

FOR LEASE

RETAIL / MEDICAL / OFFICE / RESTAURANT ±1,751–7,004 SF

2535 Ocoee Apopka Rd, Ocoee, FL 34761 • Lake Carter Exchange — Building 5

Four Storefront Entrances • Grey Shell Delivery • \$42.00 / SF NNN



For More Information:
Millenia-Partners.com

Presented by:



Luciano Medeiros | (832) 675-2415
LMedeiros@Millenia-Partners.com



Felipe Santos | (248) 989-5220
FSantos@Millenia-Partners.com



Vitor Castelan | (631) 431-0751
VCastelan@Millenia-Partners.com

FOR LEASE

±1,751 – 7,004 SF Divisible Class A Retail | 2535 Ocoee Apopka Rd, Ocoee, FL 34761



Aerial imagery – development boundary approximate

OFFERING SUMMARY

Building 5 at Lake Carter Exchange is a ±7,004 SF Class A freestanding retail building on the Ocoee Apopka Road frontage of a new mixed-use development at the corner of Ocoee Apopka Road and W. Keene Road. It is available from ±1,751 SF up to the full ±7,004 SF. Four storefront entrances across a 103-foot-wide by 68-foot-deep footprint.

Delivery is Class A grey shell: exposed open-web steel joists, metal roof deck, CMU perimeter walls and utility rough-ins, so layout, finishes and systems are built around the tenant's concept.

±1,751 – 7,004 SF

DIVISIBLE – ONE SUITE UP TO FOUR

\$42.00

PER SF, NNN – AT ANY SIZE

14,000

AADT – OCOEE APOPKA ROAD (2024)

74,361

DAYTIME POPULATION – 10-MIN DRIVE

Traffic & demographic figures per trade-area profile



For More Information:
Millenia-Partners.com

Presented by:



Luciano Medeiros | (832) 675-2415
LMedeiros@Millenia-Partners.com



Felipe Santos | (248) 989-5220
FSantos@Millenia-Partners.com



Vitor Castelan | (631) 431-0751
VCastelan@Millenia-Partners.com



Aerial imagery. Surrounding development shown for trade-area orientation

TRADE AREA & SURROUNDING DEVELOPMENT

■ PUBLIX-ANCHORED CENTER ACROSS W. KEENE

The Shoppes at East Shore (a ±28-acre mixed-use development by WMG Development) is planned at the northeast corner of Ocoee Apopka Rd and W. Keene Rd with a Publix-anchored retail building plus apartments and 55+ housing.

■ ADVENTHEALTH APOPKA – LESS THAN A MILE NORTH

The 7-story, ±320,000 SF hospital at 2100 Ocoee Apopka Rd added a patient floor in a recent expansion, bringing the campus to roughly 160 beds: a daily driver of patients, staff and referral traffic.

■ ROOFTOPS UNDER CONSTRUCTION AROUND THE CORRIDOR

J. Ardin Apopka (304 units), Apex Apopka (284), Addison Farms (262), Harmon on the Lake (180) and The Residences at Emerson Park (103 townhomes) are identified around the project.

TRAFFIC, DRIVE TIMES & TRADE AREA

SR 429 (Western Beltway)	70,500 AADT
Ocoee Apopka Road	14,000 AADT
W. Keene Road	5,500 AADT
Drive to SR 429	2 minutes
Drive to AdventHealth Apopka	3 minutes
Drive to Downtown Apopka	5 minutes
Avg. income – 5-min drive	\$128,919
Population – 15-min drive	289,059

Sources: 2024 AADT counts; trade-area drive-time profile.



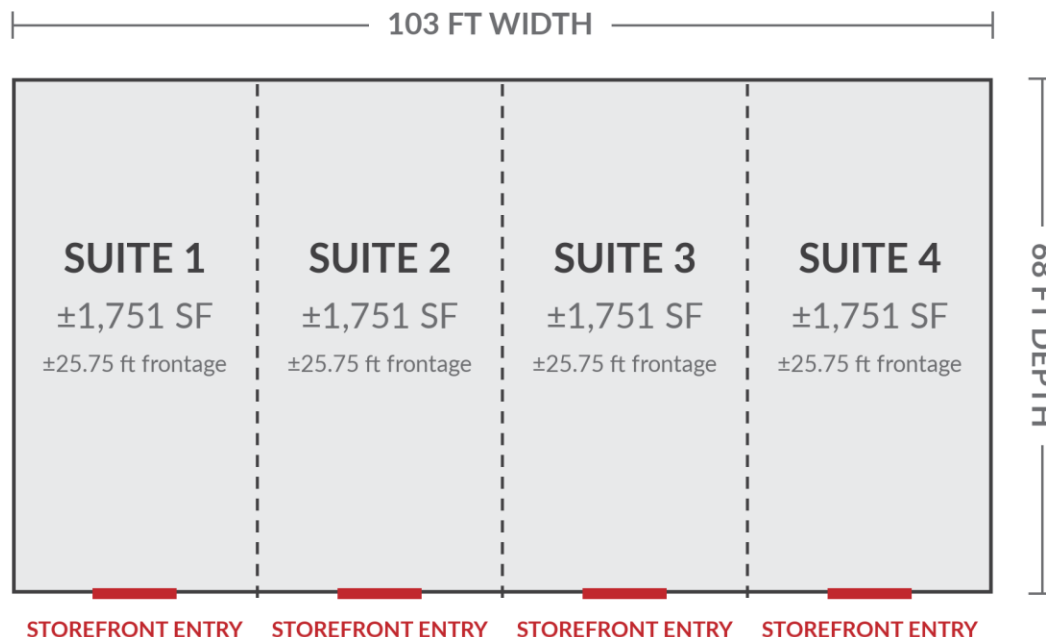
THE SITE & AVAILABILITY — ±1,751 TO ±7,004 SF



Building 5 — Ocoee Apopka Road frontage

AVAILABILITY PLAN — DIVISIBLE FROM ±1,751 SF

Take one suite, any adjacent combination, or the entire ±7,004 SF building



- **DIVISIBLE FROM ±1,751 SF**
One suite, two, three, or the full building
- **FOUR SEPARATE FRONT DOORS**
Every suite gets its own storefront entry
- **\$42.00 / SF NNN AT ANY SIZE**
Same rate for ±1,751 SF or ±7,004 SF
- **CLASS A GREY SHELL DELIVERY**
Steel joists, metal deck, CMU walls, rough-ins
- **OCOOE APOPKA RD FRONTAGE**
±100 ft of frontage at the north entrance

COMBINE ADJACENT SUITES — ONE RATE, ANY SIZE

±1,751 SF

ONE SUITE

±3,502 SF

TWO SUITES

±5,253 SF

THREE SUITES

±7,004 SF

FULL BUILDING



PROPERTY PHOTOS



Corner approach from Ocoee Apopka Road



Corner elevation and surface parking field



End-cap building form and brick base



Storefront glazing along the frontage



Grey shell interior — open-web steel joists and metal roof deck



Lake Carter Exchange — aerial of the development



The partners
you need for
the properties
you want.



CONTACT FOR LEASING

±1,751 – 7,004 SF • Divisible

\$42.00 / SF NNN at any size • TI allowance negotiable



Luciano Medeiros

Principal

(832) 675-2415

LMedeiros@Millenia-Partners.com



Vitor Castelan

Senior Associate

(631) 431-0751

VCastelan@Millenia-Partners.com



Felipe Santos

Sales Associate

(248) 989-5220

FSantos@Millenia-Partners.com



For More Information | Millenia-Partners.com