

FOR LEASE

MEDICAL/ OFFICE/ RETAIL

108 S PARK AVE APOPKA, FL

**BROKER INCENTIVE: FREE NAME BRAND DESIGNER PRESCRIPTION GLASSES
FOR 5-YEAR LEASES SIGNED! (OWNER IS THE ADJACENT OPTOMETRIST)**



LICENSED REAL ESTATE BROKER | FranklinSt.com

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PROPERTY SUMMARY

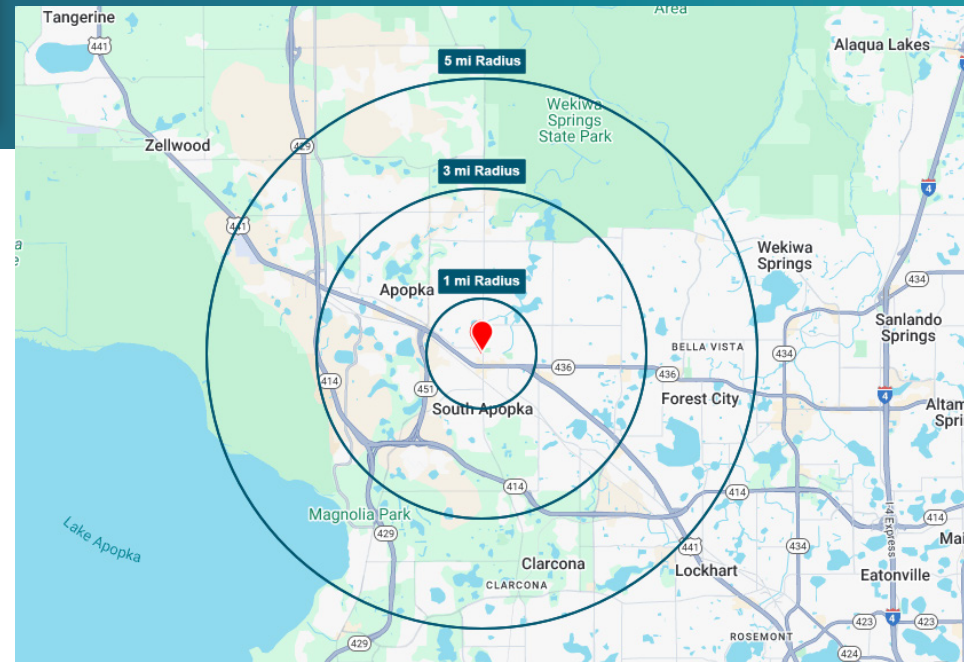


PROPERTY HIGHLIGHTS

- 1,554 SF available for medical, office or retail use
- Shell condition with tenant improvement allowance provided
- Monument and facade signage available
- Easy access to 441 and 436
- Abundant parking
- Large wave of future development for West Orange County
- Zoned Commercial (Approved uses: Medical, Office, Retail)
- Below Market Rent \$26.00/SF on a Triple Net Basis

AREA DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	8,118	67,316	131,350
Total Households	2,594	22,761	45,476
Average Income	\$61,159	\$84,578	\$94,982
Median Age	36	39	40
Daytime Population	4,952	17,259	31,882





APOPKA GROWTH



Kelly Park Project: Massive mixed use/residential development (257-acres) along Kelly Park Road. To include 2,931 multifamily residential units, 1.1 million square feet of office and retail space and 1.8 million square feet of industrial uses.

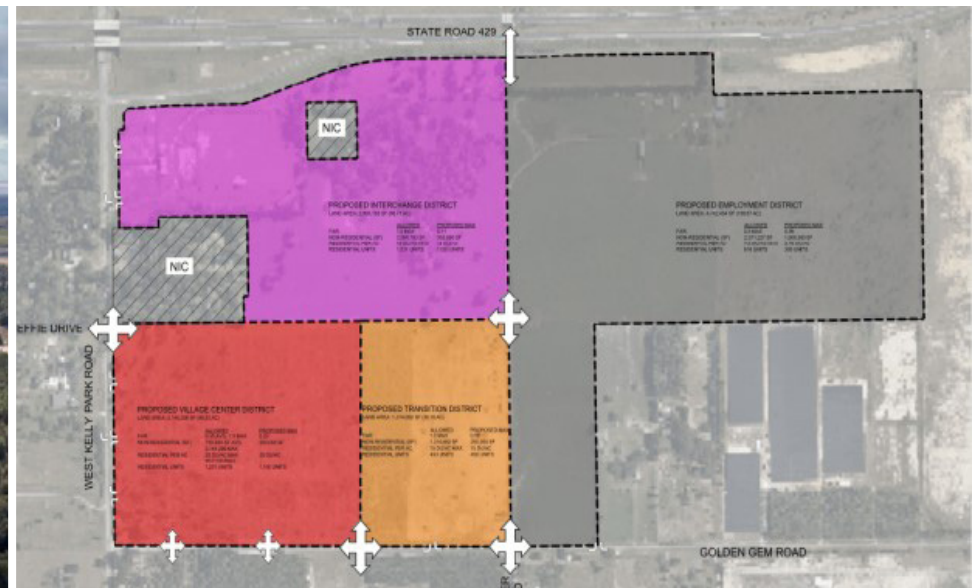
New Residential Land-use change approved: 242 apartments along Plymouth Sorrento coming soon!

Cornerstone on Sixth: Delivered 24 town home development for affordable housing.

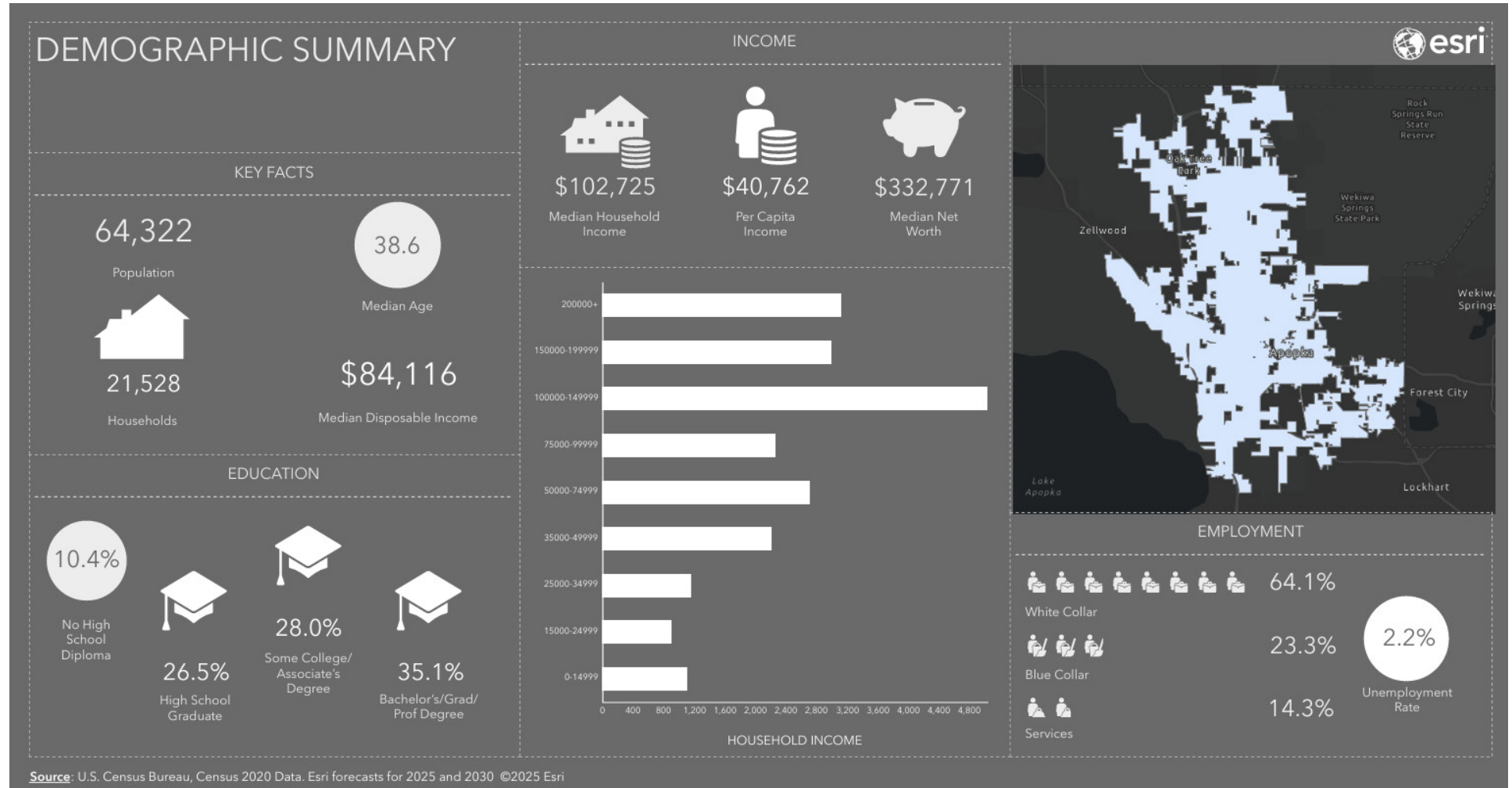
Shoppes at East Shore: Delivered an 18-acre, 90,000 SF mixed-use development for retail shops, apartments and medical office space.

Wyld Oaks project: \$1.2 billion mixed-use development to include 4,000 homes, hotels, retail and entertainment space. Will be located near the Kelly Park Road interchange and State Road 429 interchange.

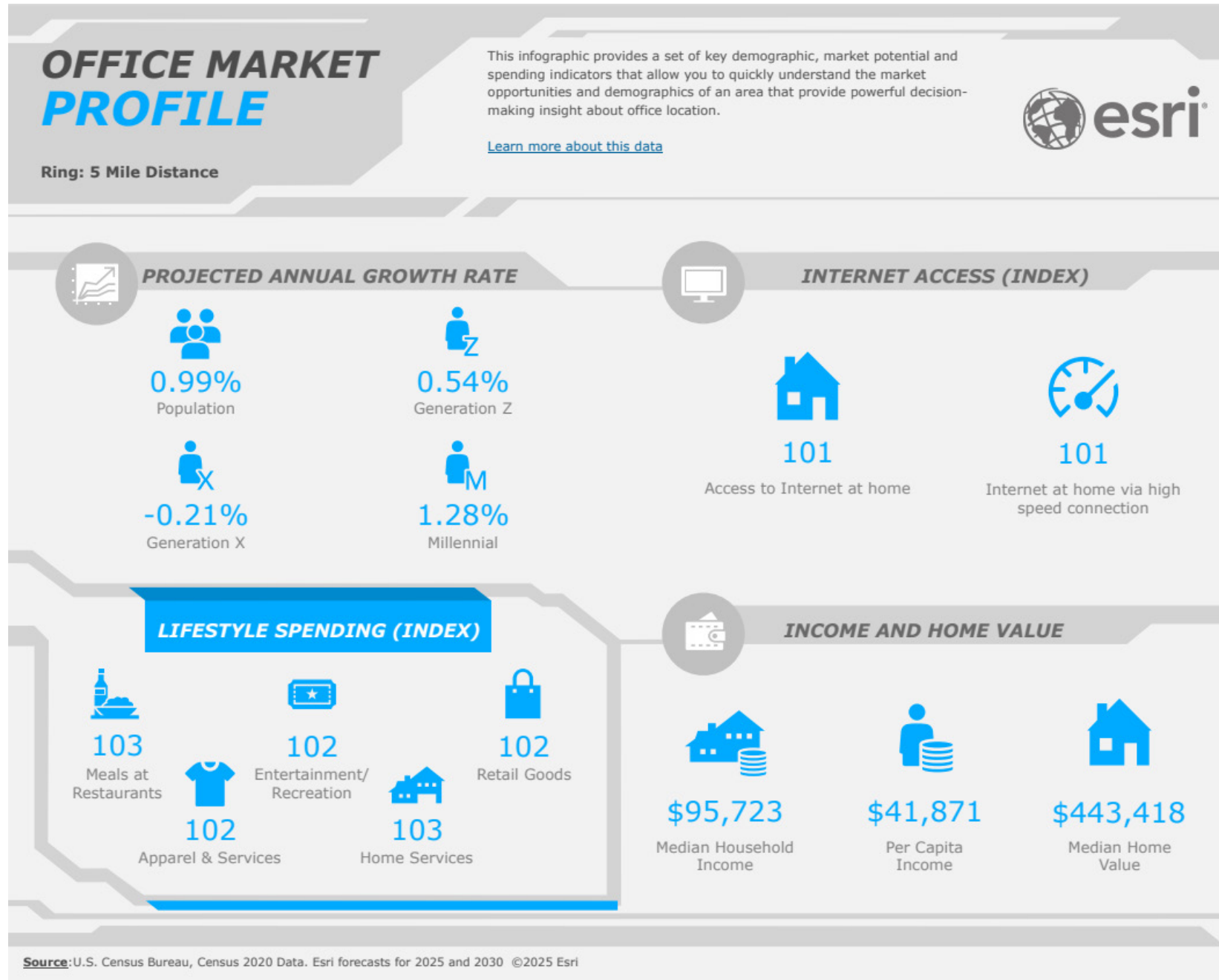
And much, much more.



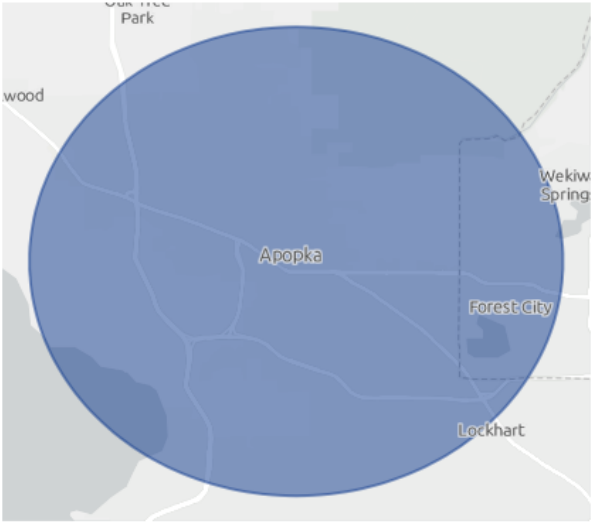
DEMOGRAPHICS



DEMOGRAPHICS



DEMOGRAPHICS

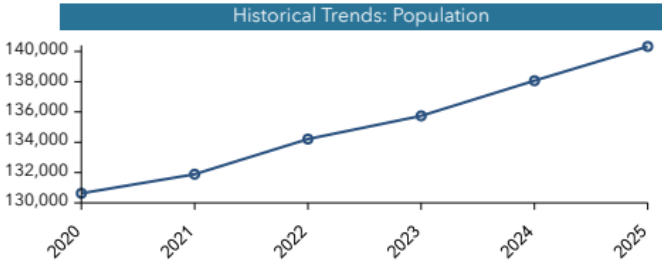


Population Trends and Key Indicators

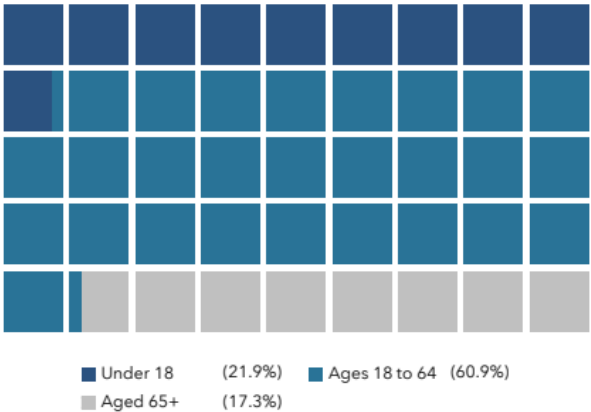
Ring: 5 Mile Distance

140,329	48,880	2.86	40.0	\$95,723	\$443,418	109	80	82
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

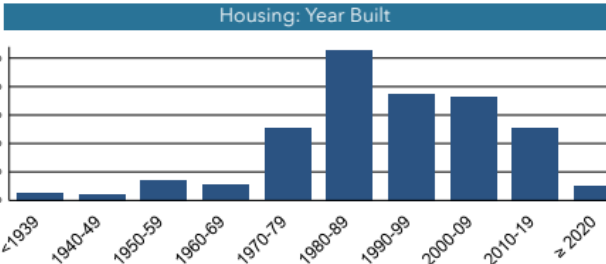
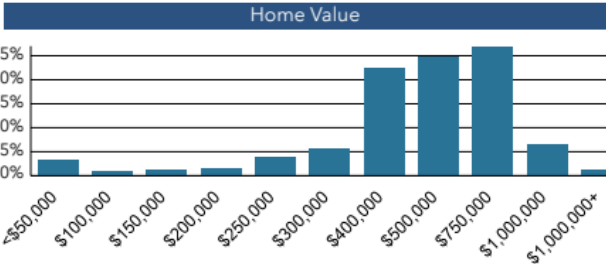
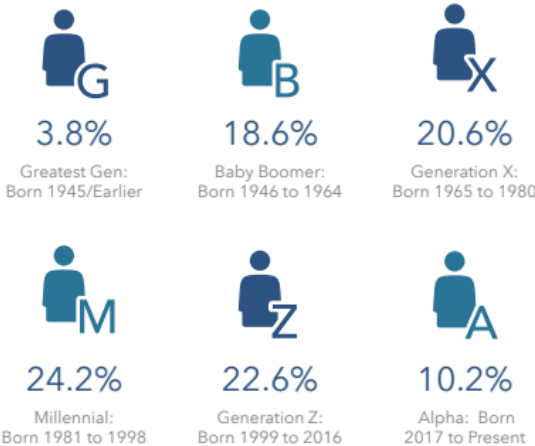
MORTGAGE INDICATORS



POPULATION BY AGE



POPULATION BY GENERATION



esri | THE SCIENCE OF WHERE | Source: U.S. Census Bureau, Census 2020 Data. Esri forecasts for 2025 and 2030 ©2025 Esri

DEMOGRAPHICS

TARGET MARKET SUMMARY

Ring: 5 Mile Distance

Key Facts

140,329

Population

40.0

Median Age

2.9

Average
Household Size

\$95,723

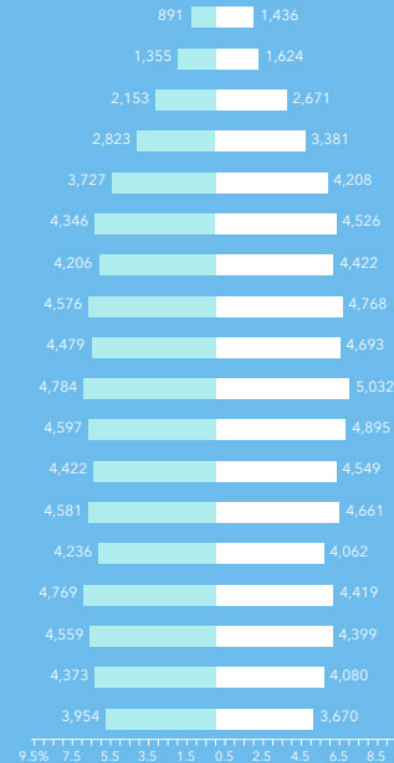
Median Household
Income



Source: U.S. Census Bureau, Census 2020 Data. Esri forecasts for 2025 and 2030

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Age Pyramid



The largest group:
2025 Females Age 40-44

The smallest group:
2025 Males Age 85+

Annual Lifestyle Spending



\$3,751

Travel



\$116

Theatre/Operas/Concerts



\$84

Movies/Museums/Parks



\$100

Sports Events



\$10

Online Games



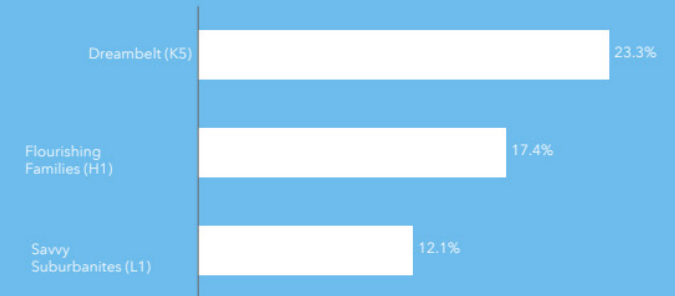
\$143

Audio



Tapestry

Top 3 segments by household count



RENDERINGS



RENDERINGS ONLY



AREA OVERVIEW



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