

7.41± Acre Commercial Development Opportunity



Opportunity

- 7.41± acre commercial development site
- Located along the North Park Avenue corridor
- Zoned C-1 Commercial allowing retail, medical, and professional office uses
- Ideal for retail, medical office, or mixed commercial development
- Surrounded by established residential neighborhoods
- Strong residential growth in the surrounding area
- Utilities available in the area

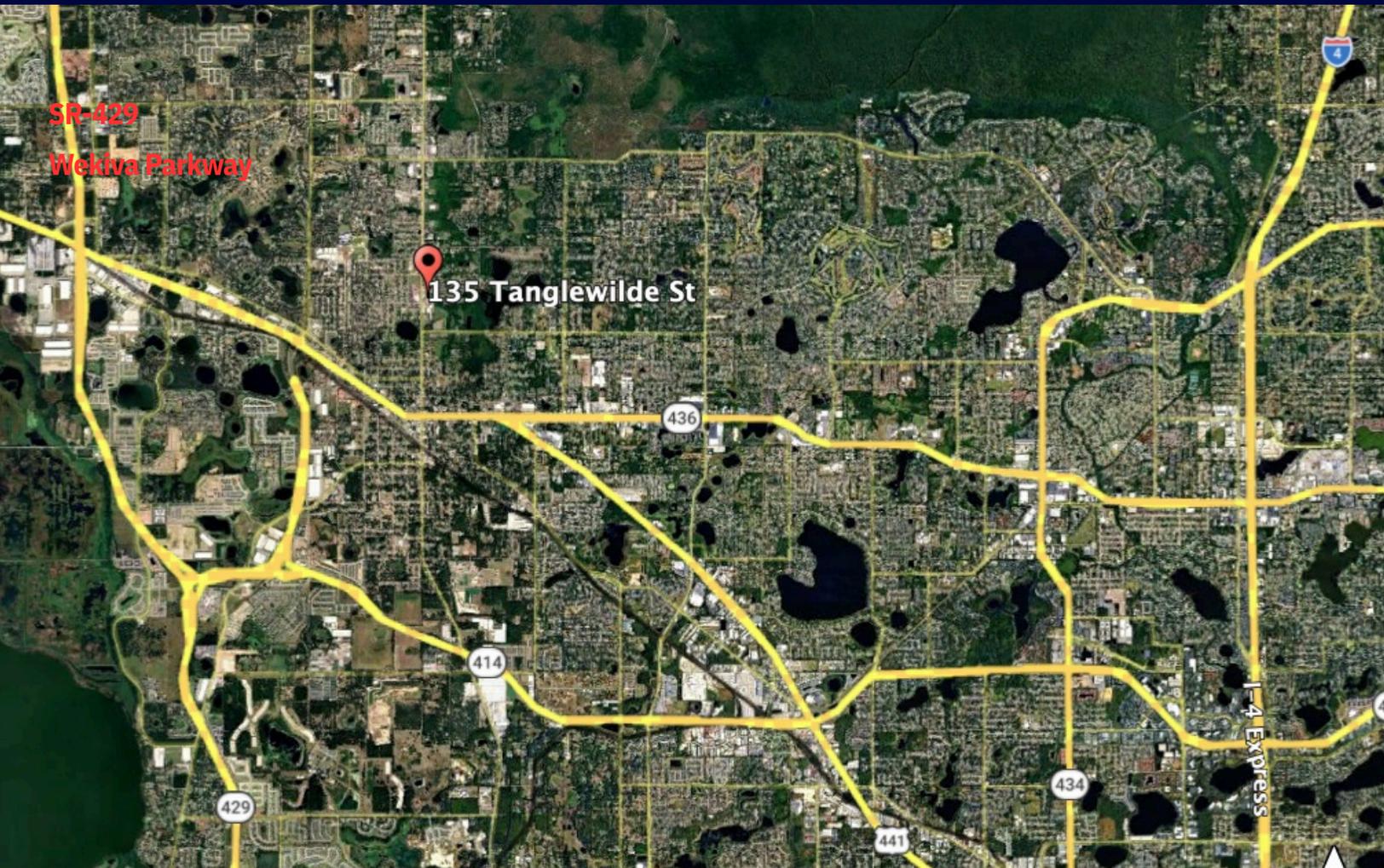
Pricing:

Available Upon Request

For more information, please contact:

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Pamplin Consulting LLC
Licensed Real Estate Broker



Location

- Located in Apopka, FL in NW Orange County
- Minutes from SR-429 and major regional roadways
- Close proximity to retail, schools, and community amenities
- Convenient access to Orlando employment centers

Nearby Destinations

- Downtown Apopka
- West Orange Trail
- SR-429 Expressway
- AdventHealth Apopka
- Retail centers along US-441

Demographics

POPULATION	1 MILE	3 MILE	5 MILE
Estimated 2024 Population	9,378	65,427	118,195
Average HH Income (2020)	\$85,525	\$93,962	\$98,387
Projected Population Growth	3.3%-3.4%		
EMPLOYMENT			
Businesses	4,500+		
Employees	66,000+		
TRAFFIC COUNTS	North Park Ave. ±20,600 VPD		

Source: CoStar Demographics and Traffic Counts (2024–2025)

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