

4.85 ACRES NEAR KELLY PARK INTERCHANGE IN APOPKA

5221 PLYMOUTH SORRENTO RD, APOPKA, FL 32712

EXECUTIVE SUMMARY

MIXED USE PROPERTY FOR SALE



OFFERING SUMMARY

Sale Price:	\$2,200,000
Lot Size:	4.85 Acres
Building Size:	1,724 SF
Zoning:	T
Market:	Commercial Development
Traffic Count Street:	11,350 AADT
Price / SF:	\$1,276.10

PROPERTY OVERVIEW

Offered at \$2,200,000, this 4.85+ acre development opportunity at 5221 Plymouth Sorrento Road is strategically located in one of Orange County's fastest-growing corridors—the Kelly Park Interchange area of Apopka.

The property is positioned in the path of growth near the Kelly Park Road/SR 429 interchange, providing outstanding regional connectivity throughout Central Florida. The Kelly Park Interchange planning area specifically identifies the Kelly Park Road and Plymouth-Sorrento Road intersection as one of two Village cluster locations, placing this property in an area planned for significant long-term growth.

The property will require rezoning for development; however, its Future Land Use designation allows for mixed-use development, creating potential for a variety of residential and commercial concepts, subject to governmental approvals.

Growth is already well underway throughout the surrounding corridor, including new residential communities by D.R. Horton and Lennar, a new Publix, and continued residential and commercial development. The completion of the Wekiva Parkway/SR 429 has dramatically improved connectivity and helped establish the Kelly Park area as an emerging development corridor within northwest Orange County. The interchange improves the transportation network and makes it a major catalysts for development in the area.

FOR MORE INFORMATION CONTACT:

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BOYD REAL ESTATE, LLC | 1720 SE 16th Ave #200, Ocala, FL 34471 | 352.861.2248 | boydrealestategroup.com

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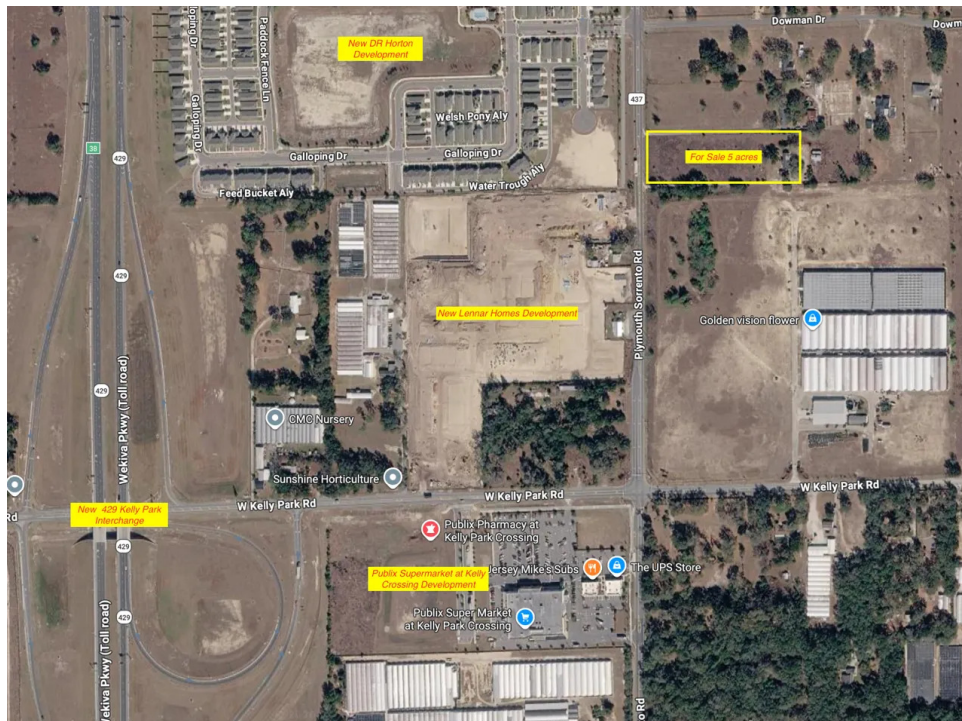
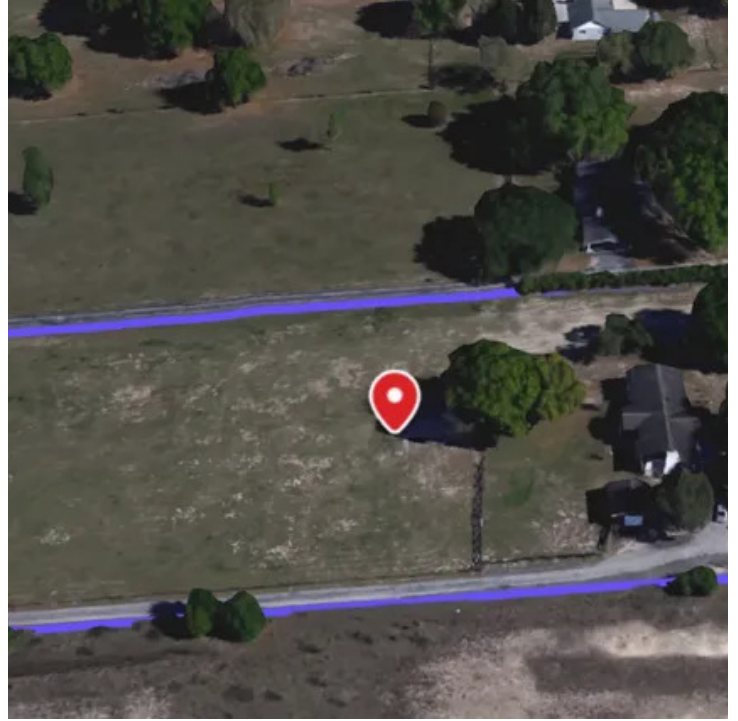


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ADDITIONAL PHOTOS

MIXED USE PROPERTY FOR SALE



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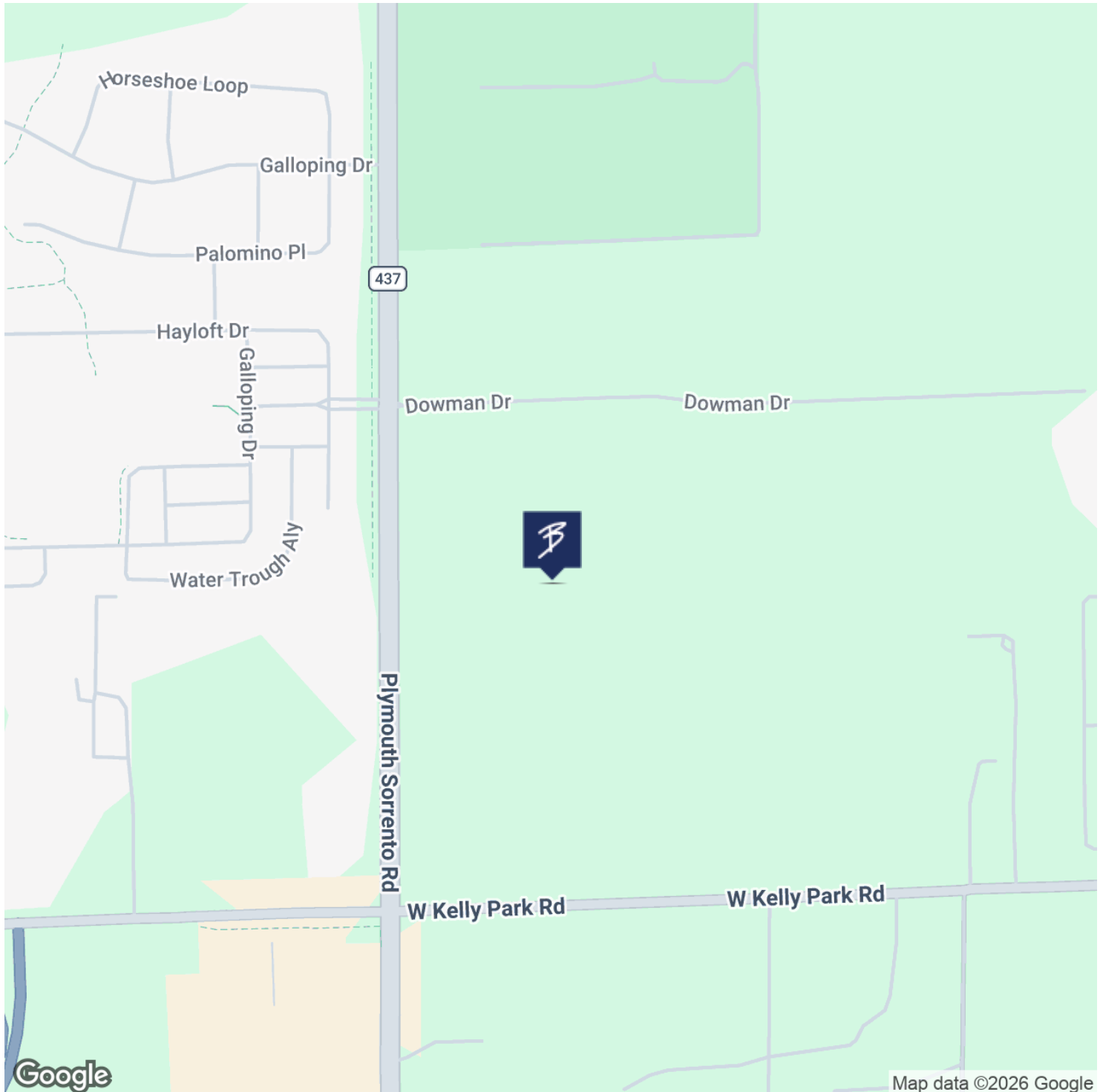


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LOCATION MAP

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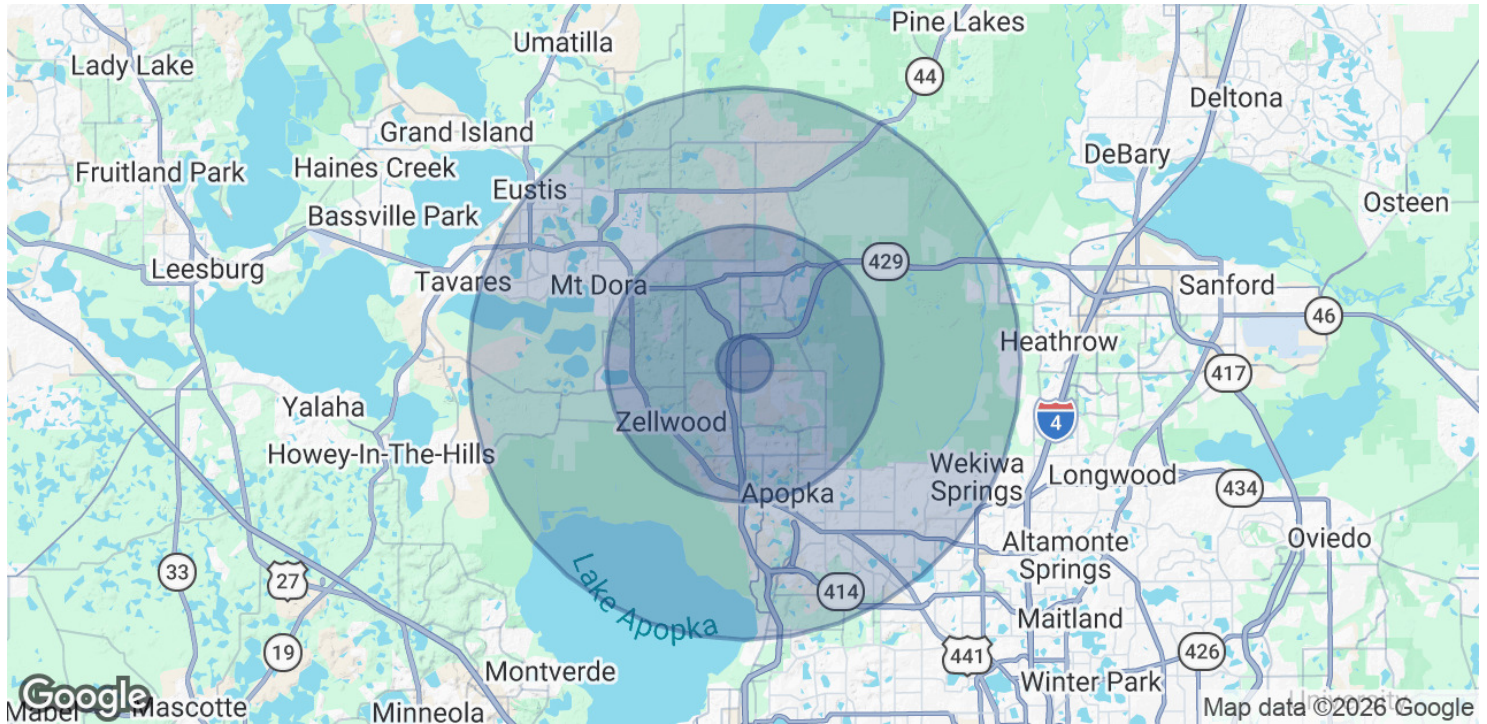


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DEMOGRAPHICS MAP & REPORT

MIXED USE PROPERTY FOR SALE



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	700	48,387	208,137
Average Age	41.5	41.5	43.2
Average Age (Male)	43.8	39.4	41.5
Average Age (Female)	38.4	43.3	44.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	211	16,375	75,884
# of Persons per HH	3.3	3.0	2.7
Average HH Income	\$138,882	\$118,666	\$112,052
Average House Value	\$477,561	\$386,481	\$371,303

2023 American Community Survey (ACS)

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