

# **WEKIVA EXECUTIVE CENTRE**

**Apopka, Florida**

## **FOR SALE OFFICE CONDOS**

**From \$499,000**



### **WEKIVA EXECUTIVE CENTER**

1706 East Semoran Boulevard  
Apopka Florida 32703



Tel. (407) 862-7171 Email: [inquiry@fepflorida.com](mailto:inquiry@fepflorida.com)



The Wekiva Executive Center has high visibility, facing onto Semoran Boulevard (SR-436), a major thoroughfare in the Orlando area, in the heart of a region that is exploding with growth.

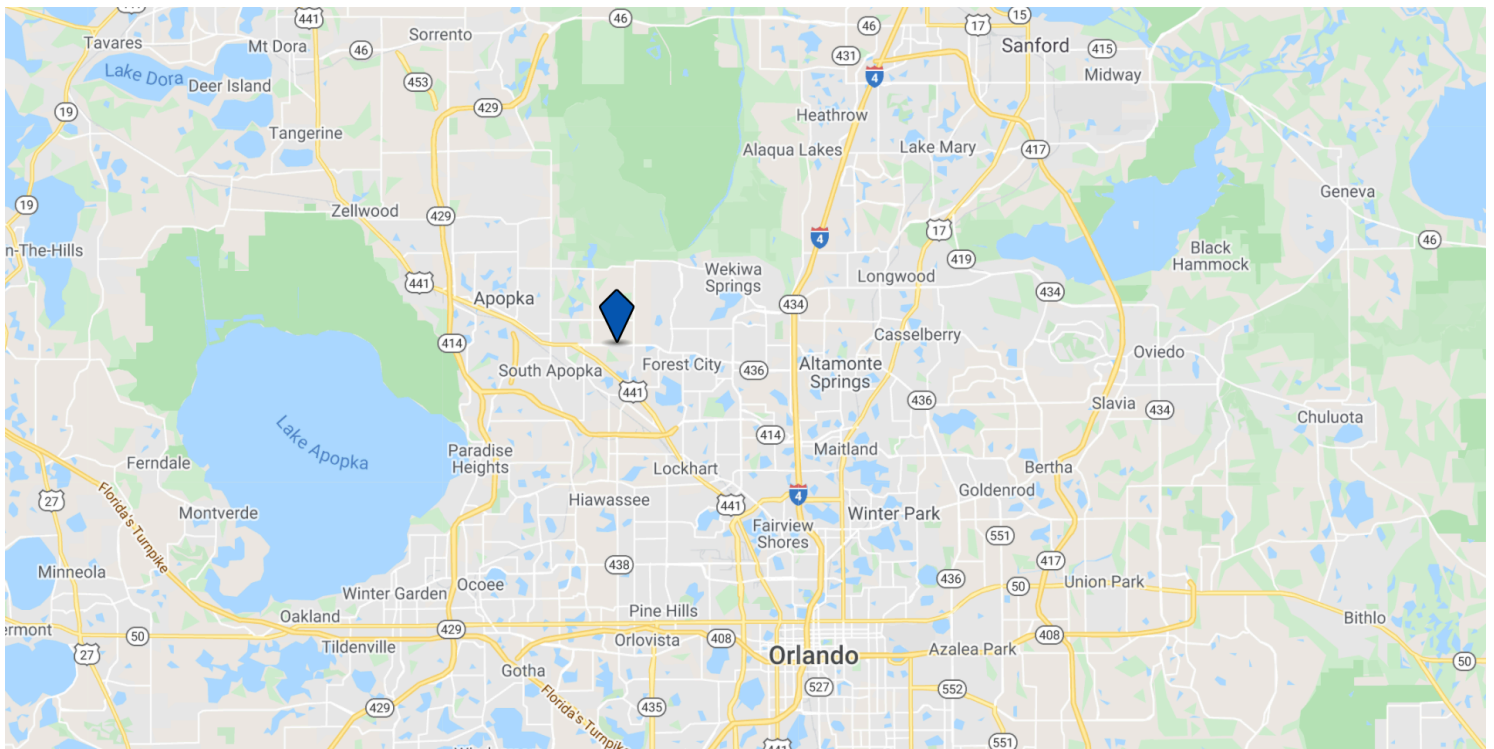
## INVESTMENT HIGHLIGHTS

- Wekiva Center offers storefront office condos of 1,600 sq. ft., some with rear grade-level overhead loading.
- The center features professional and business office suites.
- Ideally located with high visibility on Semoran Blvd. (SR-436) in the rapidly growing city of Apopka, just north of Orlando.
- Convenient access to US-441, SR-429, and I-4.
- Lit Monument Sign on Semoran Blvd.
- Public bus stop at the property.

## LOCATION! LOCATION! LOCATION!

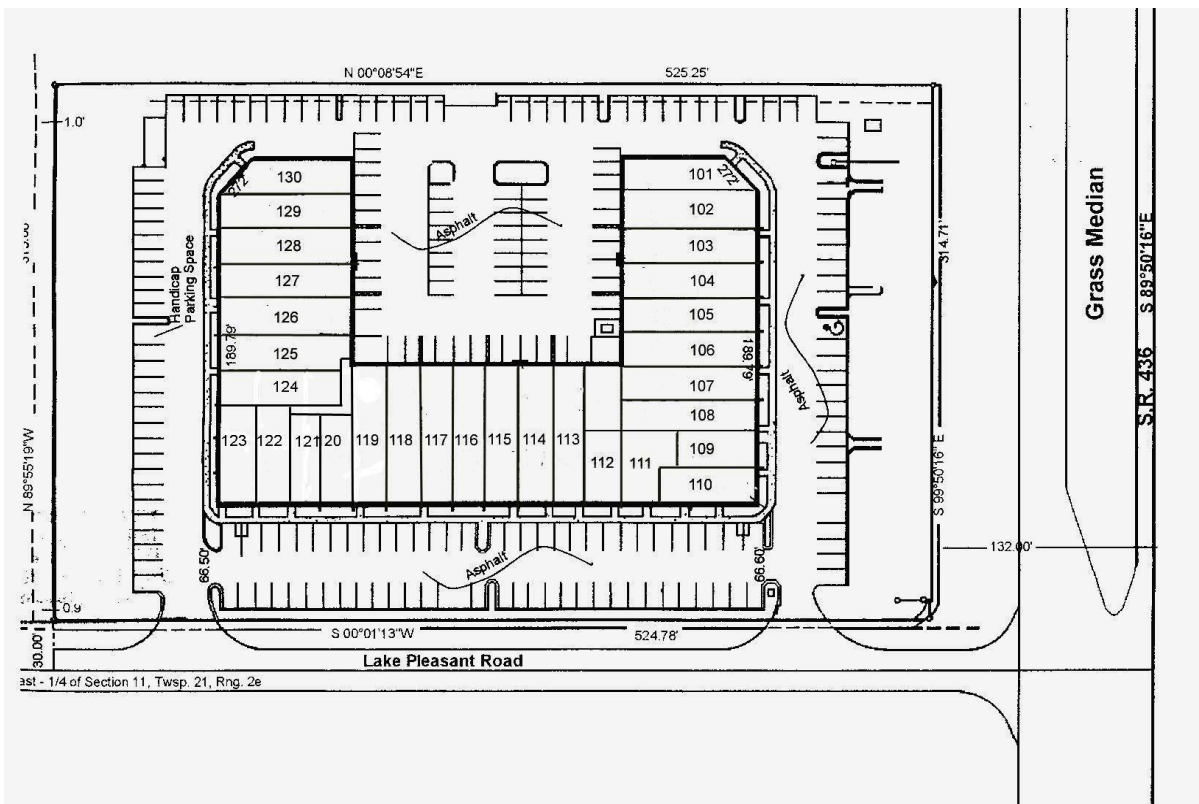
An ideal location for any business

### LOCATOR MAP





### SITE PLAN



# BUILDING INFORMATION

City:	Apopka
County:	Orange
Zoning:	C-R
Building size:	44,025 ± sq. ft.
Number of units:	30
Built:	1986
Building Class:	B
Construction:	CBS
Roof:	2-ply mod. bitumen with TPO on metal deck
Water:	Orange County
Sewer:	Septic system
Power:	Single phase, Duke Energy
Parking:	214 spaces, 4.8/1,000 sq. ft.
Sign:	Lit monument sign on Semoran Blvd.
Public Bus Service:	Stop at the property on SR-436

## EXECUTIVE SUMMARY

The Wekiva Executive Center at 1706 East Semoran Boulevard in Apopka, Florida, is a premier office-medical-flex condominium with 30 storefront units of 1,600 square feet, easy access, and plenty of parking. There is a public bus stop in front of the property and a monument sign on Semoran Blvd.

Located on SR-436 just west of the Wekiva-Piedmont Road and five minutes from the US-441 intersection, the Wekiva Center offers easy and convenient access to US-441, SR-429, and I-4.

Apopka is in Orange County, which is part of the Orlando-Kissimmee-Sanford MSA, and has become the second-fastest-growing city in the tri-county area (Orange, Osceola, and Seminole Counties). The city is located just 16 miles northwest of Downtown Orlando.

Given the growing population and the abundance of future residential, commercial, and industrial development in the area, Apopka is a burgeoning hot spot for businesses. Numerous nationally renowned companies, including Amazon, Goya Foods, and Coca-Cola, are located in Apopka.

With beautiful office condos and unmatched access in the rapidly growing city of Apopka, the Wekiva Center is sure to meet all business needs.

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