

For Lease

Shoppes at Wekiva Ranch | Apopka, FL



WEKIVA
RANCH

Building C Rendering with AI enhancements



Shoppes at Wekiva Ranch

Plymouth Sorrento Rd & Kelly Park Rd | Apopka, FL

The Shoppes at Wekiva Ranch is a mixed-use center with premier retail opportunities in Apopka, Florida, with on-site parking. This premier location makes traveling to Downtown Orlando and surrounding areas a breeze. Gone are the days of congested local roads and US-441 traffic with the completed Wekiva Parkway. The Wekiva Parkway completed the Orlando Beltway and decrease motorists' drive times while increasing commuter safety. From I-4 or US-441, The Shoppes at Wekiva Ranch is accessible within minutes.

New developments in the area will serve as major traffic drivers, including medical, single-family, multi-family and industrial projects in the corridor. Orlando Health's 51-acre Health Campus and AdventHealth have proposed a 12-room free-standing ER and three-story multi-use building. There is a projected 8.42% population growth in the next 5 years in the Apopka area. Residential projects with 11,000–13,000+ new single-family and multi-family units are in development. Industrial growth is significant as well, with 6.7 million SF in development within a 3-mile radius of The Shoppes at Wekiva Ranch.

JOIN THESE RETAILERS



ABOUT THE PROPERTY



34,324 SF

Ground Floor Retail Space



368 UNITS

On-site Multi-family

Building A Rendering from Elevation Drawing

July 20, 2026 Drone Photos



Building B Rendering



Site Plan

Plymouth Sorrento Rd & Kelly Park Rd | Apopka, FL



Building A Rendering



Building B Rendering



Building C Rendering

Available Space

Plymouth Sorrento Rd & Kelly Park Rd | Apopka, FL

BUILDING A

North Facing



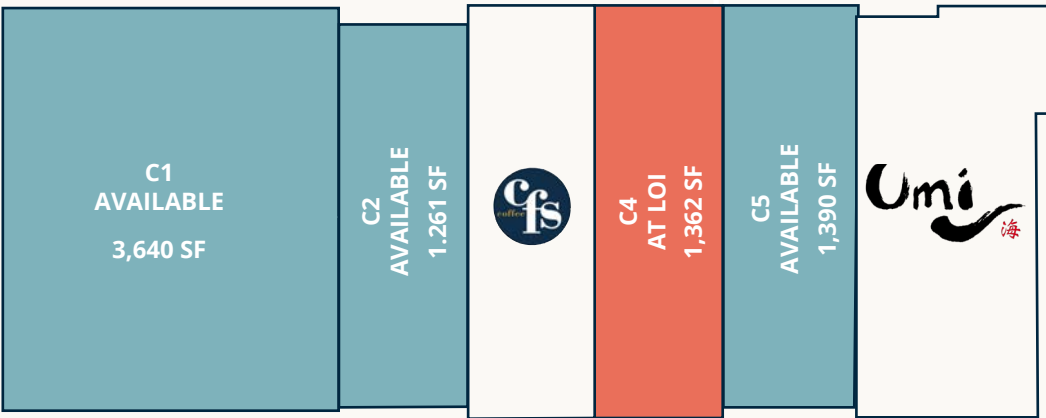
BUILDING B

North Facing



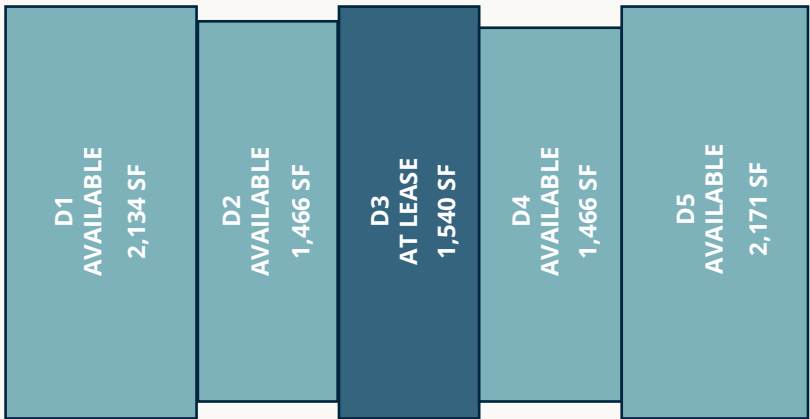
BUILDING C

West Facing



BUILDING D

West Facing



East Facing Drone

Plymouth Sorrento Rd & Kelly Park Rd | Apopka, FL



West Facing Drone

Plymouth Sorrento Rd & Kelly Park Rd | Apopka, FL



Trade Area Aerial

Plymouth Sorrento Rd & Kelly Park Rd | Apopka, FL



Growth on the Horizon

Plymouth Sorrento Rd & Kelly Park Rd | Apopka, FL



Enhanced Rendering

ORLANDO HEALTH®

51 AC
Orlando Health Campus



Representative Image

Advent Health

12 Room
Freestanding ER

3 Story
Mixed-use Building



±13,000

New single-family homes currently under development in surrounding area



±5,500

Multi-family units planned or under development in surrounding area



6.7 Mil SF

Industrial under contract or under construction within a 3 mile radius

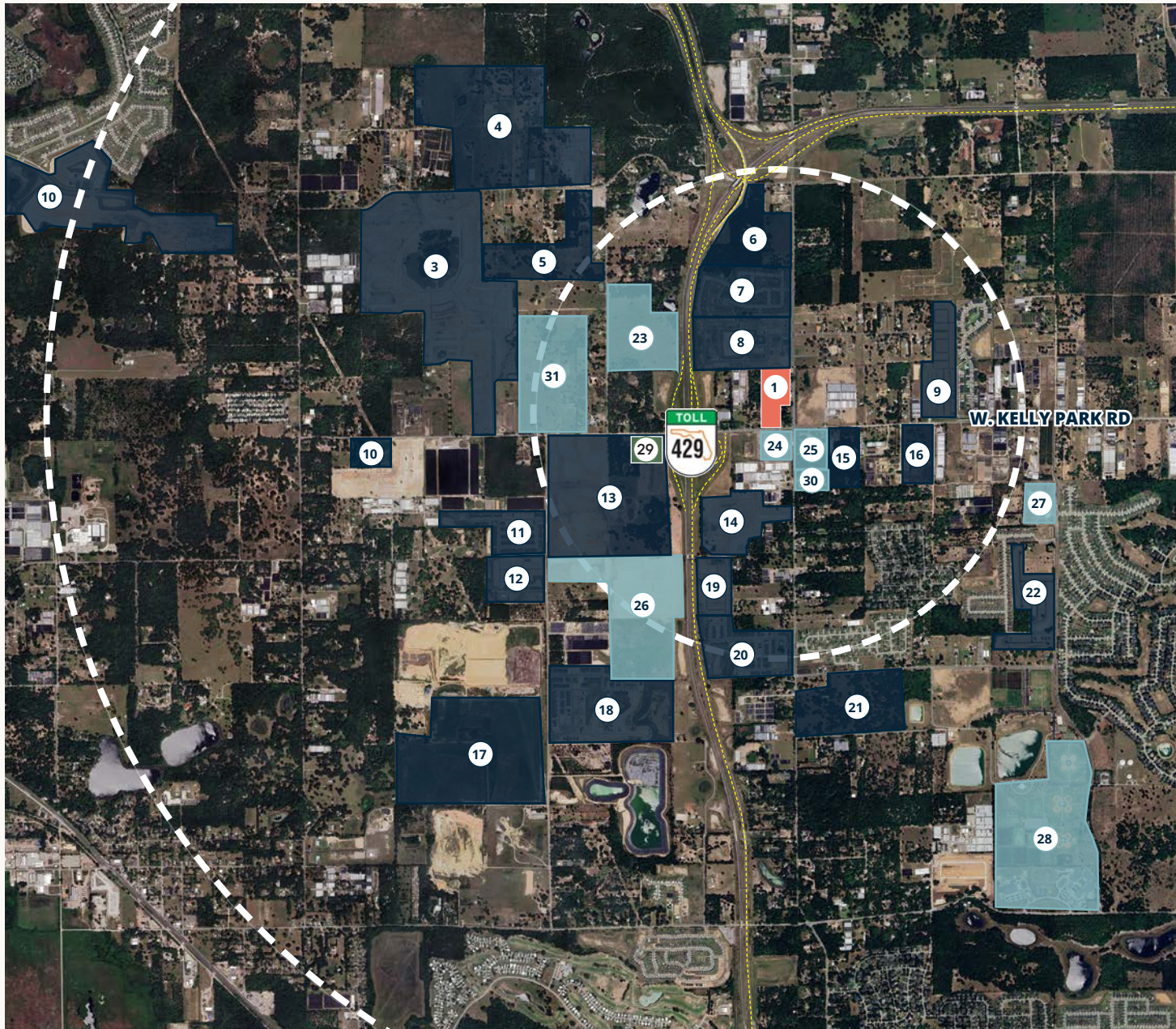


4 Lanes

Future plans to widen Kelly Park Road includes median, sidewalk and trail improvements

Market Development

Plymouth Sorrento Rd & Kelly Park Rd | Apopka, FL



Housing Developments		
Development	Homes	
1	Wekiva Ranch	368 Multi
2	Foothills Preserve	125 Single
3	Kelly Park Crossing	1,293 Single
4	Ondich North	197 Single
5	Ondich South	326 Single
6	Plymouth Sorrento North	110 Single
7	Bridle Path Subdivision	152 Single
8	Windrose	202 Single
9	Oaks at Kelly Park	124 Single
10	Oakview Subdivision	139 Single
11	Golden Orchard Estates	120 Single
12	Gardenia Reserves	141 Single
13	Wyld Oaks	6,000 Multi 58 Single
14	Lauren Oaks	126 Single
15	Kelly Park Estates	177 Single
16	Ashton Woods	392 Single
17	Parkview Preserve	282 Single
18	Golden Gem Estates	300 Single
19	Winding Meadows North	85 Single
20	Winding Meadows	179 Single
21	Willow Run	110 Single
22	Acuera Estates	76 Single
		11,000+
Additional Developments		
23	Orlando Health	
24	Kelly Park Crossing Shopping Center	
25	AdventHealth	
26	Industrial Park	
27	Kelly Park School	
28	Wolf Lake Recreation & Middle School	
29	AdventHealth	
30	Twin Fountains	
31	Walmart	

Orlando Area Highlights

Plymouth Sorrento Rd & Kelly Park Rd | Apopka, FL

Camping World Stadium	Home to the NCAA College Football Pop-Tarts Bowl, concerts and more, the stadium saw over 422,000 visitors in 2025
KIA Center	Home of the NBA Team the Orlando Magic and host of many concerts the KIA Center sees 1.3 Million visitors annually
SeaWorld Orlando Resort	SeaWorld, Aquatica and Discovery Cove see 6.2 million visitors annually
Universal Orlando Resort	Home to the new Epic Universe park and 3 other amusement and water parks, Universal see over 20 million annual visitors
Walt Disney World Resort	Walt Disney World is the most visited theme park and resort in the entire world, seeing over 51 million annual visitors not including Disney Springs which has 18 million visitors annually



Disney Springs at the Disney World Resort

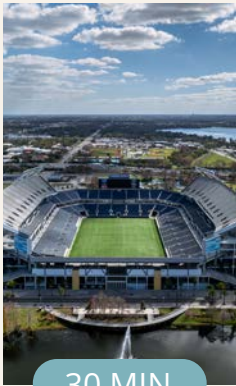
DRIVING DISTANCE | POINTS OF INTEREST

Wekiwa Springs State Park



15 MIN

Camping World Stadium



30 MIN

KIA Center



30 MIN

Seaworld Resort



35 MIN

Universal Studios Orlando Resort



35 MIN

Walt Disney World Resort



35 MIN

These times are supported by the area's direct connectivity to SR-429 (Wekiva Parkway), which provides efficient access to Downtown Orlando, the tourism corridor, and the attractions area



Demographics

Plymouth Sorrento Rd & Kelly Park Rd | Apopka, FL

Population	1 MILE	3 MILES	5 MILES	10 MIN
2025 Estimated Population	2,763	21,271	59,743	46,264
2030 Projected Population	4,140	25,314	67,452	52,658
Proj. Annual Growth 2025 to 2030	8.42%	3.54%	2.46%	2.62%
Daytime Population				
2025 Daytime Population	1,796	14,334	41,362	33,334
Workers	431	4,105	13,185	11,192
Residents	1,365	10,229	28,177	22,142
Income				
2025 Est. Average Household Income	\$177,832	\$147,923	\$131,290	\$132,414
2025 Est. Median Household Income	\$151,449	\$120,240	\$109,155	\$108,533
Households & Growth				
2025 Estimated Households	874	7,416	21,355	16,547
2030 Estimated Households	1,309	8,801	24,126	18,834
Proj. Annual Growth 2025 to 2030	8.41%	3.48%	2.47%	2.62%
Race & Ethnicity				
2025 Est. White	60%	61%	58%	58%
2025 Est. Black or African American	13%	15%	16%	17%
2025 Est. Asian or Pacific Islander	3%	3%	3%	3%
2025 Est. American Indian or Native Alaskan	1%	1%	1%	1%
2025 Est. Other Races	23%	20%	22%	22%
2025 Est. Hispanic (Any Race)	23%	21%	23%	23%

Want more? Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE  **esri**



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