


REDUCED SALE PRICE!



For sale

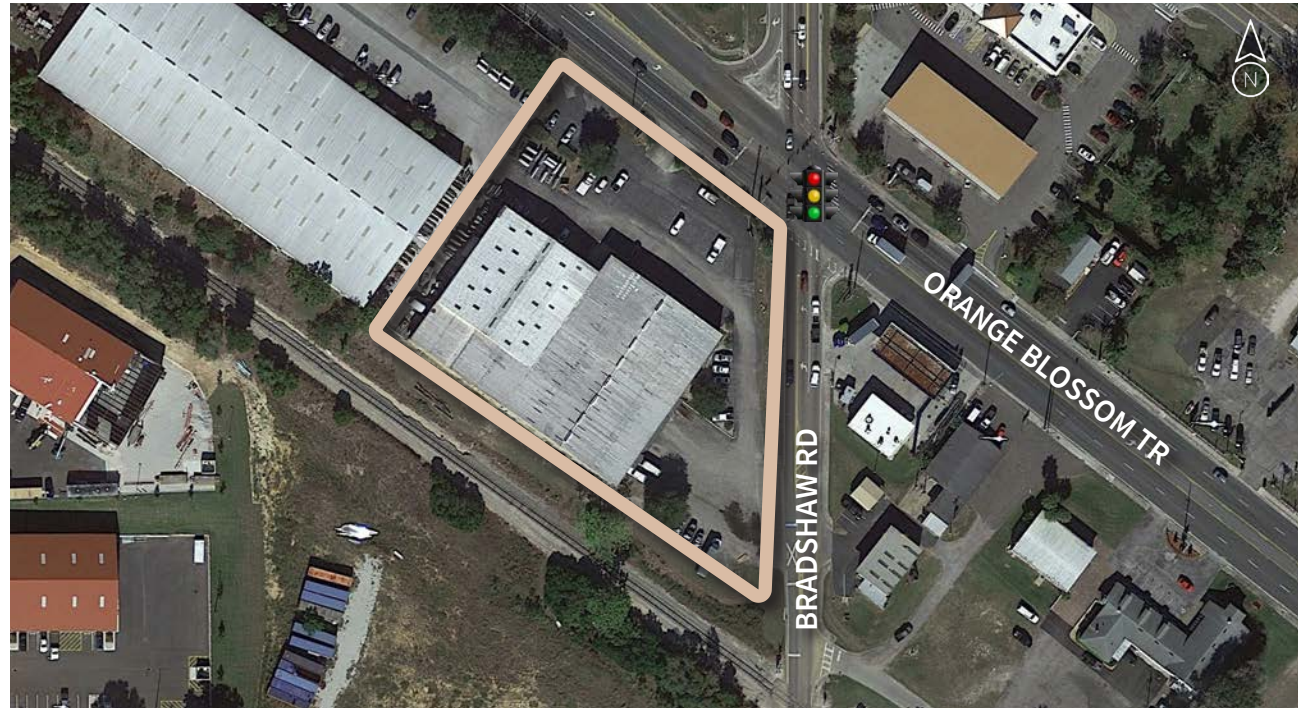
500 W Orange Blossom Trail, Apopka, FL
38,756 SF Building

 **JLL** SEE A BRIGHTER WAY

Property details

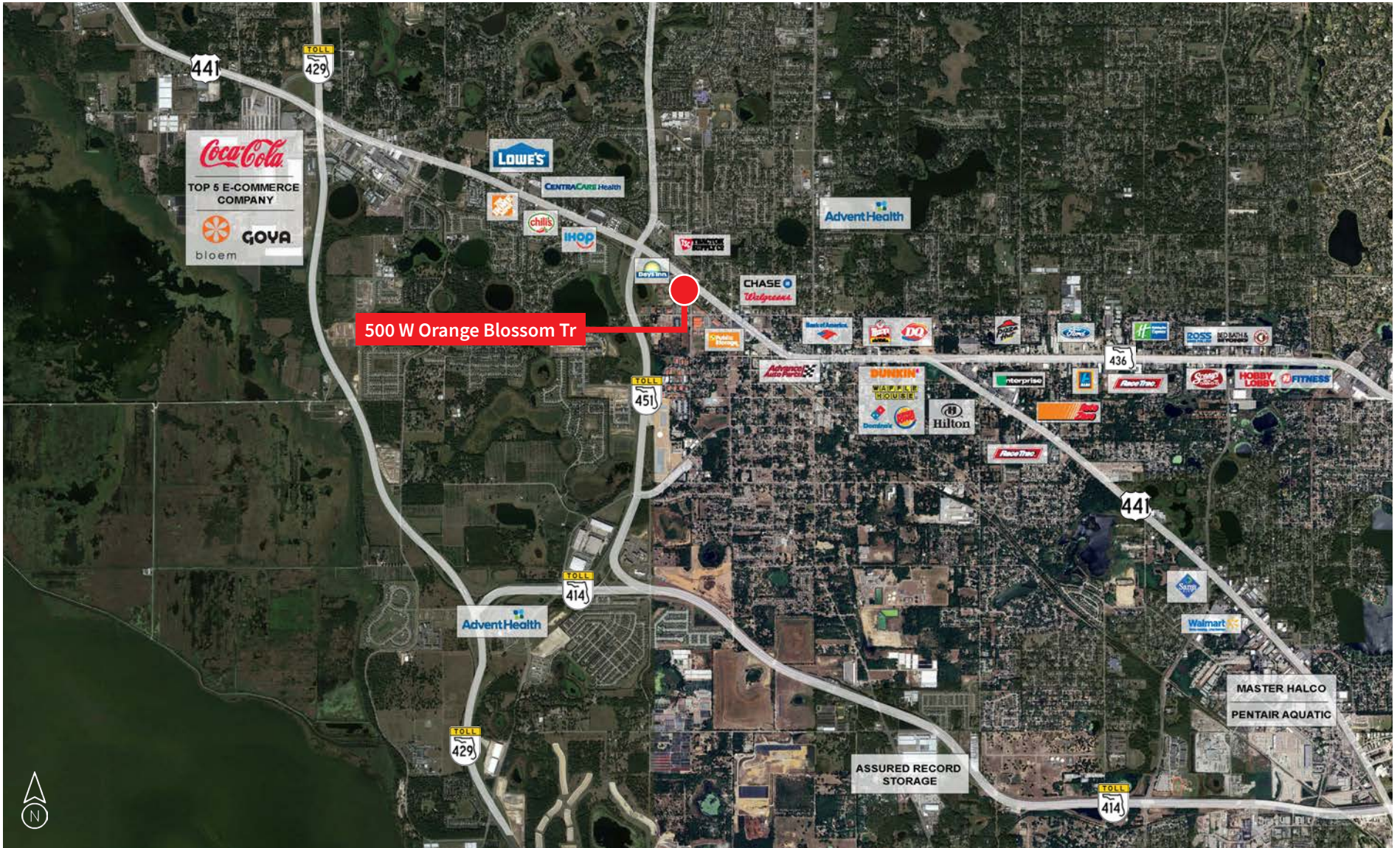
Property specifications

- 38,756 SF
- 5,280 SF of 2nd story office
- 5,280 SF of showroom
- 4 dock doors
- 3 drive-in doors
- Metal construction
- 55 parking spaces
- Built in 1969
- 1.93 acres
- Zoned MU-D, City of Apopka
- **\$5,500,000 (\$141.91/SF) - REDUCED!**



	30 minutes	60 minutes	120 minutes
Total population	1,283,200	3,459,355	9,075,270
Total households	496,216	1,308,931	3,594,811
Average HH income	\$102,344	\$95,668	\$92,839
Total businesses	71,763	138,407	357,535
Total employees	744,566	1,442,344	3,676,227

Amenities and access

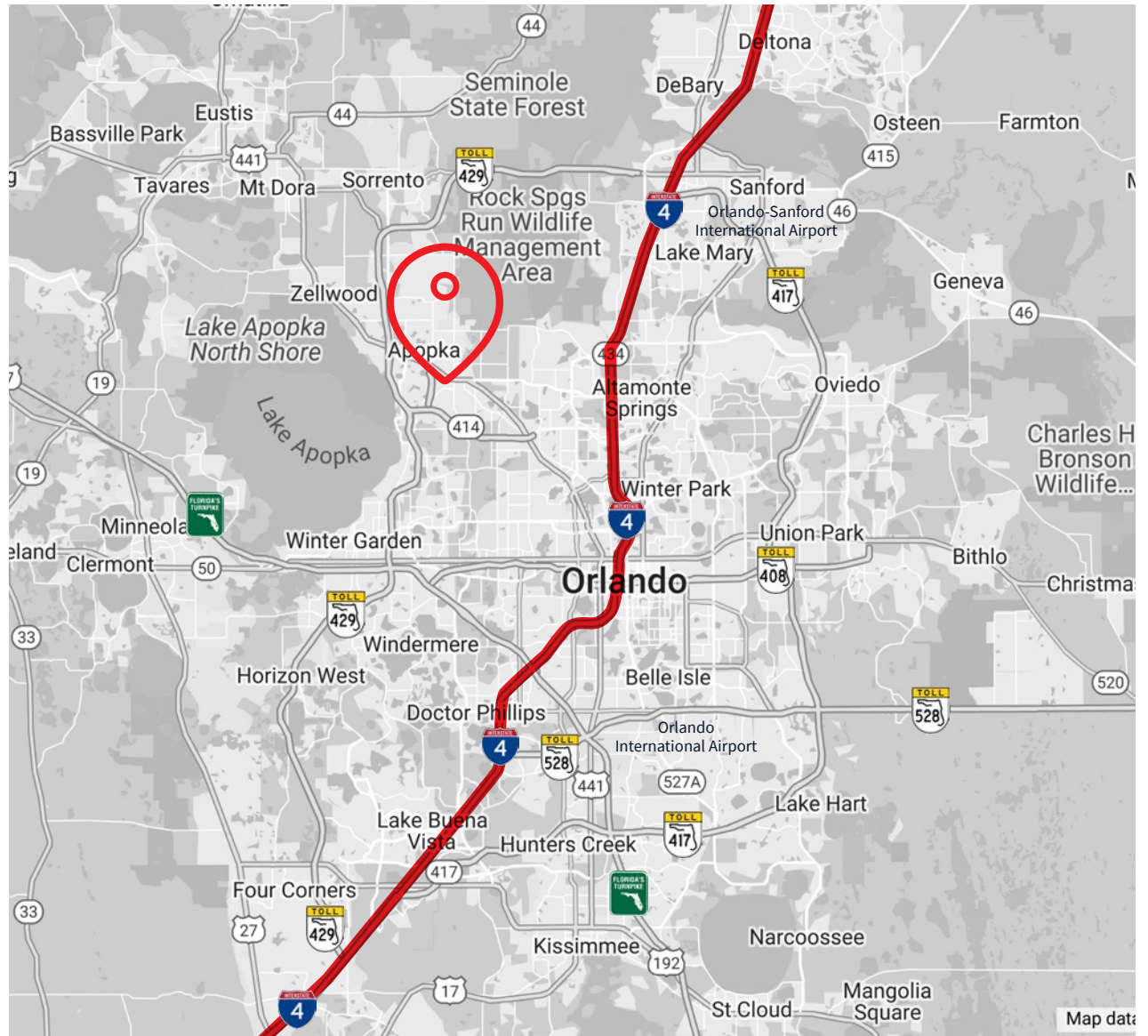


Location

Advantages

- Immediate access to US Highway 441 and State Road 429 via State Road 451
- Within 30 minutes of downtown Apopka, Maitland, College Park, Mount Dora, and historic Winter Park
- Less than 40 minutes from two major international airports with a combined total of 60+ million passengers in 2023
- 26,500 average annual daily traffic count

With the success over the last few years along the State Road 429 corridor on the west side of Orlando and the connection of State Road 429 to Interstate 4, Apopka has become a very desirable location for big box distribution and manufacturing. The city has excellent access to labor, immediate access to SR 429, and allows back door entry to the largest tourist corridors in Central Florida.



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