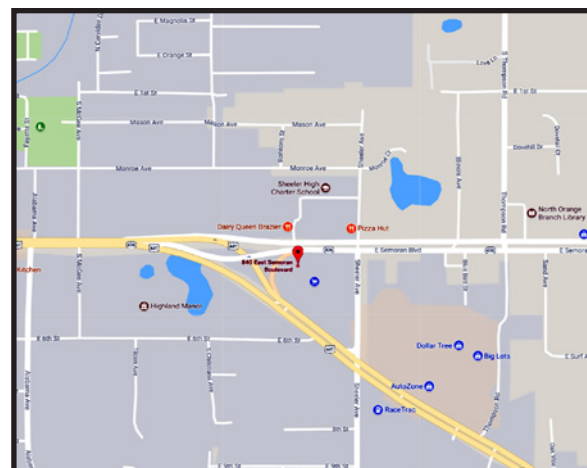


840 Semoran Blvd. • Apopka, FL



Property Highlights

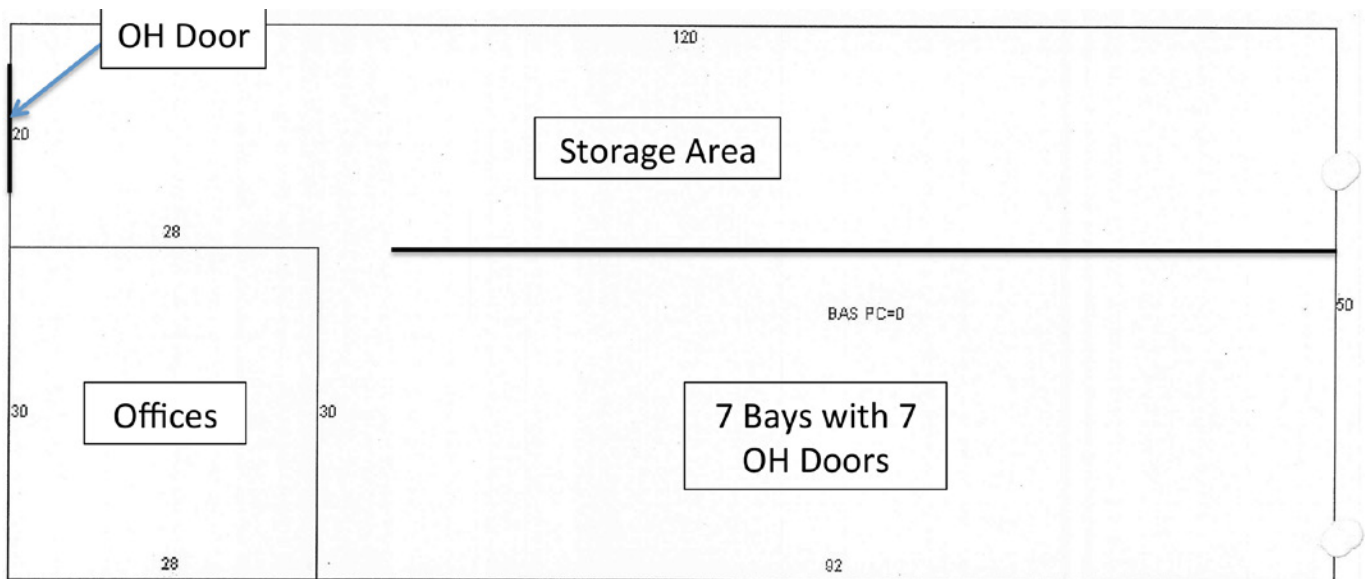
- 6,000 SF Available
- New Roof (Warranty)
- Sale Price: \$675,000; For Lease: \$5,000/month
- Visible signage over new Apopka Town Center
- Tenant insures the building and pays property taxes
- Fantastic location in high-traffic area
- Perfect For: HVAC, Plumbing, Electric Company
- Prohibited Uses: new and used retail automotive part stores, mechanic shops, new and used car sales, boat sales, vehicle rental.



Demographics	1 Mile	3 Miles	5 Miles
Population	5,590	66,490	139,274
Avg. HH Income	\$57,880	\$71,107	\$71,580
Households	1,870	22,274	47,931

Traffic Counts: 30,000+ Vehicles Per Day

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Apopka's steadily growing industry sectors include office, professional uses and retail. This increasing demand will facilitate the development of the Apopka Town Center. The Apopka Town Center is a 33-acre mixed-use development proposed for city-owned property located along US 441 just west of the intersection of US 441 and SR 436. Pizzuti Corporation is currently working on a development plan.

The anticipated \$138,000,000 capital investment will create a pedestrian-friendly downtown area with public plazas and green spaces incorporated into the mixed-use development. Proposed uses in the Apopka Town Center include upscale dining, small retail shops, a regional movie theater, professional offices, a multi-story hotel, pedestrian-friendly walkways, a pedestrian or pedestrian/vehicle overpass over US 441 and a parking garage.

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