

HIGHWAY EXPOSURE COMMERCIAL SITE ±2.72 ACRES KELLY PARK RD/SR 429 INTERCHANGE



- GAS STATION IS A PERMITTED USE
- ± 300 FRONT FEET ON KELLY PARK RD
- ABUTS SOUTHBOUND EXIT LANE (“GOING TO WORK” SIDE OF HIGHWAY)
- INSTITUTIONAL EXPANSIONS PLANNED IN IMMEDIATE AREA
- NEW TRAFFIC COUNTS AVAILABLE

For more information, please contact:

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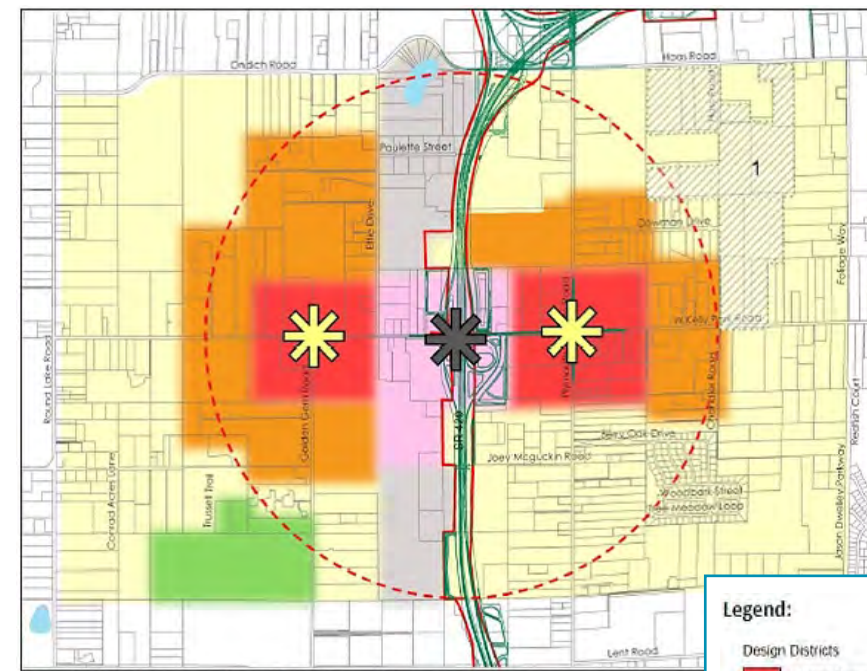
Exclusively listed by:

Cushman & Wakefield of Florida, LLC
20 North Orange Avenue
Suite 300
Orlando, Florida 32801
cushmanwakefield.com

Commercial Land in Apopka



LOCATION	3501 W Kelly Park Road, Apopka, FL Abuts SR 429 southbound exit land on the eastern boundary.
SIZE	±2.72 gross acres
ZONING	A-1; for development, site will be annexed into the City of Apopka under their new Kelly Park Interchange Form-Based Code, "Interchange" overlay
LAND USE	Uses permitted within the "Interchange" design district.
TRAFFIC COUNT	Private One-Day Study: 5,000 VPD on Kelly Park Road on the west side of SR 429 which is a 138% increase over Orange County's reported 2,100 VPD
UTILITIES	Electric: Duke Energy Trash: Orange County Water/Sewer: City of Apopka; not yet available to site. See utility map.
TAX PARCEL ID	12-20-27-0000-00-019
SITE	Single family home currently on premises
PRICE	Please call for details.



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

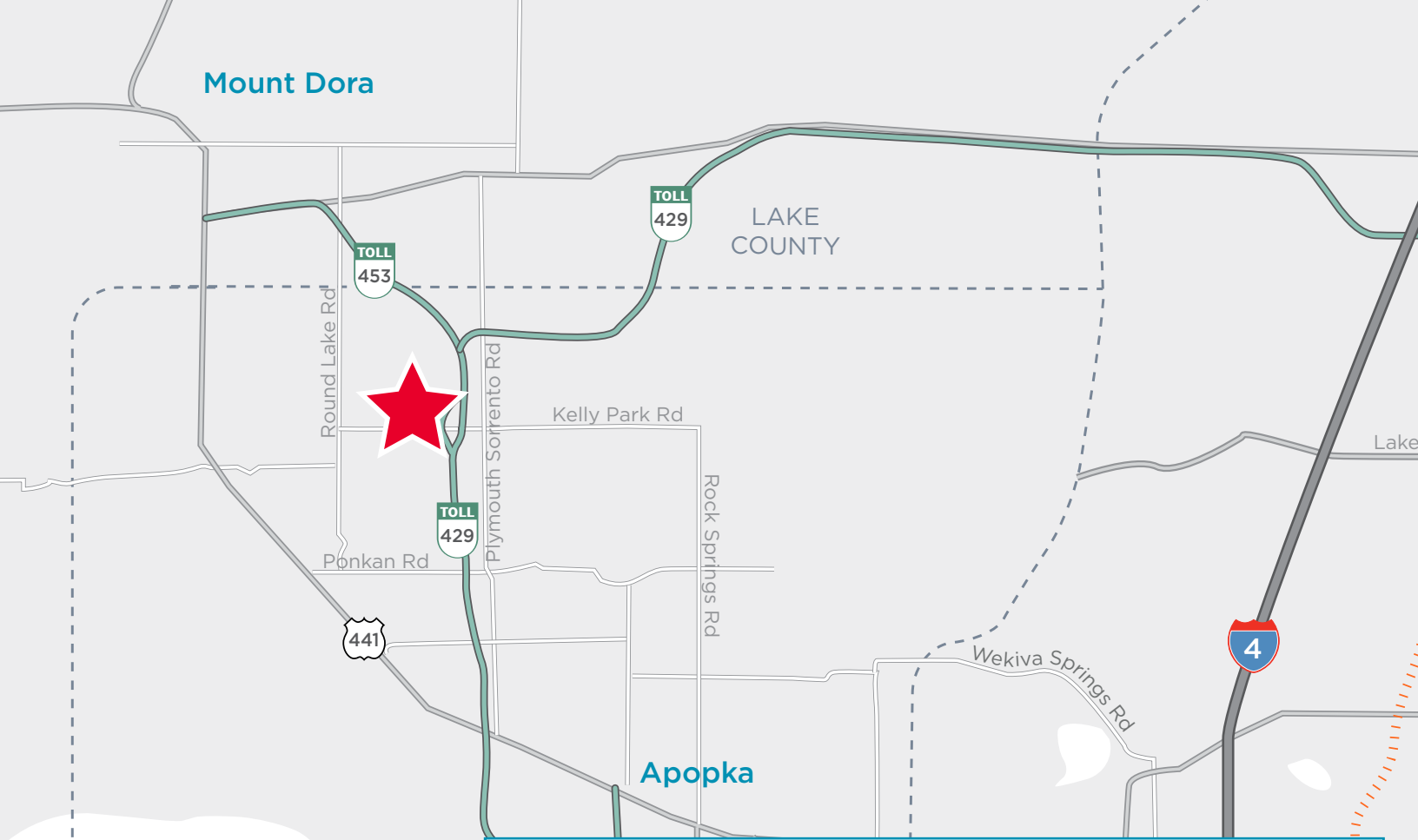
Subject Property

Legend:

- Design Districts
 - Village Center
 - Employment
 - Interchange
 - Transition
 - Neighborhood
 - Recreation
- Existing Roads
- 1 Mile Radius
- Interchange
- Activity Nodes
- Rainbow Ridge Rural Settlement

Permitted Uses:

- Auto service station/car wash
- Restaurants
- Restaurants with drive-up/drive through
- Mini-storage facility
- Retail, general
- Retail, neighborhood
- Auto service (minor)
- Outpatient care facilities
- Professional, medical, business office/studio
- Veterinary clinic/hospital



Lake Apopka

DEMOGRAPHICS

Radius	5 Miles	10 Miles	15 Miles
Population	48,146	185,692	585,888
Renter-occupied Housing Units	3,463	17,394	72,492
Median Age	42.1	41.6	40
Average Household Income	\$98,546	\$78,126	\$72,903
Median Household Income	\$50,658	\$54,299	\$52,220

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