

FOR LEASE



Advent  
Health

# RETAIL / MEDICAL / OFFICE / RESTAURANT ±1,751–7,004 SF

2535 Ocoee Apopka Rd, Ocoee, FL 34761 • Lake Carter Exchange — Building 5

Four Storefront Entrances • Grey Shell Delivery • \$45.00 / SF NNN



For More Information:  
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Aerial imagery – development boundary approximate

## OFFERING SUMMARY

Building 5 at Lake Carter Exchange is a ±7,004 SF Class A freestanding retail building on the Ocoee Apopka Road frontage of a new mixed-use development at the corner of Ocoee Apopka Road and W. Keene Road. It is available from ±1,751 SF up to the full ±7,004 SF. Four storefront entrances across a 103-foot-wide by 68-foot-deep footprint.

Delivery is Class A grey shell: exposed open-web steel joists, metal roof deck, CMU perimeter walls and utility rough-ins, so layout, finishes and systems are built around the tenant's concept.

**±1,751 – 7,004 SF**

DIVISIBLE – ONE SUITE UP TO FOUR

**\$45.00**

PER SF, NNN – AT ANY SIZE

**14,000**

AADT – OCOEE APOPKA ROAD (2024)

**74,361**

DAYTIME POPULATION – 10-MIN DRIVE

Traffic & demographic figures per trade-area profile



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*Aerial imagery. Surrounding development shown for trade-area orientation*

## TRADE AREA & SURROUNDING DEVELOPMENT

### ■ PUBLIX-ANCHORED CENTER ACROSS W. KEENE

The Shoppes at East Shore (a ±28-acre mixed-use development by WMG Development) is planned at the northeast corner of Ocoee Apopka Rd and W. Keene Rd with a Publix-anchored retail building plus apartments and 55+ housing.

### ■ ADVENTHEALTH APOPKA – LESS THAN A MILE NORTH

The 7-story, ±320,000 SF hospital at 2100 Ocoee Apopka Rd added a patient floor in a recent expansion, bringing the campus to roughly 160 beds: a daily driver of patients, staff and referral traffic.

### ■ ROOFTOPS UNDER CONSTRUCTION AROUND THE CORRIDOR

J. Ardin Apopka (304 units), Apex Apopka (284), Addison Farms (262), Harmon on the Lake (180) and The Residences at Emerson Park (103 townhomes) are identified around the project.

### TRAFFIC, DRIVE TIMES & TRADE AREA

|                              |             |
|------------------------------|-------------|
| SR 429 (Western Beltway)     | 70,500 AADT |
| Ocoee Apopka Road            | 14,000 AADT |
| W. Keene Road                | 5,500 AADT  |
| Drive to SR 429              | 2 minutes   |
| Drive to AdventHealth Apopka | 3 minutes   |
| Drive to Downtown Apopka     | 5 minutes   |
| Avg. income – 5-min drive    | \$128,919   |
| Population – 15-min drive    | 289,059     |

*Sources: 2024 AADT counts; trade-area drive-time profile.*



# THE SITE & AVAILABILITY – ±1,751 TO ±7,004 SF

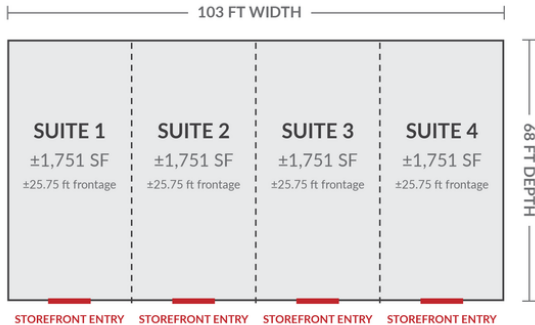


Building 5 – Ocoee Apopka Road frontage

- **DIVISIBLE FROM ±1,751 SF**  
One suite, two, three, or the full building
- **FOUR SEPARATE FRONT DOORS**  
Every suite gets its own storefront entry
- **\$45.00 / SF NNN AT ANY SIZE**  
Same rate for ±1,751 SF or ±7,004 SF
- **CLASS A GREY SHELL DELIVERY**  
Steel joists, metal deck, CMU walls, rough-ins
- **OCOOE APOPKA RD FRONTAGE**  
±100 ft of frontage at the north entrance

## AVAILABILITY PLAN – DIVISIBLE FROM ±1,751 SF

Take one suite, any adjacent combination, or the entire ±7,004 SF building



### COMBINE ADJACENT SUITES – ONE RATE, ANY SIZE

| ±1,751 SF | ±3,502 SF  | ±5,253 SF    | ±7,004 SF     |
|-----------|------------|--------------|---------------|
| ONE SUITE | TWO SUITES | THREE SUITES | FULL BUILDING |



# PROPERTY PHOTOS



Corner approach from Ocoee Apopka Road



Corner elevation and surface parking field



End-cap building form and brick base



Storefront glazing along the frontage



Grey shell interior – open-web steel joists and metal roof deck



Lake Carter Exchange – aerial of the development



The partners  
you trust with  
the properties  
you have.

## CONTACT FOR LEASING

±1,751 – 7,004 SF • Divisible

\$45.00 / SF NNN at any size • TI negotiable



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