

# HIGHWAY EXPOSURE COMMERCIAL SITE ±2.72 ACRES KELLY PARK RD/SR 429 INTERCHANGE



Effie Dr

W Kelly Park Rd

- GAS STATION IS A PERMITTED USE
- ± 300 FRONT FEET ON KELLY PARK RD
- ABUTS SOUTHBOUND EXIT LANE (“GOING TO WORK” SIDE OF HIGHWAY)
- INSTITUTIONAL EXPANSIONS PLANNED IN IMMEDIATE AREA
- NEW TRAFFIC COUNTS AVAILABLE

For more information, please contact:

**Andy Slowik**  
Director

Direct +1 407 541 4428  
Mobile +1 941 779 5989  
andrew.slowik@cushwake.com

**Margery Johnson**  
Senior Director

+1 407 541 4395 direct  
+1 407 435 4947 mobile  
margery.johnson@cushwake.com

Exclusively listed by:

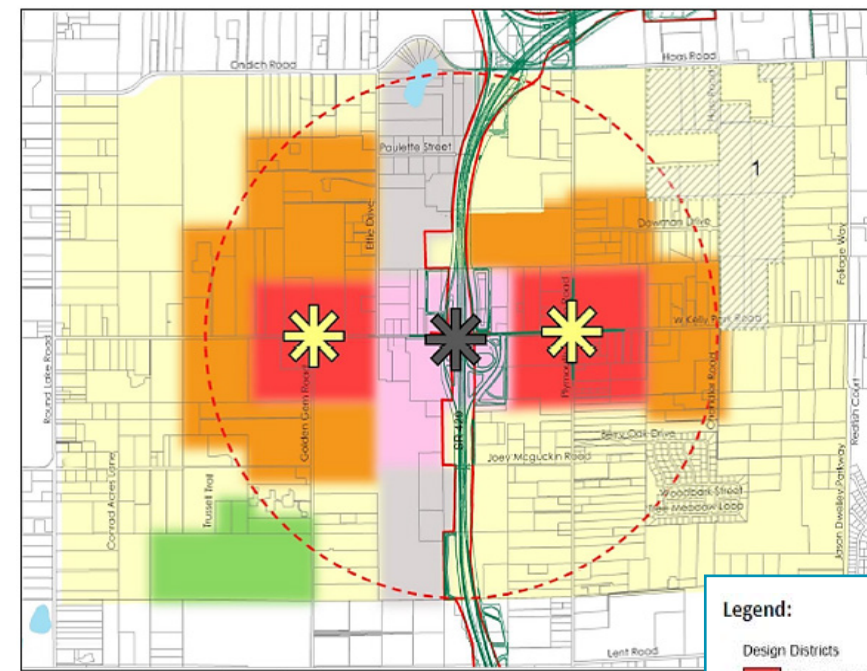
**Cushman & Wakefield of Florida, LLC**

20 North Orange Avenue  
Suite 300  
Orlando, Florida 32801  
cushmanwakefield.com

# Commercial Land in Apopka



|               |  |
|---------------|--|
| LOCATION      | 3501 W Kelly Park Road, Apopka, FL<br>Abuts SR 429 southbound exit land on the eastern boundary.   |
| SIZE          | ±2.72 gross acres  |
| ZONING        | A-1; for development, site will be annexed into the City of Apopka under their new Kelly Park Interchange Form-Based Code, "Interchange" overlay |
| LAND USE      | Uses permitted within the "Interchange" design district.   |
| TRAFFIC COUNT | Private One-Day Study: 5,000 VPD on Kelly Park Road on the west side of SR 429 which is a 138% increase over Orange County's reported 2,100 VPD  |
| UTILITIES     | Electric: Duke Energy<br>Trash: Orange County<br>Water/Sewer: City of Apopka; not yet available to site. See utility map.                        |
| TAX PARCEL ID | 12-20-27-0000-00-019   |
| SITE          | Single family home currently on premises   |
| PRICE         | \$1,900,000  |



Note: City boundaries not depicted in this graphics as they change overtime.

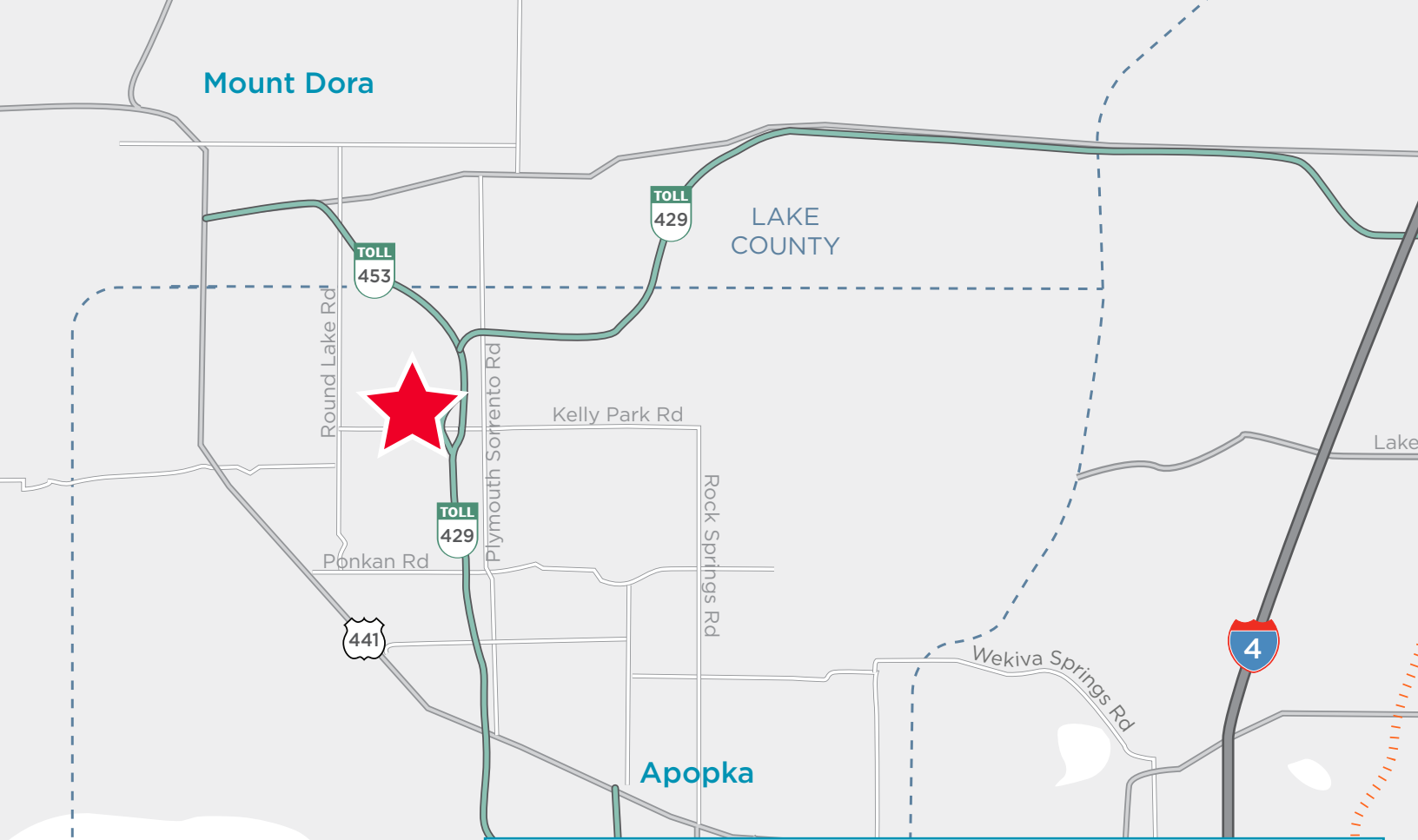
Subject Property

**Legend:**

- Design Districts
  - Village Center
  - Employment
  - Interchange
  - Transition
  - Neighborhood
  - Recreation
- Existing Roads
- 1 Mile Radius
- Interchange
- Activity Nodes
- Rainbow Ridge Rural Settlement

## Permitted Uses:

- Auto service station/car wash
- Restaurants
- Restaurants with drive-up/drive through
- Mini-storage facility
- Retail, general
- Retail, neighborhood
- Auto service (minor)
- Outpatient care facilities
- Professional, medical, business office/studio
- Veterinary clinic/hospital



| DEMOGRAPHICS                  |          |          |          |
|-------------------------------|----------|----------|----------|
| Radius                        | 5 Miles  | 10 Miles | 15 Miles |
| Population                    | 48,146   | 185,692  | 585,888  |
| Renter-occupied Housing Units | 3,463    | 17,394   | 72,492   |
| Median Age                    | 42.1     | 41.6     | 40       |
| Average Household Income      | \$98,546 | \$78,126 | \$72,903 |
| Median Household Income       | \$50,658 | \$54,299 | \$52,220 |

Lake Apopka

For more information, contact:

**Andy Slowik**  
**Director**  
 +1 407 541 4428 direct  
 +1 941 779 5989 mobile  
[andrew.slowik@cushwake.com](mailto:andrew.slowik@cushwake.com)

**Margery Johnson**  
**Senior Director**  
 +1 407 541 4395 direct  
 +1 407 435 4947 mobile  
[margery.johnson@cushwake.com](mailto:margery.johnson@cushwake.com)



20 North Orange Avenue  
 Suite 300  
 Orlando, FL 32801  
[cushmanwakefield.com](http://cushmanwakefield.com)



[cushwakeorlando.com](http://cushwakeorlando.com)  
 @cushwakeorlando

©2018 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.