



RYAN BROTHERS, INC.

210 5th Street
Apopka, FL 32703
OFFERING MEMORANDUM

RYAN BROTHERS, INC.

210 5TH STREET
APOPKA, FL 32703

EXCLUSIVELY PRESENTED BY:



NATALIE ARROWSMITH

Broker/Owner

Mobile: 4074087628

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License #: BK3206753



ARROWSMITH REALTY, INC.

1117 N. Donnelly St.
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INVESTMENT SUMMARY

Arrowsmith Realty is pleased to present the opportunity to acquire 210 E 5th Street, a distinctive mixed-use commercial property located in the heart of Downtown Apopka, Florida. The property originally constructed in 1927 consists of approximately 10,323 square feet situated on 1.46 acres, offering a rare combination of historic character, flexible zoning, and redevelopment potential. Benefiting from MU-D zoning, allowing for a wide range of commercial, retail, office, hospitality, and redevelopment uses. The property sits in the central business district, providing excellent visibility, accessibility, and proximity to Apopka's growing downtown corridor. With multiple parcels included, significant land area, and proximity to major transportation routes including SR-441 and the Western Beltway (SR-429), the property presents a compelling opportunity for investors, developers, or owner-users seeking a strategic foothold in one of Central Florida's fastest-growing communities.



PROPERTY SUMMARY

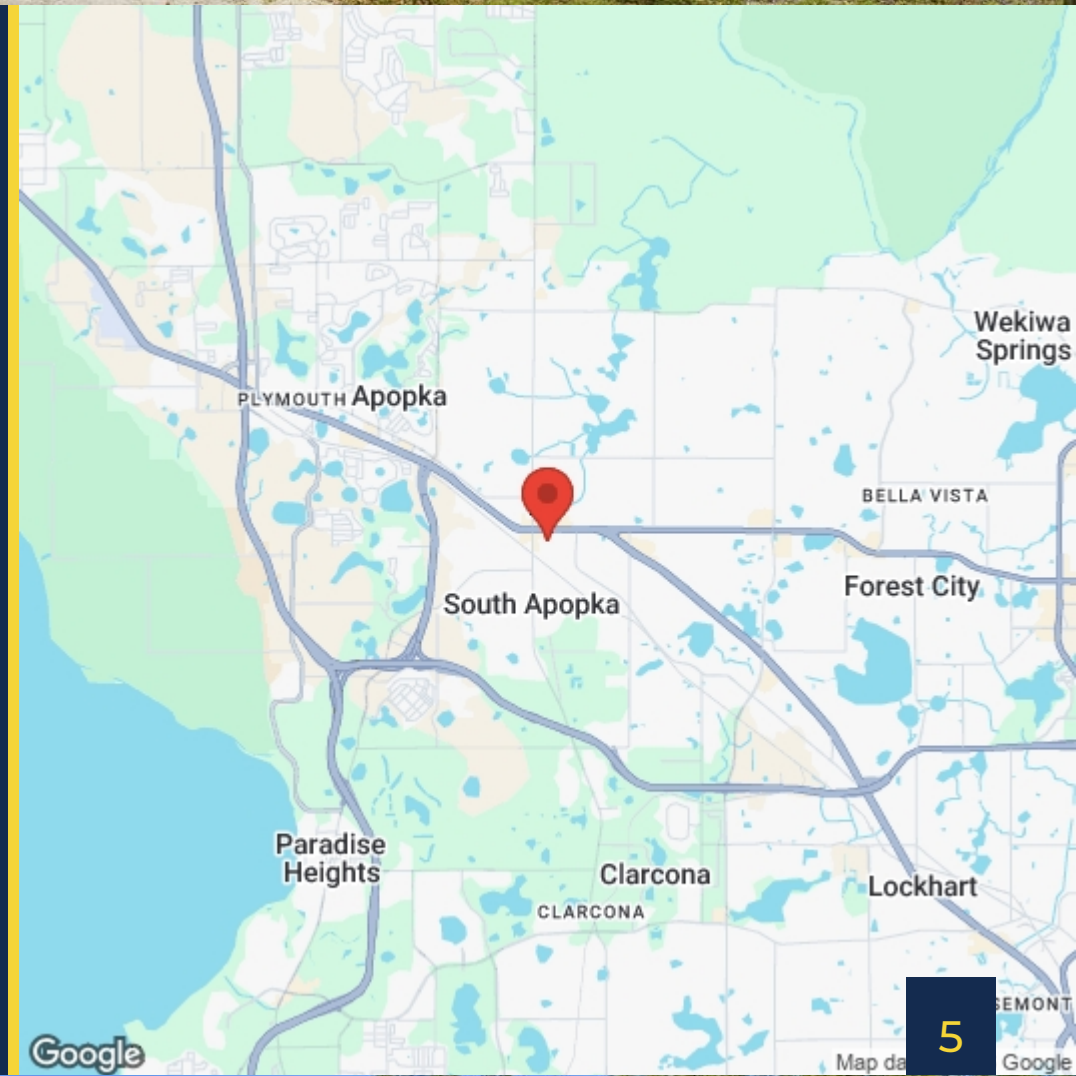
Offering Price	\$2,000,000
Building SqFt	10,323 SqFt
Year Built	1927,
Lot Size (acres)	1.46
Parcel ID	09-21-28-0196-60-570, 09-21-28-0196-60-630
Zoning Type	INDUSTRIAL, Commercial
County	Orange
Frontage	0.00 Ft
Coordinates	28.671371,-81.506994





INVESTMENT HIGHLIGHTS

- Prime Downtown Location in Apopka's historic central business district
- 10,323± SF building with historic architectural character
- 1.46± acre site across multiple parcels allowing flexibility and future development potential
- MU-D (Mixed-Use Downtown) zoning supports retail, office, hospitality, residential, and mixed-use redevelopment
- Central Florida growth corridor with strong population expansion and business investment
- Opportunity for repositioning, redevelopment, or adaptive reuse
- Historic downtown setting attractive for boutique commercial concepts, restaurants, creative office, or event venues





LOCATION HIGHLIGHTS

- Located in Downtown Apopka, one of Central Florida's rapidly growing communities.
- Immediate access to US-441, Apopka's primary commercial corridor
- Minutes to SR-429 / Wekiva Parkway, providing direct connectivity to Orlando and surrounding counties
- Surrounded by expanding residential developments and suburban growth
- Located within Apopka's historic district and redevelopment focus area
- Northwest Bike trail runs in front of the property.
- Nearby access to Wekiva Springs State Park and Northwest Recreation Complex





DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	7,378	46,666	98,473
2010 Population	7,254	55,178	119,513
2025 Population	7,879	68,282	151,208
2030 Population	8,109	71,604	158,410
2025-2030 Growth Rate	0.58 %	0.95 %	0.93 %
2025 Daytime Population	9,737	58,575	118,631

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	464	1,545	2,857
\$15000-24999	261	1,090	2,235
\$25000-34999	203	1,559	2,751
\$35000-49999	365	2,774	5,307
\$50000-74999	383	3,569	7,500
\$75000-99999	286	2,786	6,664
\$100000-149999	328	5,380	11,578
\$150000-199999	132	2,619	6,118
\$200000 or greater	160	2,311	7,402
Median HH Income	\$ 49,852	\$ 84,880	\$ 94,859
Average HH Income	\$ 75,158	\$ 104,131	\$ 119,531



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	2,432	16,379	34,742
2010 Total Households	2,394	19,270	41,817
2025 Total Households	2,583	23,632	52,411
2030 Total Households	2,669	24,804	55,037
2025 Average Household Size	3.02	2.88	2.87
2025 Owner Occupied Housing	1,401	17,287	39,092
2030 Owner Occupied Housing	1,597	18,752	42,061
2025 Renter Occupied Housing	1,182	6,345	13,319
2030 Renter Occupied Housing	1,072	6,052	12,976
2025 Vacant Housing	103	1,303	2,864
2025 Total Housing	2,686	24,935	55,275



CITY OF APOPKA

COUNTY

ORANGE

AREA

CITY

36 SQ MI

LAND

34.6 SQ MI

WATER

1.4 SQ MI

ELEVATION

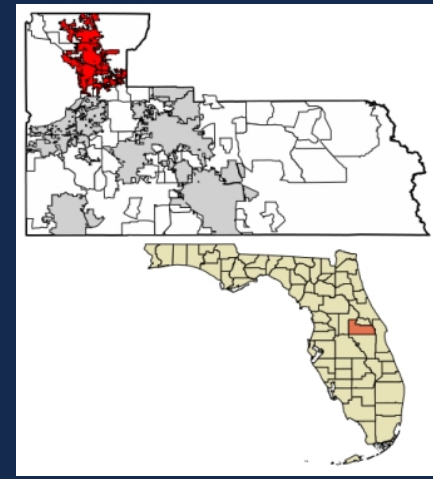
82 FT

POPULATION



ABOUT APOPKA

Apopka is a city in Orange County, Florida. The city's population was 54,873 at the 2020 census. It is part of the Orlando–Kissimmee–Sanford Metropolitan Statistical Area.



CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from ARROWSMITH REALTY, INC. and it should not be made available to any other person or entity without the written consent of ARROWSMITH REALTY, INC..

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to ARROWSMITH REALTY, INC.. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. ARROWSMITH REALTY, INC. has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, ARROWSMITH REALTY, INC. has not verified, and will not verify, any of the information contained herein, nor has ARROWSMITH REALTY, INC. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE ARROWSMITH REALTY, INC. ADVISOR FOR MORE
DETAILS.**

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