



ROCK SPRINGS PLAZA | 3,726 SF RETAIL SPACE | FOR LEASE

1410 Rock Springs Rd
Apopka, FL 32712

KAYLA DEGUZMAN
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PROPERTY OVERVIEW

Rare second-generation retail opportunity in the heart of Rock Springs Plaza, a well-established 80,547 SF neighborhood shopping center. The available 3,726 SF suite was previously occupied by a liquor store, offering an open floor plan, existing plumbing and utility infrastructure, and prominent inline visibility. The center benefits from strong daily traffic drivers and serves a dense residential trade area along the Park Avenue corridor.

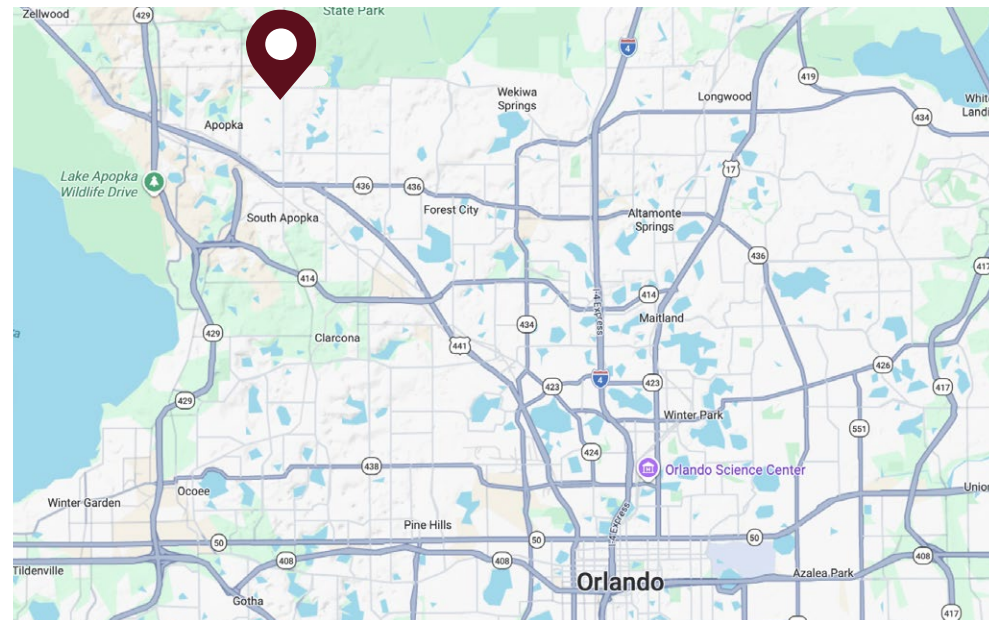
PROPERTY HIGHLIGHTS

- Second-generation space – existing infrastructure may reduce buildout costs
- Pylon sign visibility along Park Avenue with 446' of frontage
- Ample shared parking with ±350 spaces
- Positioned in a dense residential corridor in Apopka, FL



LEASE DETIALS

Address:	1410-1466 Rock Springs Rd
Size:	3,726 SF
Lease Rate:	\$30/SF
NNN:	\$6.00/SF
Zoning:	PUD
Frontage:	446' on Park Ave
Parking:	+/- 350 spaces
Building Size:	80,547 SF
Year Built:	2003
Pylon Sign:	Yes



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PROPERTY PHOTOS



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AVAILABLE SPACE PHOTOS

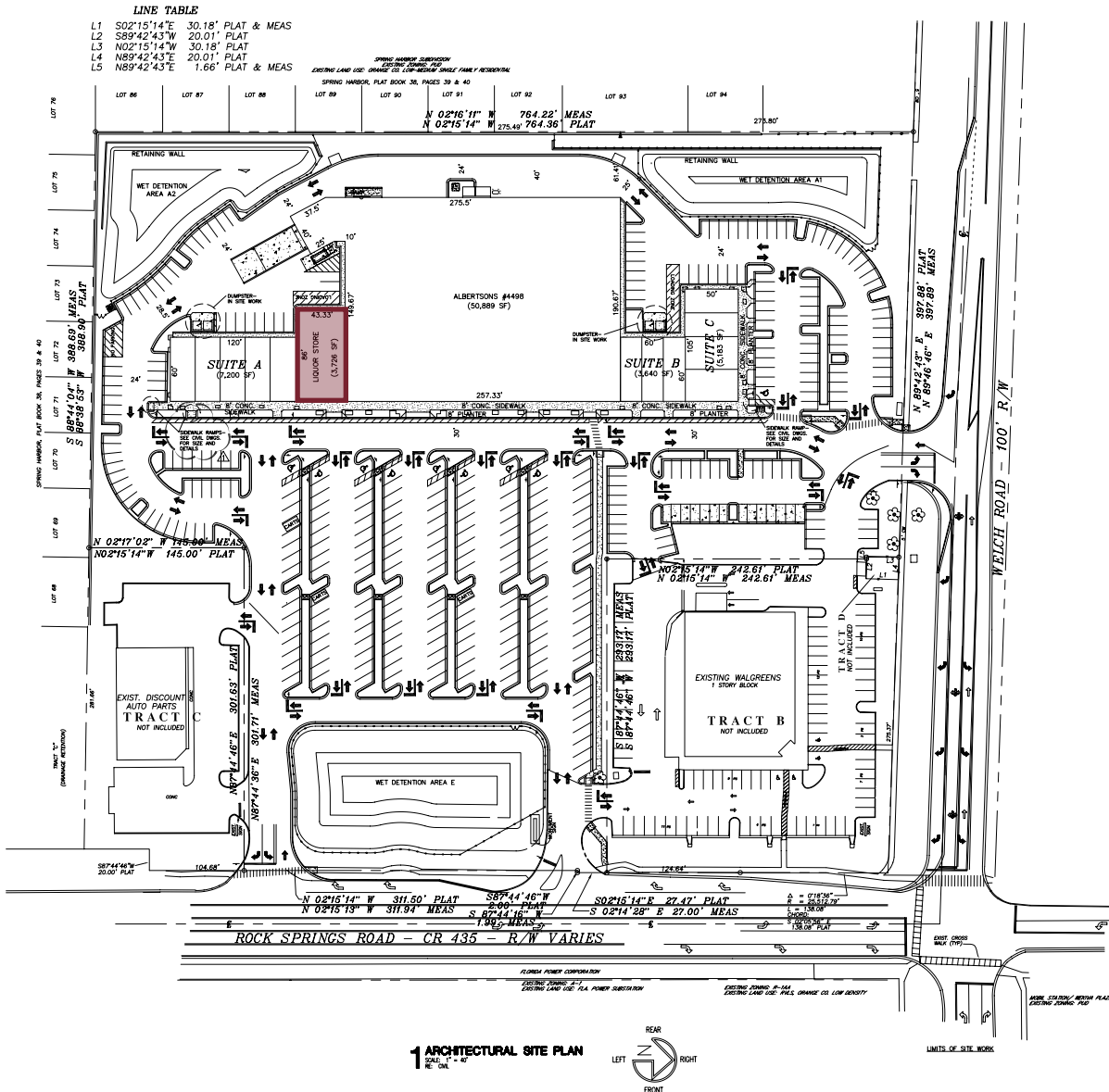


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SITE PLAN



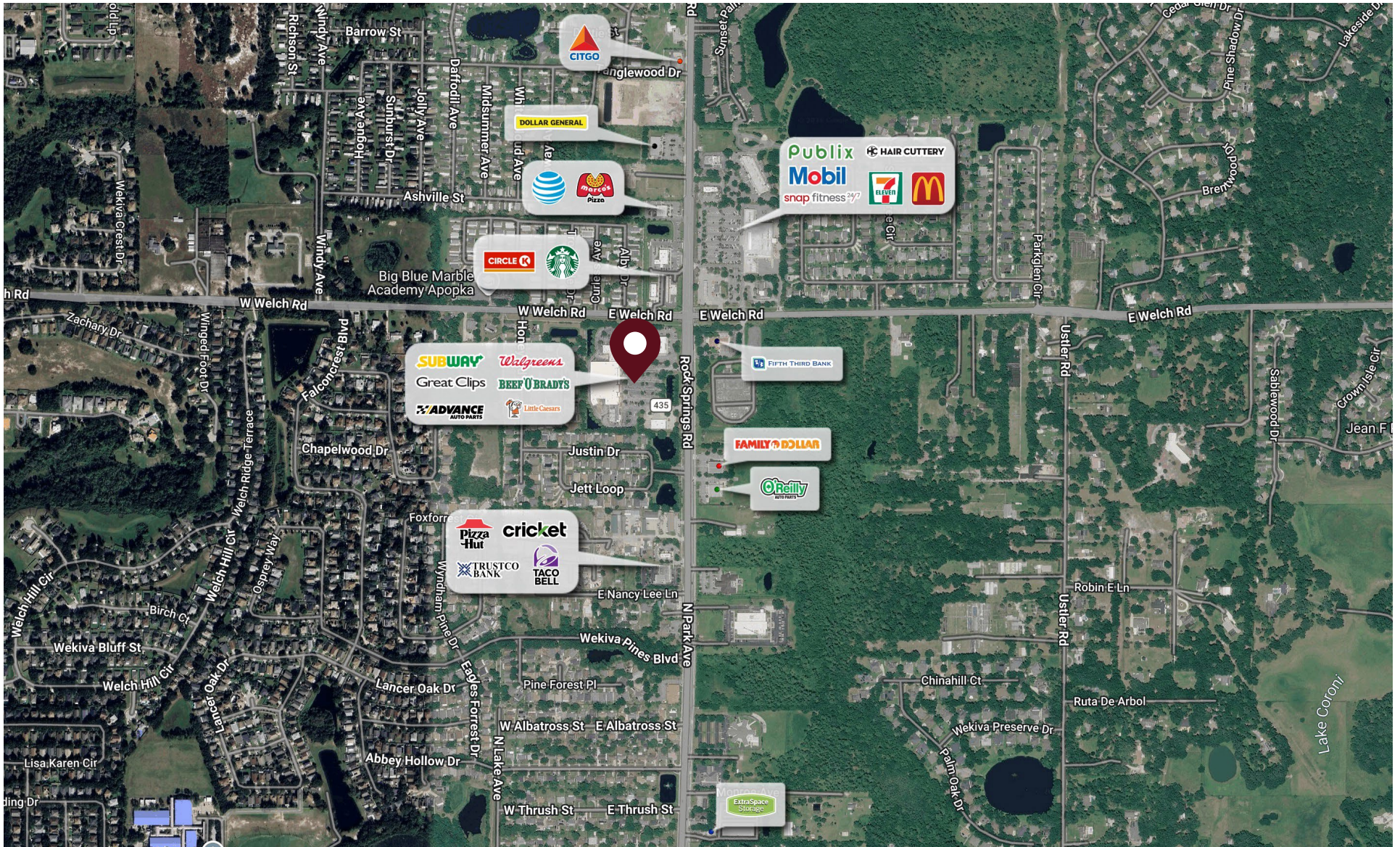
Unit	Tenant	SF
N/A	ALBERTSON'S	54,615
1-2	BEEF O'BRADYS	2,800
3	*BACKROOM STEAKHOUSE #1	1,400
4	BACKROOM STEAKHOUSE #2	1,400
5	LITTLE CAESAR'S PIZZA	1,585
7	AVENUE NAILS	1,200
8	GREAT CLIPS HAIR SALON	1,200
9	INFINITY DENTAL, LLC	2,000
10	SUBWAY	1,500
11	SCOPIN LLC	700
12	CHINA WOK RESTAURANT	1,125
13	CALYPSO COFFEE BAR	1,125

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SURROUNDING AREA



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