

FIRST CAPITAL Property Group
Commercial Real Estate Services

LAKE CARTER EXCHANGE



*Pricing is subject to change. Inquire for details.

RETAIL / MEDICAL / OFFICE DEVELOPMENT

1700 W Keene Rd Apopka, FL 32703

Contact: Trey Gravenstein
Vice President of Brokerage Services
E: Trey@FCPG.com
P: 407.872.0177 ext. 119

Contact: Michael Castrilli
Vice President of Brokerage Services
E: Michael@FCPG.com
P: 407.872.0177 ext. 130

For Sale: Retail, Medical, or Office
- 2,665 SF – 4,030 SF Buildings
- Grey Shell Delivery
- Starting at $330.00 / SF

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Premier Mixed-Use Development situated at the intersection of Ocoee-Apopka Road and W Keene Road with dark grey shell buildings for retail and medical/office opportunities

Retail drive-thru opportunities and over 2,000 SF of patio space available throughout the development

Located less than a mile from Advent Health's 7-Story, 120-bed hospital and directly across from the new Publix Supermarket development

Over 650' of frontage on Ocoee-Apopka Road and over 350' of frontage on W Keene Rd with direct access

Monument signage available on busy Ocoee-Apopka Road and W Keene Road

Apopka is the 2nd fastest growing city in Central Florida with ± 20M SF of commercial / industrial planned as of Jan. 2023

Apopka was highlighted in Florida Trend's January 2022 edition as an up-and-coming, business-friendly community featured for its partnerships, incentives and infrastructure

5,000 residences to be built in the trade area through 16 planned residential new developments

A JW²DEVELOPMENT FEATURING SCHMID CONSTRUCTION

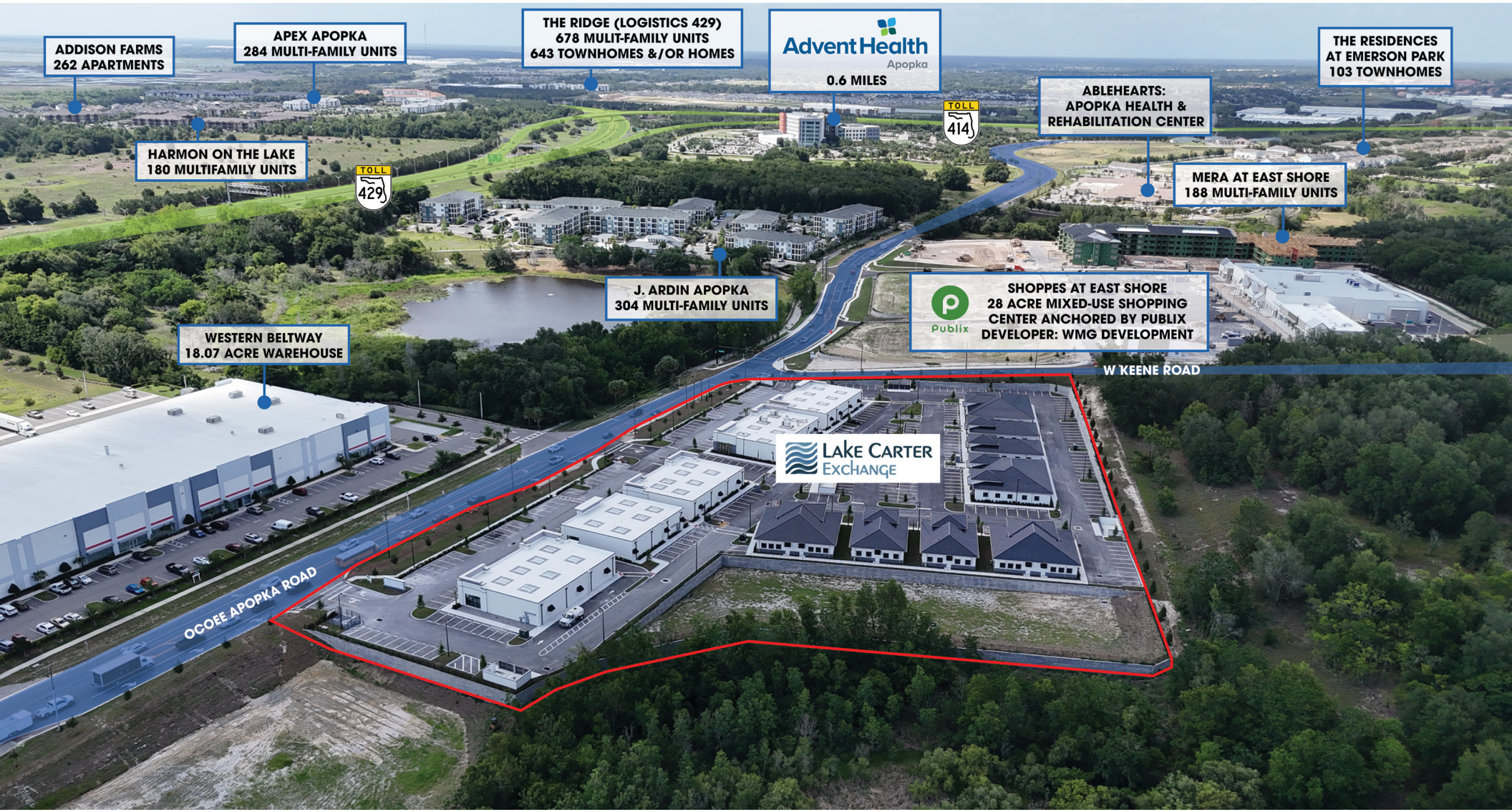
JW² DEVELOPMENT

Schmid CONSTRUCTION

615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

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SURROUNDING DEVELOPMENTS



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SITE MAP





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SALE AVAILABILITY

OFFICE / MEDICAL / RETAIL / RESTAURANT

Building Number	Max SF Allowed	Dimensions	Use Allowed	Purchase Price	Price / SF
1	6,458	95' W x 68' D	Retail / Drive-Thru	CLOSED	
2	5,304	78' W x 68' D	Retail w/ Patio	CLOSED	
3	6,392	94' W x 68' D	Retail w/ Patio	CLOSED	
4	7,004	103' W x 68' D	Retail w/ Patio	CLOSED	
5	7,004	103' W x 68' D	Retail w/ Patio	CLOSED	
6	5,556	86' W x 65' D	Office	CLOSED	
7	2,665	41' W x 65' D	Office	$893,000	$335
8	2,665	41' W x 65' D	Office	CLOSED	
9	5,556	86’ W x 65’ D	Office	CLOSED	
10	4,030	62 W x 65' D	Office	$1,330,000	$330
11	2,665	41' W x 65' D	Office	UNDER CONTRACT	
12	2,665	41' W x 65' D	Office	$893,000	$335
13	4,030	62' W x 65' D	Office	$1,330,000	$330

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DRIVE THRU AVAILABLE



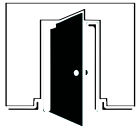
PATIO SPACE AVAILABLE



MONUMENT & BUILDING SIGNAGE AVAILABLE



END-CAP SUITES AVAILABLE



GREY SHELL DELIVERY



MEDICAL & OFFICE USERS WELCOMED

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DEMOGRAPHICS

AVERAGE INCOME
$136,885
(5 min drive time)

MEDIAN AGE
37.1
(5 min drive time)

AVERAGE HOUSEHOLD SIZE
2.96
(5 min drive time)

DAYTIME POPULATION
82,668
(10 min drive time)

		Total Population	Total Families	Total Households	Average Income	Total $ Spent on Medical Care
5 mins	2026	15,648	3,978	5,280	$136,885	$16,121,186
	2031	17,491	4,469	5,930	$161,086	
10 mins	2026	94,167	23,452	31,054	$119,652	$82,936,220
	2031	103,329	25,880	34,278	$141,292	
15 mins	2026	270,734	69,234	92,834	$123,812	$256,611,383
	2031	288,934	74,108	99,527	$145,039	





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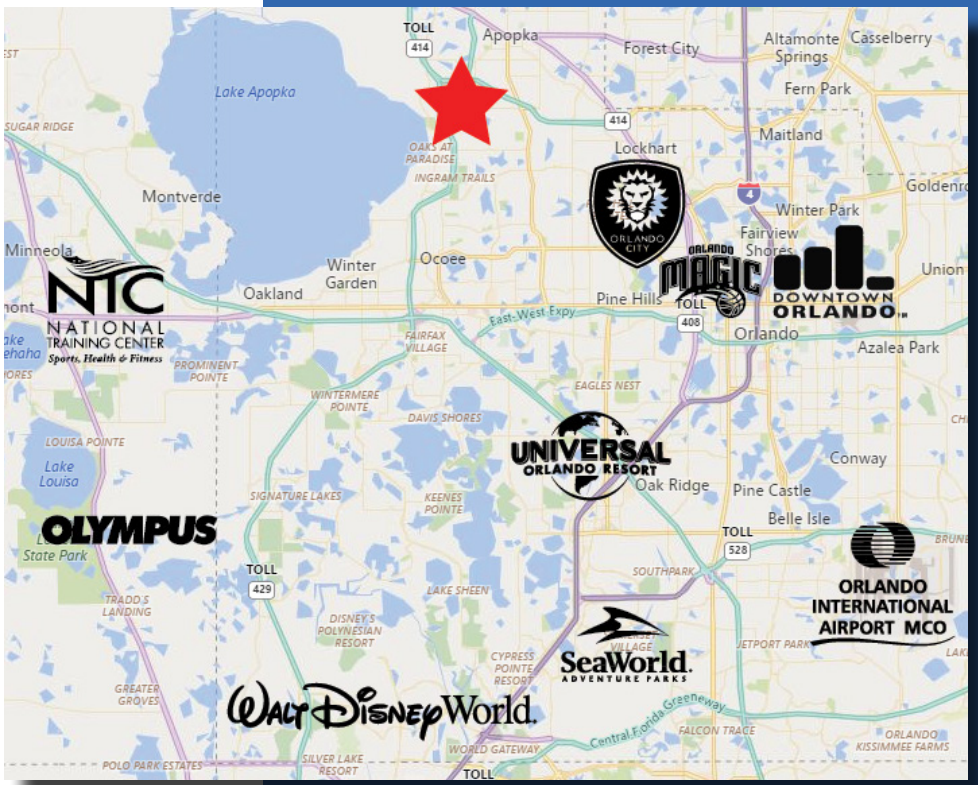
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LOCATION

Drive Times & Traffic Counts

TOLL 429	414	50	FLORIDA'S TURNPIKE	INTERSTATE 4
1 minute (.4 miles)	2 minutes (1.4 miles)	7 minutes (6.9 miles)	7 minutes (7.2 miles)	14 minutes (11.7 miles)



Average Annual Daily Trips

2025	
SR 429	72,500
Ocoee Apopka Road	14,200
W Keene Road	5,500



Surrounding Businesses

2026	5 Mins	10 Mins	15 Mins
Retail Businesses	38	324	1,082
Food & Drink Businesses	18	129	495

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