

FOR LEASE • RETAIL / MEDICAL OFFICE

Errol Business Plaza

426 Errol Pkwy, Apopka, Florida 32712 | Orange County

16,120 SF

TOTAL BUILDING

±2,000 SF+

DIVISIBLE SUITES

\$32.50

BASE RENT / SF / YR

2026

NEW CONSTRUCTION

PROPERTY OVERVIEW

- Brand-new, ground-up multi-tenant retail / medical office building
- 62' x 260' footprint — 16,120 SF total, delivered in grey shell condition
- Flexible suite sizes to accommodate medical, dental, professional office, or retail users
- Storefront glass entries with modern stacked-stone & stucco façade
- 53 on-site parking with dual points of access
- Signalized, high-visibility corner location with monument & building signage available
- Located minutes from AdventHealth Apopka and downtown Apopka

LEASE RATE SUMMARY

ASKING BASE RENT

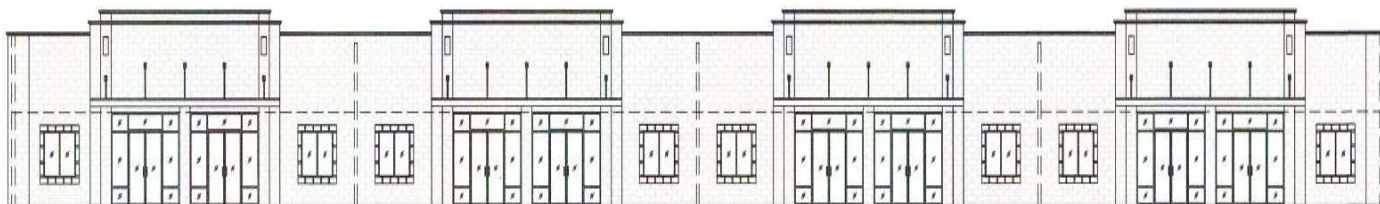
\$32.50 / SF / YR

Introductory new-construction rate — below the current Apopka retail/office average

ESTIMATED NNN (CAM + TAXES + INSURANCE)

\$6.00 / SF / YR

Estimated for new construction; final NNN reconciled at delivery



Availability

Suites from **±2000 SF** up to the full **16,120 SF** building

Condition

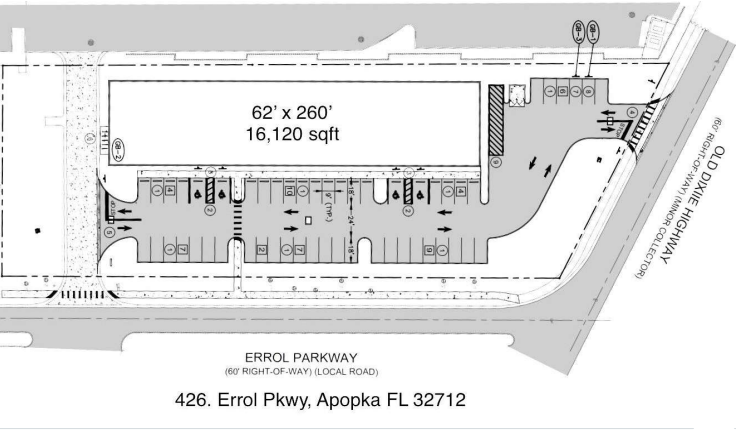
Delivered as Grey shell

Term

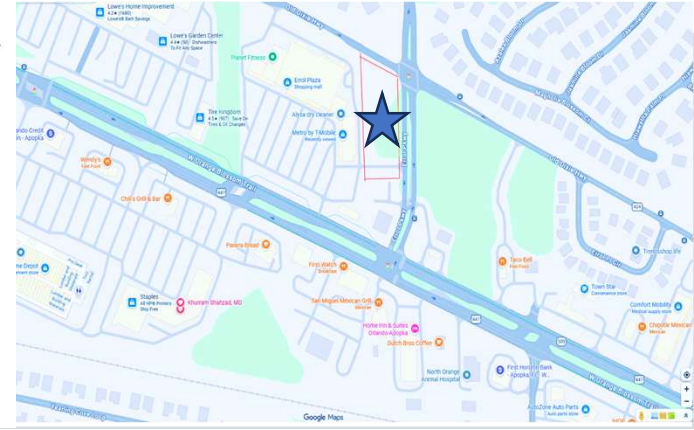
3–10 year lease terms considered

LOCATION & MARKET OVERVIEW

426 Errol Parkway, Apopka, FL 32712 | Orange Blossom Trail (US-441) Corridor



Site Plan — 62' x 260' Building | 16,120 SF | Errol Parkway & Old Dixie Highway



Location Map — Orange Blossom Trail & Errol Parkway, Apopka, FL

LOCATION HIGHLIGHTS

- Direct access to Orange Blossom Trail (US-441)
- ±30,000 VPD along the OBT corridor
- Signalized intersection at Errol Pkwy & Old Dixie Hwy
- Minutes to SR 429 & SR 414 (Apopka Expressway)

IDEAL USES

- Medical / dental office
- Urgent care or specialty clinic
- Professional / general office
- Service retail & showroom

TRADE AREA

- Dense residential growth corridor
- Close proximity to AdventHealth Apopka
- Surrounded by national retailers & industrial employers
- Part of fast-growing Northwest Orange County

APOPKA RETAIL / MEDICAL OFFICE MARKET COMPARISON

PROPERTY / SUBMARKET	TYPE	BASE RATE	NOTES
426 Errol Pkwy (this listing)	Retail / Medical Office	\$32.50	New construction shell, 2026
5454 Foliage Way, Apopka 32712	Office / Medical	\$42.00	New construction, 2026
1438 Rock Springs Rd, Apopka 32712	Retail	\$30.00	Built 2003
Apopka, FL 32703 (avg.)	Retail	\$22.00 – \$26.00	Older construction (1944–present)
Apopka commercial market average	All commercial	\$38.00	LoopNet market average, citywide

Sources: LoopNet & CityFeet active listings, Apopka/Orange County, FL, market data as of August 2026. Comparable rates shown are asking rates for nearby competing space and are not guaranteed.

Schedule a Tour Today

Flexible suite sizes | Shell delivery | New construction | Competitive rate

Louis Joachim
Dover International
407-333-0711, 407-592-9488

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