

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

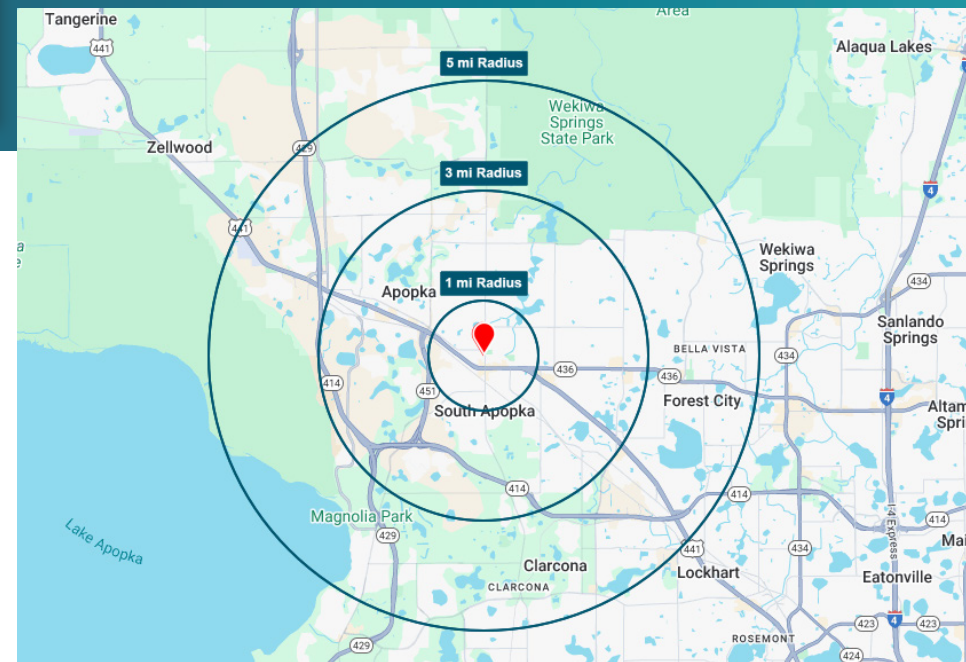


PROPERTY HIGHLIGHTS

- 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.

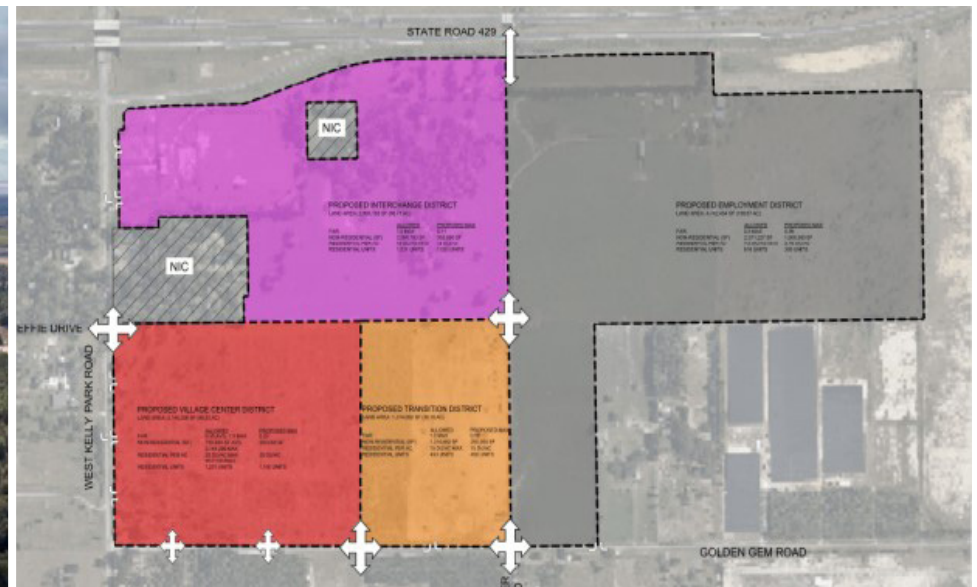
New Residential Land-use change approved: 242 apartments along Plymouth Sorrento coming soon!

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

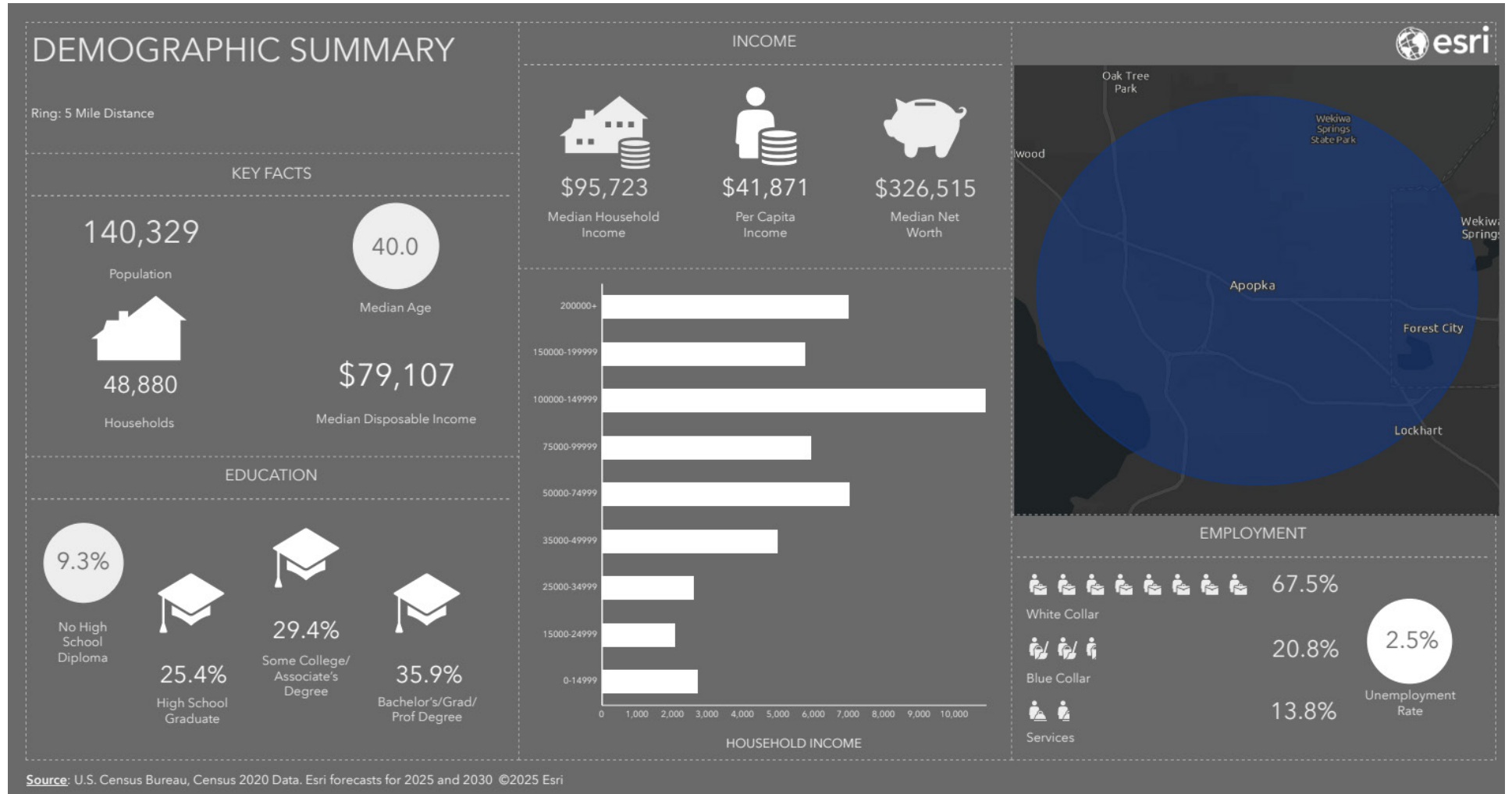
Shoppes at East Shore: Delivered an 18-acre, 90,000 SF mixed-use development for retail shops, apartments and medical office space.

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

OFFICE MARKET PROFILE

Ring: 5 Mile Distance

This infographic provides a set of key demographic, market potential and spending indicators that allow you to quickly understand the market opportunities and demographics of an area that provide powerful decision-making insight about office location.

[Learn more about this data](#)



PROJECTED ANNUAL GROWTH RATE



0.99%
Population



0.54%
Generation Z



-0.21%
Generation X



1.28%
Millennial



INTERNET ACCESS (INDEX)



101

Access to Internet at home



101

Internet at home via high speed connection

LIFESTYLE SPENDING (INDEX)



103
Meals at Restaurants



102
Entertainment/ Recreation



102
Retail Goods



102
Apparel & Services



103
Home Services



INCOME AND HOME VALUE



\$95,723
Median Household Income



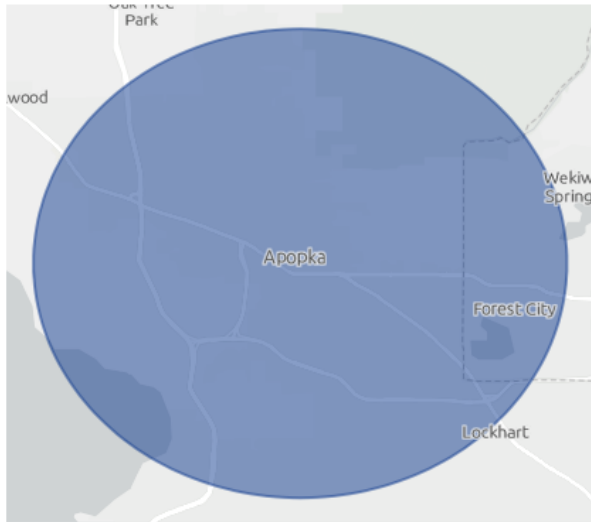
\$41,871
Per Capita Income



\$443,418
Median Home Value

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

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



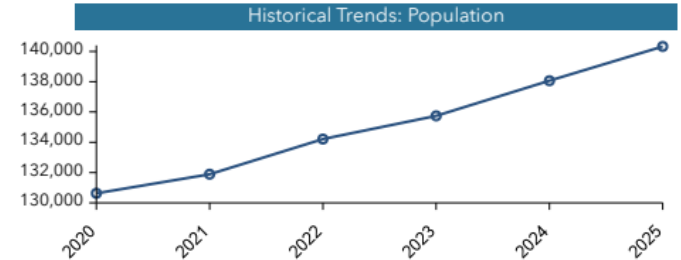
\$14,759

Avg Spent on Mortgage & Basics

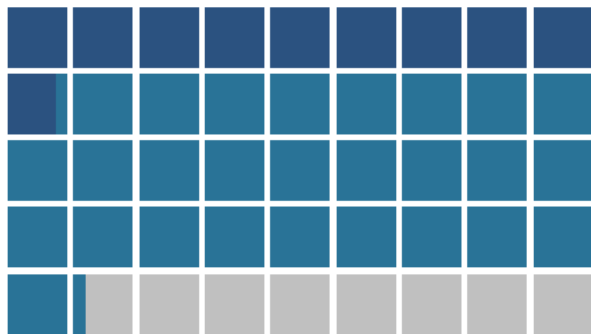


29.0%

Percent of Income for Mortgage

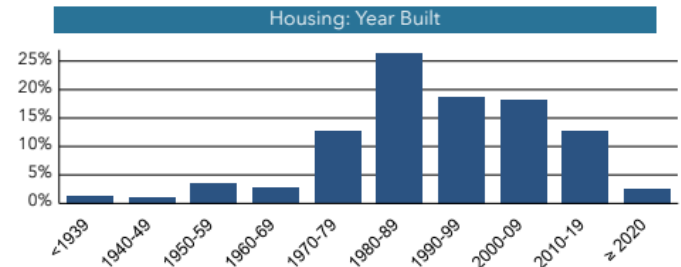
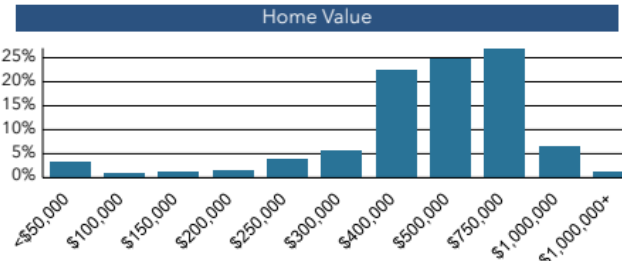
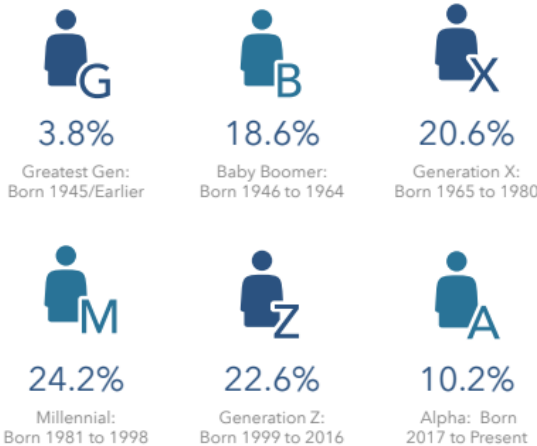


POPULATION BY AGE



■ Under 18 (21.9%)
 ■ Ages 18 to 64 (60.9%)
 ■ Aged 65+ (17.3%)

POPULATION BY GENERATION



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

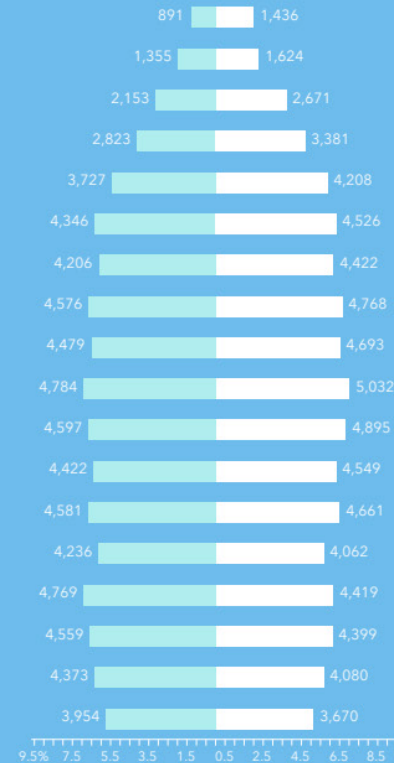


THE SCIENCE OF WHERE

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

©2025 Esri

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



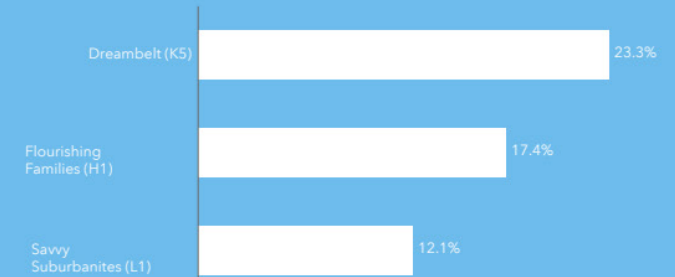
\$143

Audio



Tapestry

Top 3 segments by household count



RENDERINGS



RENDERINGS ONLY



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