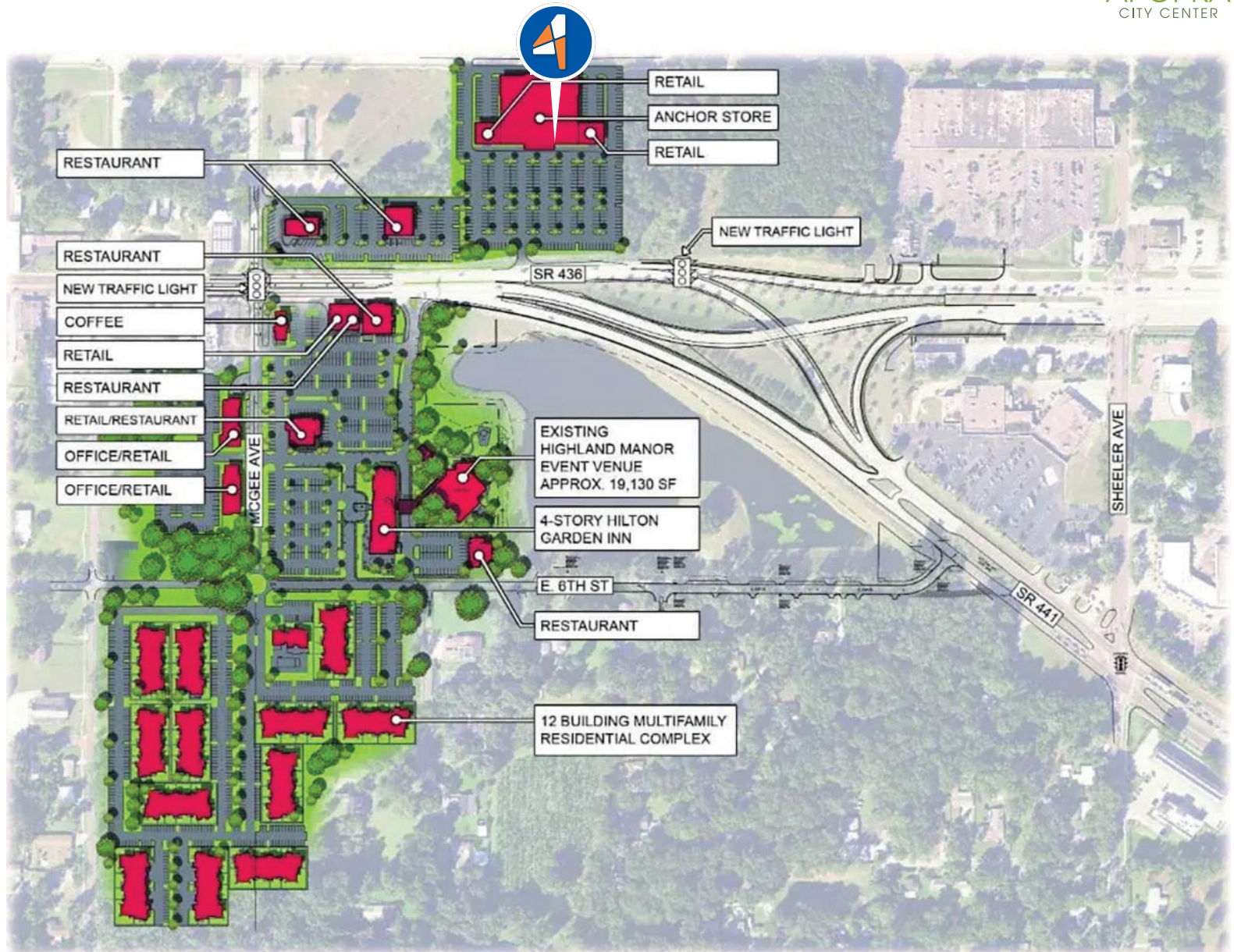




# LOCATION AERIAL

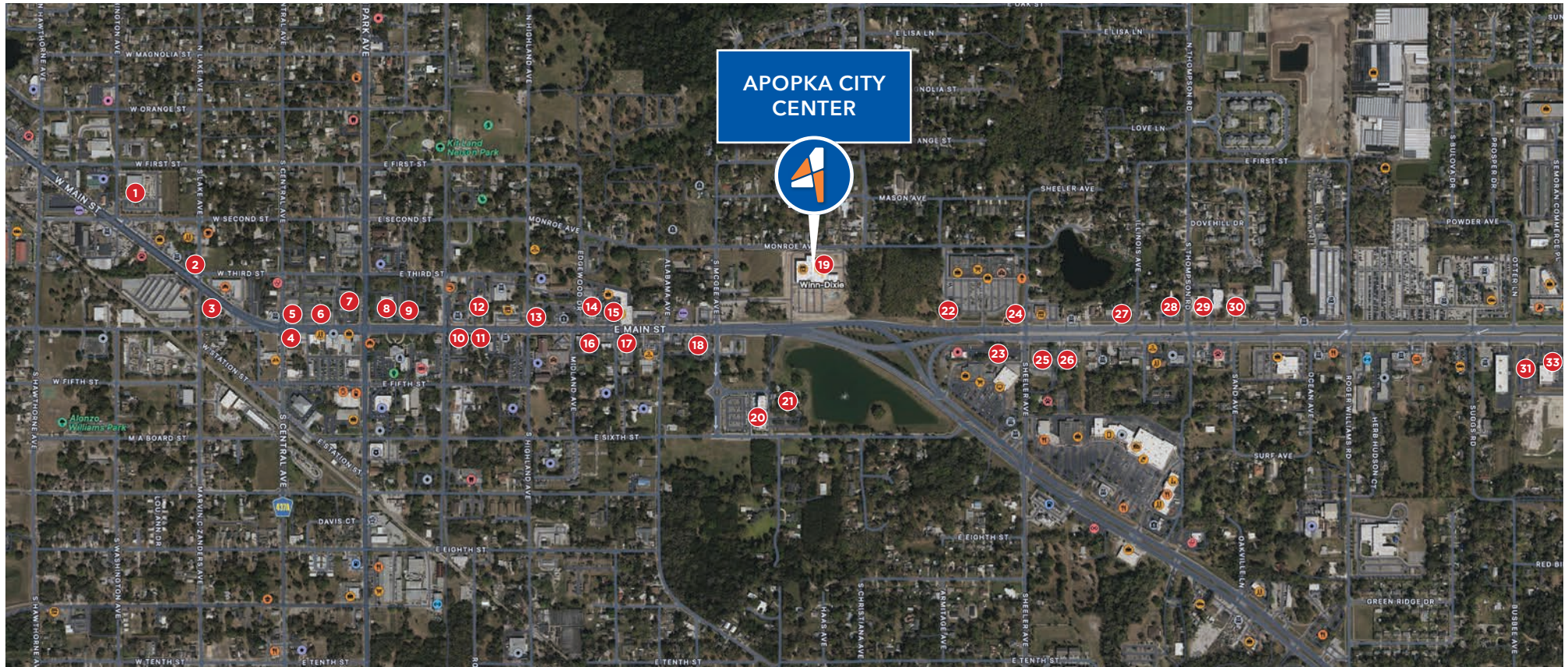
## The Apopka City Center

A master-planned development located in the heart of downtown Apopka. The site plan for this project includes several components, including a retail center, a community center, and a residential and office space. The development is classified as a mixed-use project and aims to attract a diverse range of businesses, residents, and visitors. It is designed to have a vibrant street scene, with a mix of use, pedestrian body and staggered line of storefronts. The site and building design are expected to be sustainable and integrated into the surrounding area.



# POINTS OF INTEREST MAP

High-Traffic Location with Access to Local Amenities



- |                      |                 |                          |                       |
|----------------------|-----------------|--------------------------|-----------------------|
| 1 Tractor Supply Co  | 10 Dunkin       | 19 Winn Dixie            | 28 7-Eleven           |
| 2 Subway             | 11 Waffle House | 20 Hilton Garden Inn     | 29 Advance Auto Parts |
| 3 Advance Auto Parts | 12 McDonalds    | 21 Highland Manor        | 30 U-Haul             |
| 4 Dominoes           | 13 Taco Bell    | 22 Dairy Queen           | 31 Culver's           |
| 5 Chase Bank         | 14 Denny's      | 23 Enterprise Rent-A-Car | 31 ALDI               |
| 6 Bank of America    | 15 Checkers     | 24 Pizza Hut             |                       |
| 7 CVS Pharmacy       | 16 KFC          | 25 Truist Bank           |                       |
| 8 Walgreens          | 17 Popeyes      | 26 Zaxby's               |                       |
| 9 Wendy's            | 18 Burger King  | 27 AAMCO                 |                       |



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