

452 & 438 N PARK AVE, APOPKA, FL 32712

452 Park Ave  
Apopka, FL 32712



OFFERING MEMORANDUM

452 & 438 N PARK AVE,  
APOPKA, FL 32712

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APOPKA, FL 32712

# EXCLUSIVELY PRESENTED BY:



**NATALIE ARROWSMITH**

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**Arrowsmith Realty, Inc.**

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Built By: [www.crebuilder.com](http://www.crebuilder.com)





# INVESTMENT SUMMARY

High-visibility Park Ave assemblage — existing restaurant building + redevelopment land  
Inside Apopka city limits on the Park Ave corridor, 452 & 438 Park Ave create a two-parcel opportunity with both an existing improvement and a flexible redevelopment pad. Zoned Community Commercial (C-C), the property supports a wide mix of neighborhood-serving uses—retail/market, café/restaurant, specialty food, personal services, office/medical, and boutique concepts (buyer to verify). Prime Park Avenue frontage delivers strong daily traffic, easy ingress/egress, and on-site parking opportunities. Minutes to US-441, SR-429/Wekiva Pkwy, and SR-414, the location bridges established neighborhoods and major corridors—keeping you close to Mount Dora and just northwest of Orlando. Apopka’s rapid growth continues to fuel demand for everyday services and dining.



# PROPERTY SUMMARY

Offering Price	\$1,200,000.00
Building SqFt	1,896 SqFt
Year Built	1978, 1930
Lot Size (acres)	0.81
Parcel ID	04-21-28-2204-01-011, 04-21-28-2204-01-110
Zoning Type	Commercial, Residential
County	Orange
Frontage	0.00 Ft
Coordinates	28.687166,-81.509837



# PROPERTY HIGHLIGHTS

- Community Commercial zoning (Apopka): broad retail, service, office/medical potential (confirm specific use with City)
- Park Ave frontage with excellent local exposure
- On-site customer parking potential; simple ingress/egress
- Minutes to US-441, SR-429/Wekiva Pkwy, SR-414
- Operate as-is or reposition for market, café, boutique retail, or services
- Optional add-on: combine with 454 Park Ave for additional frontage and planning flexibility





# LOCATION HIGHLIGHTS

- Excellent Visibility from Park Ave and Surrounding Businesses.
- Located on Park Ave, a major thoroughfare and premier location in the submarket.
- One of the fastest growing cities in Florida.
- The area surrounding the subject property is developing at a rapid rate with many residential and commercial projects currently in progress.
- 452 & 438 N PARK AVE, AOPKA, FL 32712's premier location offers an investor a rare opportunity in a rapidly growing market with excellent demographics, strong local and regional fundamentals, and a steady increase in jobs and development that will continue to enhance and maintain the stabilization of the property.



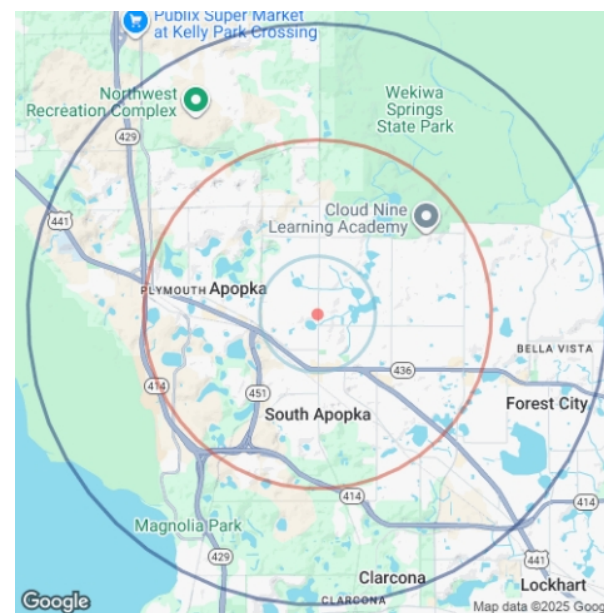


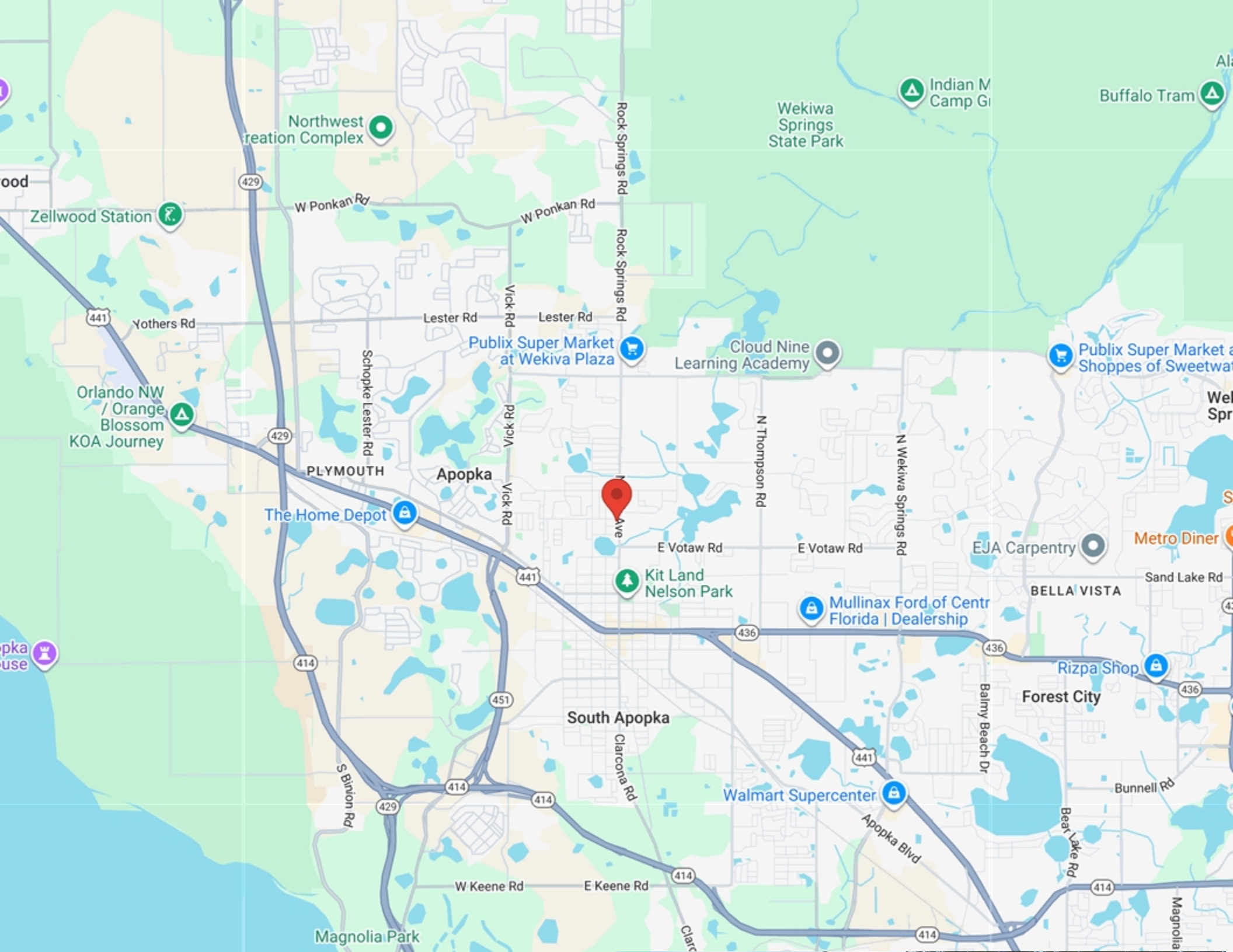
# DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	7,138	44,032	85,006
2010 Population	8,922	55,898	102,105
2025 Population	10,356	70,676	129,380
2030 Population	10,944	74,489	135,970
2025-2030 Growth Rate	1.11 %	1.06 %	1 %
2025 Daytime Population	9,036	56,451	105,494

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	2,300	15,464	30,425
2010 Total Households	2,797	19,361	36,426
2025 Total Households	3,146	24,031	45,432
2030 Total Households	3,332	25,319	47,863
2025 Average Household Size	3.27	2.93	2.83
2025 Owner Occupied Housing	2,214	17,768	34,364
2030 Owner Occupied Housing	2,493	19,303	37,047
2025 Renter Occupied Housing	932	6,263	11,068
2030 Renter Occupied Housing	840	6,016	10,816
2025 Vacant Housing	68	1,267	2,570
2025 Total Housing	3,214	25,298	48,002

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	263	1,411	2,321
\$15000-24999	235	1,101	1,905
\$25000-34999	188	1,473	2,506
\$35000-49999	448	2,480	4,562
\$50000-74999	432	3,338	6,542
\$75000-99999	403	2,860	5,276
\$100000-149999	519	5,416	10,152
\$150000-199999	466	2,984	5,441
\$200000 or greater	191	2,968	6,726
Median HH Income	\$ 75,279	\$ 93,155	\$ 97,638
Average HH Income	\$ 95,212	\$ 111,672	\$ 121,082





Northwest  
recreation Complex

Wekiwa  
Springs  
State Park

Indian M  
Camp Gi

Buffalo Tram

Zellwood Station

W Ponkan Rd

W Ponkan Rd

Rock Springs Rd

Vick Rd

Lester Rd

Yothers Rd

Publix Super Market  
at Wekiwa Plaza

Cloud Nine  
Learning Academy

Publix Super Market &  
Shoppes of Sweetwa

Orlando NW  
/ Orange  
Blossom  
KOA Journey

PLYMOUTH

Apopka

The Home Depot

N Thompson Rd

N Wekiwa Springs Rd

E Votaw Rd

E Votaw Rd

EJA Carpentry

Metro Diner

Kit Land  
Nelson Park

BELLA VISTA

Sand Lake Rd

Mullinax Ford of Centr  
Florida | Dealership

Rizpa Shop

Forest City

South Apopka

Walmart Supercenter

Apopka Blvd

Bunnell Rd

S Brunton Rd

W Keene Rd

E Keene Rd

Magnolia Park

Bear Lake Rd

Magnolia

# CITY OF APOPKA

## AREA

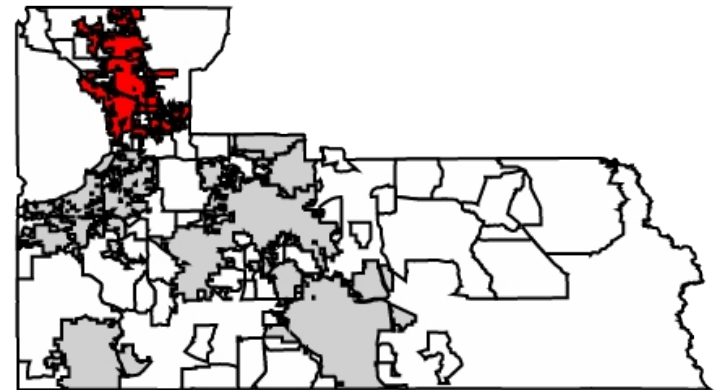
CITY	36 SQ MI
LAND	34.6 SQ MI
ELEVATION	131 FT

## POPULATION



## ABOUT APOPKA

Apopka is a city in Orange County, Florida. The city's population was 54,873 at the 2020 census. It is part of the Orlando–Kissimmee–Sanford Metropolitan Statistical Area.



# CONFIDENTIALITY STATEMENT

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**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.  
PLEASE CONTACT THE ARROWSMITH REALTY, INC. ADVISOR FOR MORE DETAILS.**

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