



# MIXED USE DEVELOPMENT SITE FOR SALE

3590-3600 W Kelly Park Rd. | Apopka, FL 32712

- / ±7.26 ACRES
- / ±368 FRONT FEET ON KELLY PARK RD
- / WITHIN “INTERCHANGE” OVERLAY - FLEXIBLE USES

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W KELLY PARK RD



# PROPERTY OVERVIEW



<b>LOCATION</b>	3590-3600 W Kelly Park Road, Apopka, FL 32712
<b>MUNICIPALITY</b>	City of Apopka
<b>SIZE</b>	±7.26 Acres (316,681 SF)
<b>FUTURE LAND USE</b>	will require Kelly Park Mixed Use
<b>FORM BASED CODE OVERLAY</b>	Kelly Park Road Interchange District
<b>TRAFFIC COUNT</b>	W Kelly Park Road- 5,300 (count by C&W)
<b>UTILITIES</b>	The City estimates delivery to the west side of SR 429 in 2020. A utility master plan is close to approval.
<b>FRONTAGE</b>	±368 front feet on Kelly Park Road
<b>TAX PARCELS</b>	13-20-27-0000-00-046 13-20-27-0000-00-029
<b>PERMITTED USES</b>	<ul style="list-style-type: none"><li>• All retail (including drive through &amp; gas)</li><li>• Restaurants or delicatessens, with drive-through facilities</li><li>• Hospitals, walk-in medical clinics and nursing homes</li><li>• Automobile service stations (prohibited elsewhere nearby)</li><li>• Supermarkets</li><li>• All retail-related centers</li><li>• Health and fitness centers and more</li></ul>



# APOPKA LOCATION



## ACCELERATING GROWTH FOR APOPKA

Perhaps beginning with the 2001 National Little League baseball championship, Apopka has risen in local imagination as a great place to raise a family. Although it may maintain its place as the “Indoor Foliage Capital of the World” a while longer, the face of Apopka is changing.

Founded as a town in 1882 and incorporated as a city in 1929, Apopka now has about 50,000 residents –and increasing rapidly.

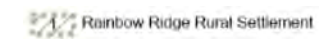
The opening of long-awaited interchange of the SR 429 toll road at Kelly Park Road occurred in July 2018. By 2022, the Wekiva Parkway section, tying in to I-4 at Lake Mary, will complete the Orlando Beltway. An additional spur (SR 453) to Mount Dora has already opened. Downtown Orlando can be reached in about half an hour from the Kelly Park Road interchange.

Activity in the immediate Kelly Park Road corridor includes the Bridle Path single family development by DR Horton; new Publix, Orlando Health, and approximately 1500 new single family home units in projects in various stages of approval. Orlando Health envisions a medical campus on the 51 acres it purchased on Effie Road; the facility would serve both Apopka and Mount Dora.



### LEGEND

- Design Districts**
- Village Center
- Employment
- Interchange
- Transition
- Neighborhood
- Recreation
- Existing Roads
- 1 Mile Radius
- Interchange
- Activity Nodes



Note: City boundaries not depicted in this graphics as they change overtime.



# FOR MORE INFORMATION

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W KELLY PARK RD



## DEMOGRAPHICS

RADIUS	5 MILES	10 MILES	15 MILES
POPULATION	52,115	198,229	630,199
MEDIAN AGE	42.1	41.6	40.0
AVERAGE HH INCOME	\$89,406	\$91,567	\$88,582
MEDIAN HH INCOME	\$73,440	\$72,616	\$72,005