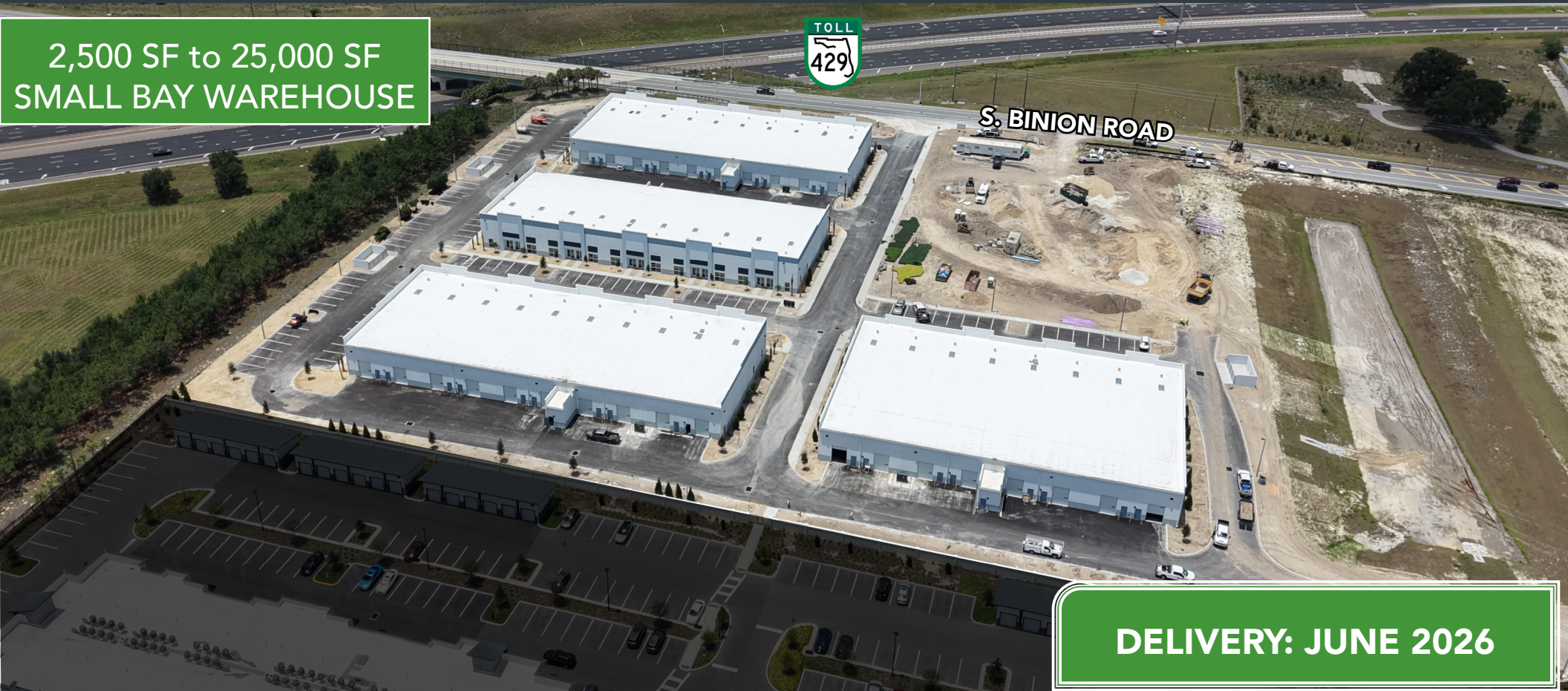


# RIDGE COMMERCE CENTER

1227-1245 S BINION ROAD | APOPKA, FL 32703

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

2,500 SF to 25,000 SF  
SMALL BAY WAREHOUSE



**DELIVERY: JUNE 2026**

DEVELOPED BY:



**CENTERLINE**  
CAPITAL ADVISORS

LEASING BY:



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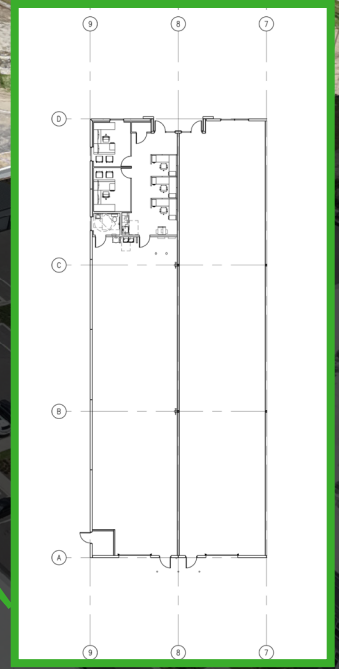
# RIDGE COMMERCE CENTER

CONSTRUCTION FOR FUTURE SR 429/BINION ROAD INTERCHANGE  
BEGINS MID 2026 WITH COMPLETION MID 2028



S. BINION ROAD

BOY SCOUT RD



LEASE RATES STARTING AT: \$5,208/MTH

# RIDGE COMMERCE CENTER



441

JACKSONVILLE, FLORIDA  
145 MILES | 2 HOURS



TOLL  
429

INTERSTATE  
4

DISTANCES		
TO INTERSTATE 4		11 MILES
TO FL TURNPIKE		9.2 MILES
TO STATE ROAD 408		11.8 MILES

414

436

TOLL  
429

441

436

50

50

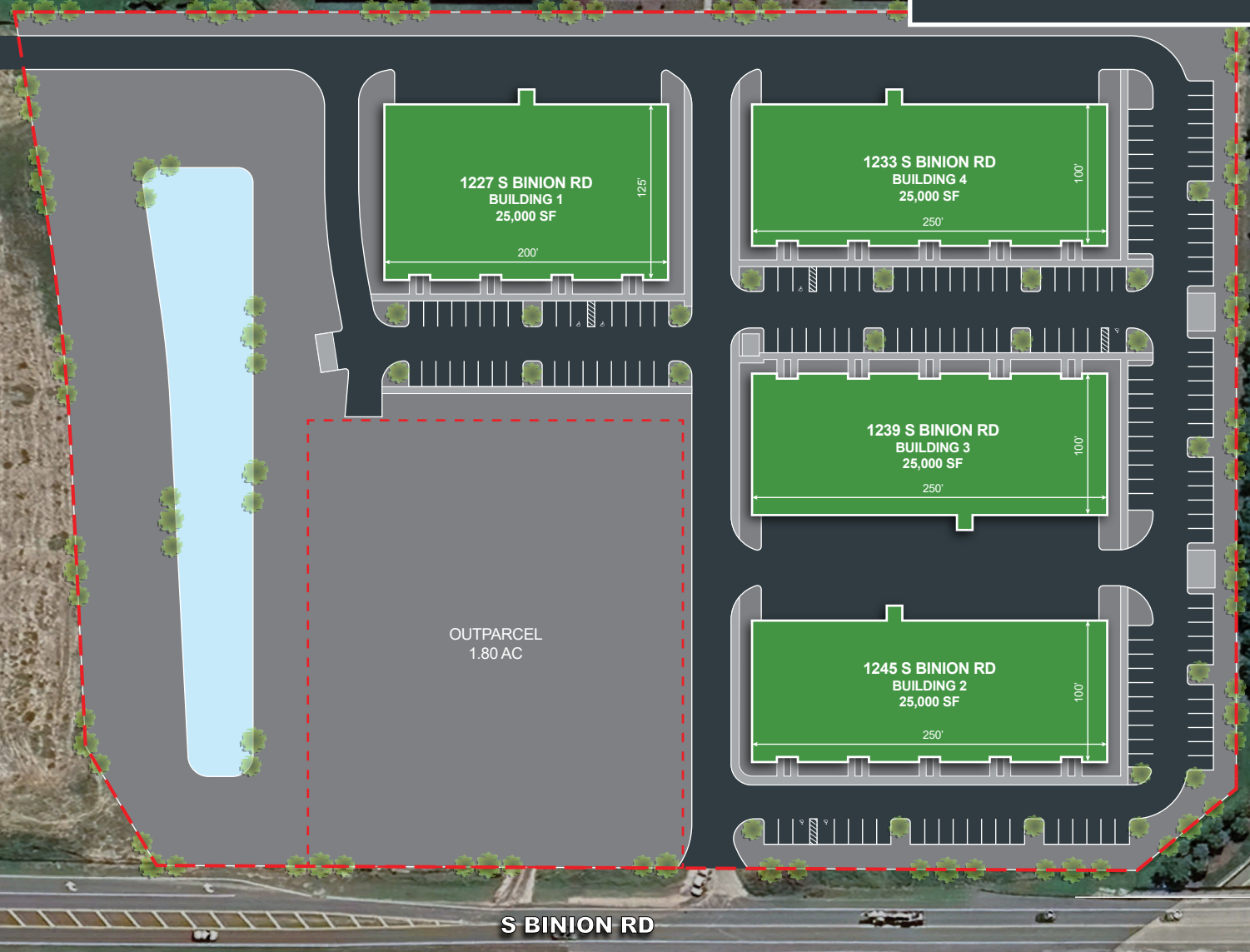


MIAMI, FLORIDA  
246 MILES | 3 HOURS 45 MINUTES

INTERSTATE  
4  
TOLL  
408

TAMPA, FLORIDA  
92.1 MILES | 1 HOUR 27 MINUTES

BOY SCOUT RD



S BINION RD

429

414

WEL WEBSTER  
ON BELTWAY

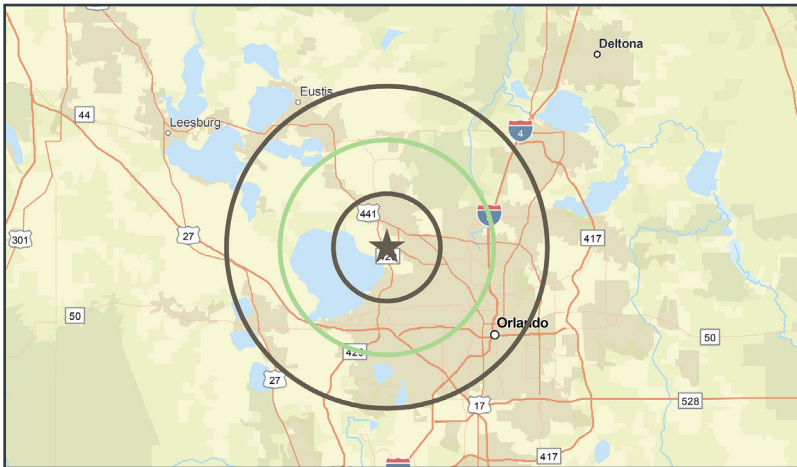
56.4 MILES TO INTERSTATE 95  
61.2 MILES TO DAYTONA BEACH

RIDGE COMMERCE CENTER

91.9 MILES TO TAMPA

31.7 MILES TO KENNEDY SPACE CENTER  
73.4 MILES TO PORT CANAVERAL

# DEMOGRAPHICS



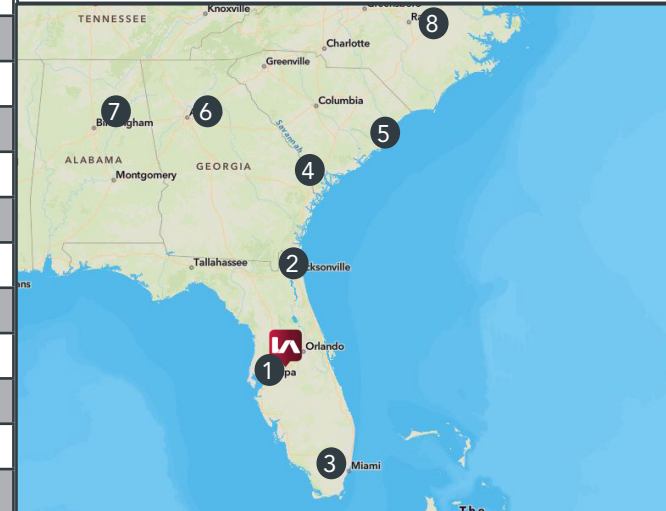
DRIVE TIME TO MAJOR CITIES			
	City	Time	Miles
1	Tampa, Florida	1 Hour 27 Min	91.9 Miles
2	Jacksonville, Florida	2 Hours 09 min	145 Miles
3	Miami, Florida	3 Hours 45 Min	246 Miles
4	Savannah, Georgia	4 Hours 13 Min	290 Miles
5	Charleston, South Carolina	5 Hours 58 Min	389 Miles
6	Atlanta, Georgia	6 Hours 6 Min	429 Miles
7	Birmingham, Alabama	8 Hours 16 Min	575 Miles
8	Raleigh, North Carolina	8 Hours 39 Min	605 Miles

## POPULATION & INCOME

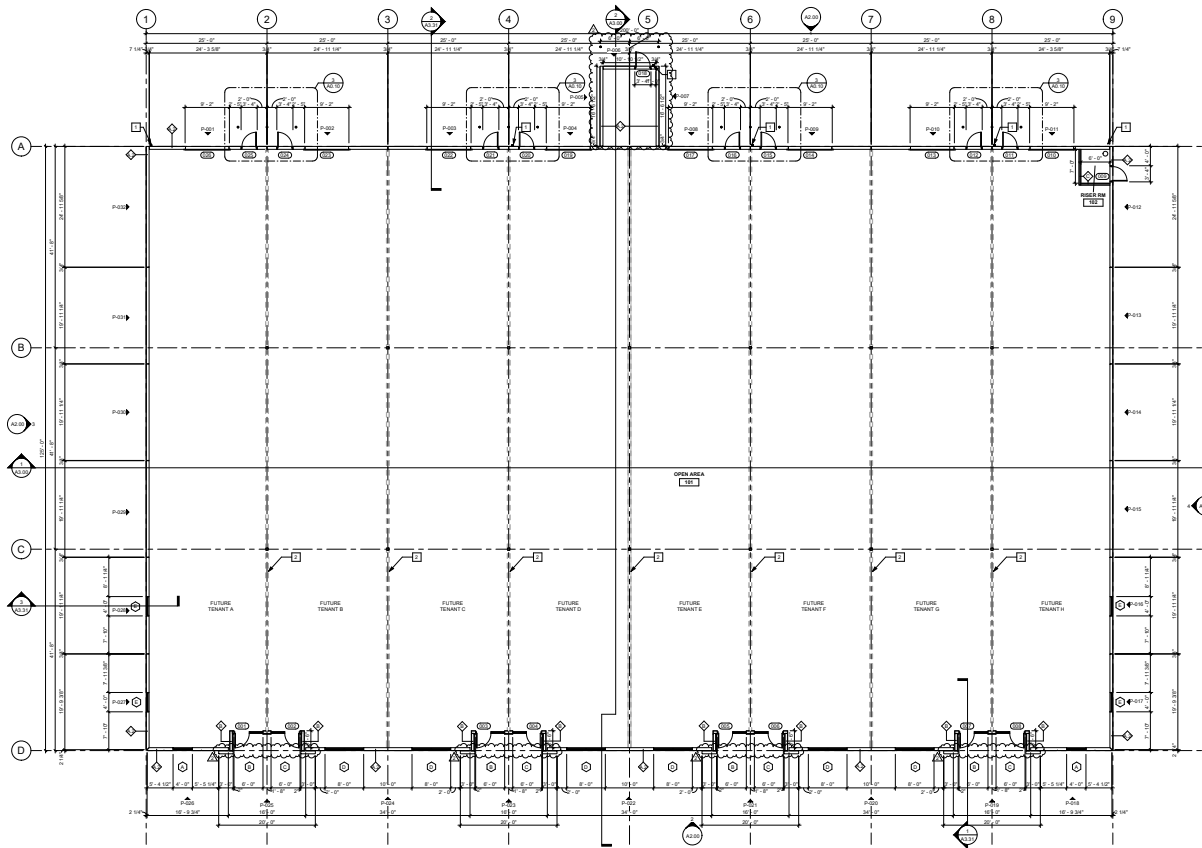
Demographics	5 Mile	10 Mile	15 Mile
Population 2023	111,292	463,462	1,142,753
Population 2028 (Est)	116,255	471,172	1,175,974
Households 2023	37,679	167,936	441,100
Households 2028	39,733	172,506	458,224
Males 2023	54,682	225,067	559,635
Males 2028	56,996	228,127	573,218
Females 2023	56,610	238,395	583,118
Females 2028	59,259	243,045	602,756
Med Household Income 23'	\$72,448	\$65,219	\$69,723
Med Household Income 28'	\$83,308	\$76,937	\$80,316
Avg Household Income 23'	\$95,698	\$94,550	\$103,847
Avg Household Income 28'	\$113,233	\$110,378	\$119,186
White Population	44,880	192,659	567,641
Black Population	30,975	139,572	253,616
Asian Population	4,077	19,073	53,132
Hispanic Origin	33,089	112,984	264,377

## AGE & EDUCATION

Demographics	5 Mile	10 Mile	15 Mile
Age 20-24 2023	6.7%	4.8%	5.35
Age 20-24 2028	4.4%	4.5%	4.9%
Age 25-34 2023	11.1%	11.5%	13.4%
Age 25-34 2028	13.6%	11.7%	12.8%
Age 35-44 2023	11.7%	13.2%	13.3%
Age 35-44 2028	10.5%	12.2%	13.6%
Age 45-54 2023	11.4%	12.6%	12.7%
Age 45-54 2028	10.5%	12.2%	12.3%
No Diploma	7.1%	6.7%	5.1%
H.S. Graduate (25+)	24.1%	22.6%	20.1%
GED (25+)	4.5%	4.4%	3.9%
Some College, No Degree	19.0%	17.5%	16.8%
Associates Degree (25+)	11.0%	12.4%	12.3%
Bachelors Degree (25+)	19.7%	21.8%	24.7%
Graduate/Prof Degree (25+)	9.6%	10.3%	14.0%
Total Education Attainment	75,247	316,942	802,396



# BUILDING 1 | 1227 S. BINION ROAD



**BUILDING SIZE:**

25,000 SF

**LOADING:**

Grade Level

**DIMENSIONS:**

125" deep x 200' long

**CLEAR HEIGHT:**

20' to bottom of structure

**TRUCK COURT:**

48.5' deep

**CAR PARKING SPACES:**

33 Car Spaces

**CONCRETE SLAB-ON-GRADE**

4" thick slab on grade

**COLUMN SPACING:**

All Bays: 25' x 41'-8"

**STRUCTURAL STEEL**

Gray tube steel columns, galvanized roof deck and gray joist/girders

**ROOFING:**

Mechanically attached 60 mil. Reinforced TPO single-ply membrane with R-30 Insulation

**DRIVE IN DOORS:**

Eight (8) 9' by 12' overhead doors

**PAINT:**

Exterior textured paint with accent

**FIRE PROTECTION:**

Wet fire system

**HVAC**

One vent hood per bay

**ELECTRIC SERVICE:**

Total building has a 2,000 amp main service. Speculative office provides 200 amp service.

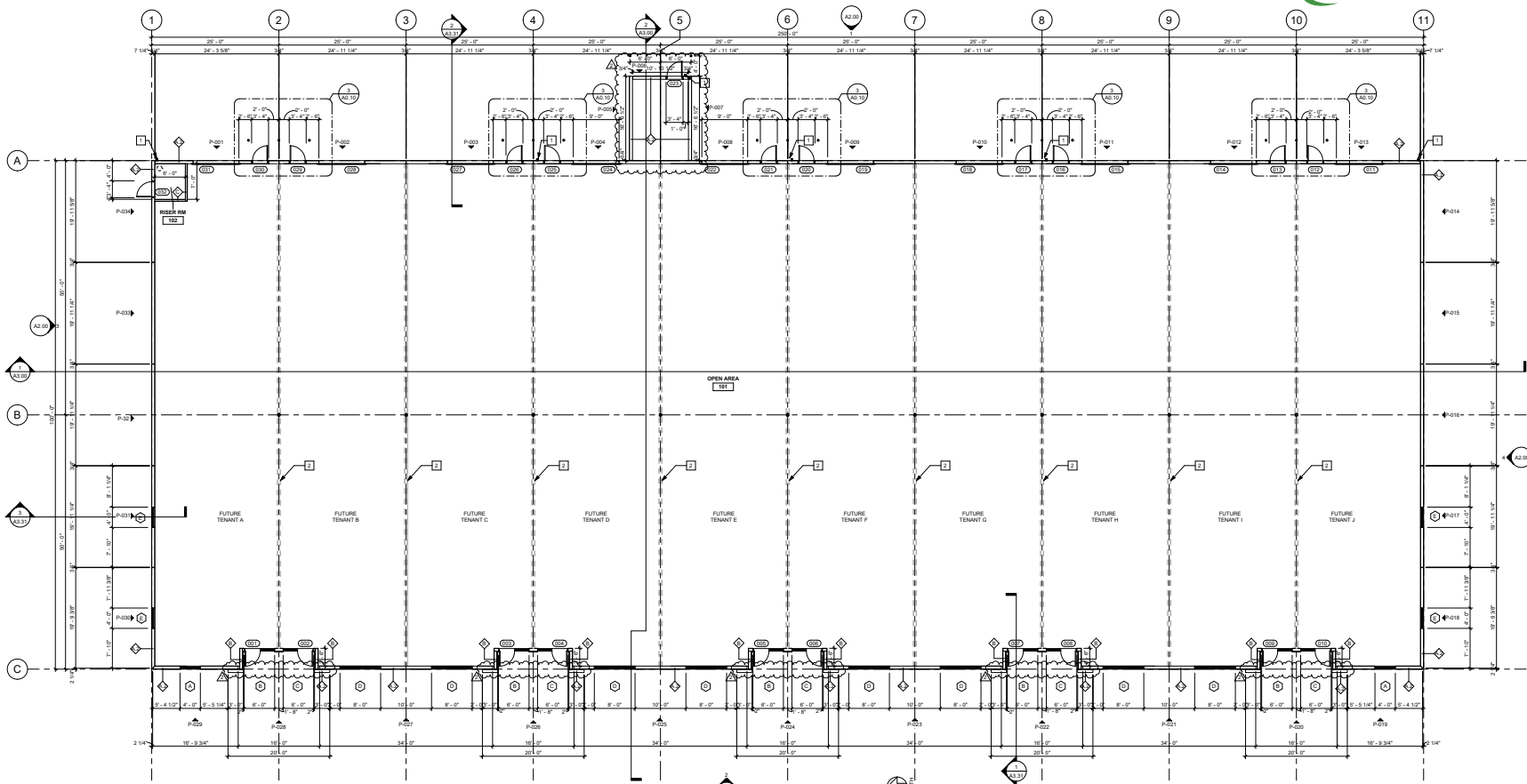
**ELECTRICAL LIGHTING**

Two (2) LED high bay lights per bay  
Sixteen (16) total

**SITE LIGHTING:**

LED building and pole site lighting

# BUILDING 2 | 1245 S. BINION ROAD



**BUILDING SIZE:**

25,000 SF

**LOADING:**

Grade Level

**DIMENSIONS:**

100" deep x 250' long

**CLEAR HEIGHT:**

20' to bottom of structure

**TRUCK COURT:**

74' deep (shared)

**CAR PARKING SPACES:**

43 Car Spaces

**CONCRETE SLAB-ON-GRADE**

4" thick slab on grade

**COLUMN SPACING:**

All Bays: 25' x 50'

**STRUCTURAL STEEL**

Gray tube steel columns, galvanized roof deck and gray joist/girders

**ROOFING:**

Mechanically attached 60 mil. Reinforced TPO single-ply membrane with R-30 Insulation

**DRIVE IN DOORS:**

Ten (10) 9' by 12' overhead doors

**PAINT:**

Exterior textured paint with accent

**FIRE PROTECTION:**

Wet fire system

**HVAC**

One vent hood per bay

**ELECTRIC SERVICE:**

Total building has a 2,000 amp main service. Speculative office provides 200 amp service.

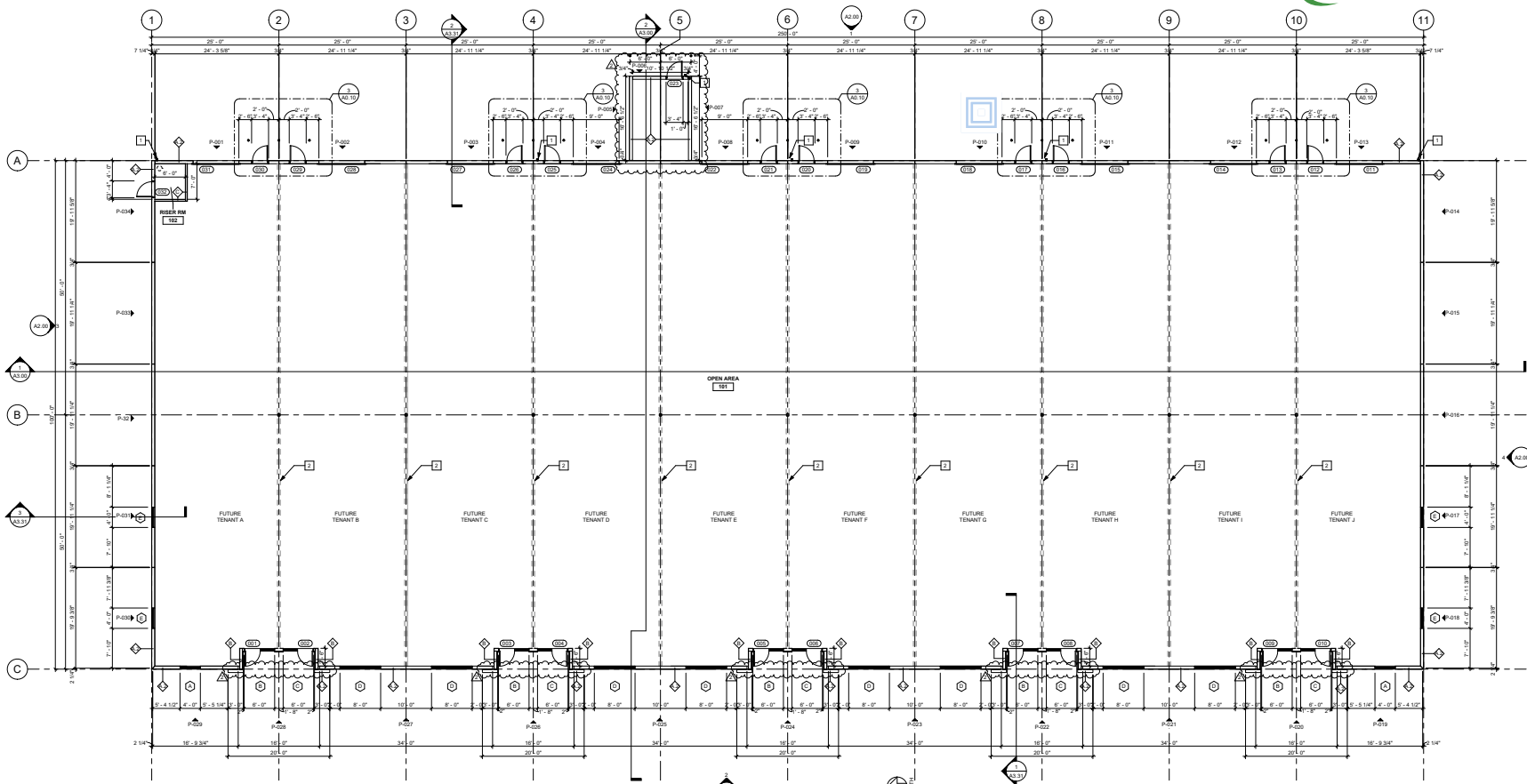
**ELECTRICAL LIGHTING**

Two (2) LED high bay lights per bay  
Twenty (20) total

**SITE LIGHTING:**

LED building and pole site lighting

# BUILDING 3 | 1239 S. BINION ROAD



**BUILDING SIZE:**

25,000 SF

**LOADING:**

Grade Level

**DIMENSIONS:**

100" deep x 250' long

**CLEAR HEIGHT:**

20' to bottom of structure

**TRUCK COURT:**

74' deep (shared)

**CAR PARKING SPACES:**

45 Car Spaces

**CONCRETE SLAB-ON-GRADE**

4" thick slab on grade

**COLUMN SPACING:**

All Bays: 25' x 50'

**STRUCTURAL STEEL**

Gray tube steel columns, galvanized roof deck and gray joist/girders

**ROOFING:**

Mechanically attached 60 mil. Reinforced TPO single-ply membrane with R-30 Insulation

**DRIVE IN DOORS:**

Ten (10) 9' by 12' overhead doors

**PAINT:**

Exterior textured paint with accent

**FIRE PROTECTION:**

Wet fire system

**HVAC**

One vent hood per bay

**ELECTRIC SERVICE:**

Total building has a 2,000 amp main service. Speculative office provides 200 amp service.

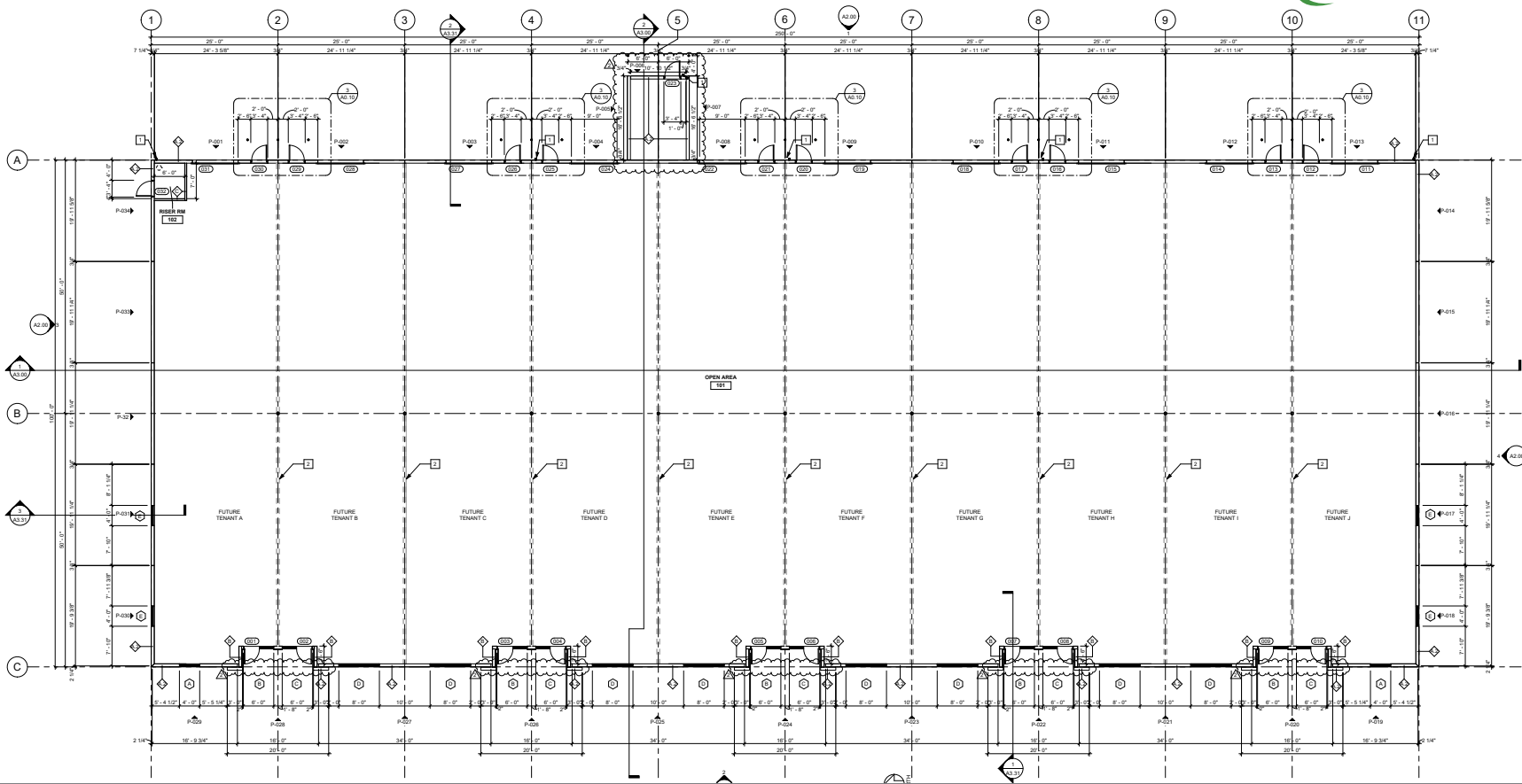
**ELECTRICAL LIGHTING**

Two (2) LED high bay lights per bay  
Twenty (20) total

**SITE LIGHTING:**

LED building and pole site lighting

# BUILDING 4 | 1233 S. BINION ROAD



**BUILDING SIZE:**

25,000 SF

**LOADING:**

Grade Level

**DIMENSIONS:**

100" deep x 250' long

**CLEAR HEIGHT:**

20' to bottom of structure

**TRUCK COURT:**

48.5' deep

**CAR PARKING SPACES:**

45 Car Spaces

**CONCRETE SLAB-ON-GRADE**

4" thick slab on grade

**COLUMN SPACING:**

All Bays: 25' x 50'

**STRUCTURAL STEEL**

Gray tube steel columns, galvanized roof deck and gray joist/girders

**ROOFING:**

Mechanically attached 60 mil. Reinforced TPO single-ply membrane with R-30 Insulation

**DRIVE IN DOORS:**

Ten (10) 9' by 12' overhead doors

**PAINT:**

Exterior textured paint with accent

**FIRE PROTECTION:**

Wet fire system

**HVAC**

One vent hood per bay

**ELECTRIC SERVICE:**

Total building has a 2,000 amp main service. Speculative office provides 200 amp service.

**ELECTRICAL LIGHTING**

Two (2) LED high bay lights per bay  
Twenty (20) total

**SITE LIGHTING:**

LED building and pole site lighting

# SPEC OFFICE | 771 SF

