

Brand-New Retail & Office Opportunity

426 Errol Parkway · Apopka, FL 32712

ASKING RATE

\$32.50/SF NNN

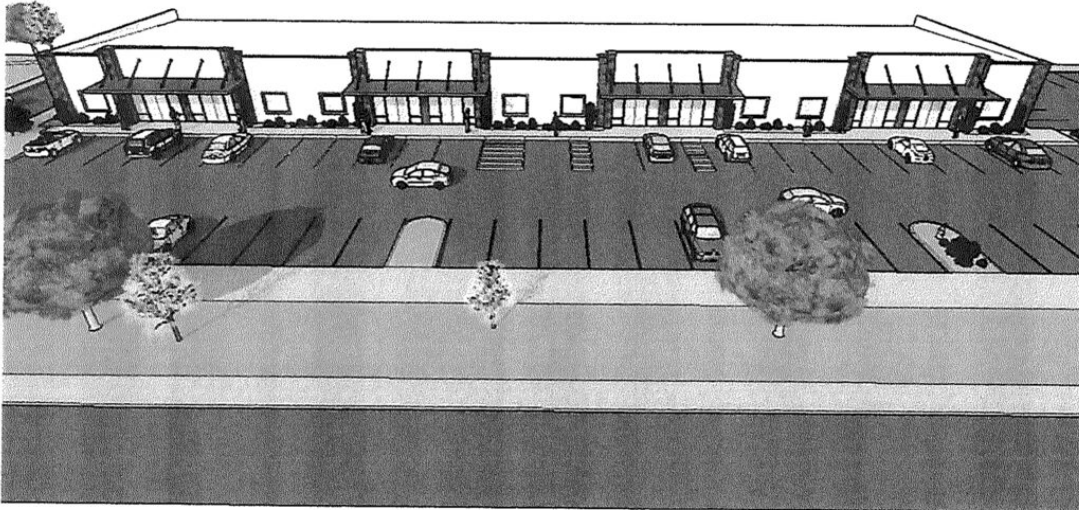
DELIVERING

Oct. 2026

AVAILABLE SPACE

2,000-16,000 SF

in 16,120 SF New Building



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1307 S. International Pkwy., Ste. 1091 · Lake Mary, FL 32746

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AVAILABLE SPACE

2,000–16,000 SF

BUILDING SIZE

16,120 SF

Retail / Office

LEASE TYPE

NNN

PARKING

53 Spaces

YEAR BUILT

2026

AVAILABLE

10/01/2026

ASKING RATE

\$32.50/SF

Per Year

EST. BASE + CAM

\$38.50/SF

CAM \$6.00/SF/YR

PROPERTY HIGHLIGHTS

- ▶ Brand-new 16,120 SF retail/office building delivering October 2026
- ▶ Flexible demising from **2,000 SF** up to the full **16,000 SF** — fits a single user or multiple tenants
- ▶ Competitive asking rate of \$32.50/SF NNN with CAM estimated at \$6.00/SF/YR
- ▶ 53 on-site parking spaces serving the center
- ▶ Signalized frontage on Errol Parkway near Old Dixie Highway
- ▶ Ideal for retail, medical/professional office, or service-based tenants
- ▶ Ground-up construction with modern storefront architecture

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426 Errol Parkway is a brand-new, ground-up **16,120 SF retail/office building** (62' x 260') under construction in Apopka, delivering **October 1, 2026**. The property sits on Errol Parkway just off Old Dixie Highway, with **53 parking spaces** serving the center. Space is available in flexible increments from a **2,000 SF** minimum up to the full **16,000 SF**, making the building well suited to a single anchor tenant or a mix of retail, medical, and professional office users.

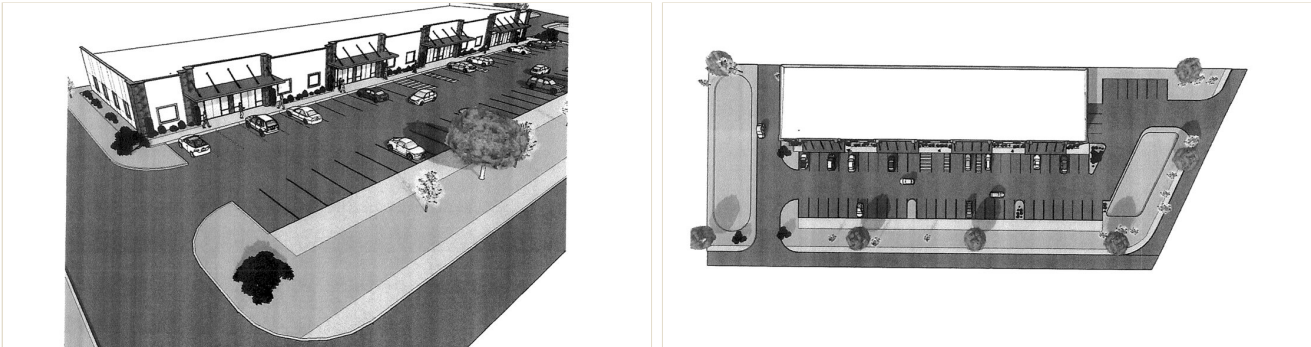
The center is offered at a competitive **\$32.50/SF/YR NNN** asking rate, with CAM estimated at **\$6.00/SF/YR** for an estimated base + CAM of **\$38.50/SF/YR**. The rent breakdown below illustrates estimated monthly and annual occupancy costs across a range of suite sizes.

ESTIMATED LEASE COST BY SPACE SIZE

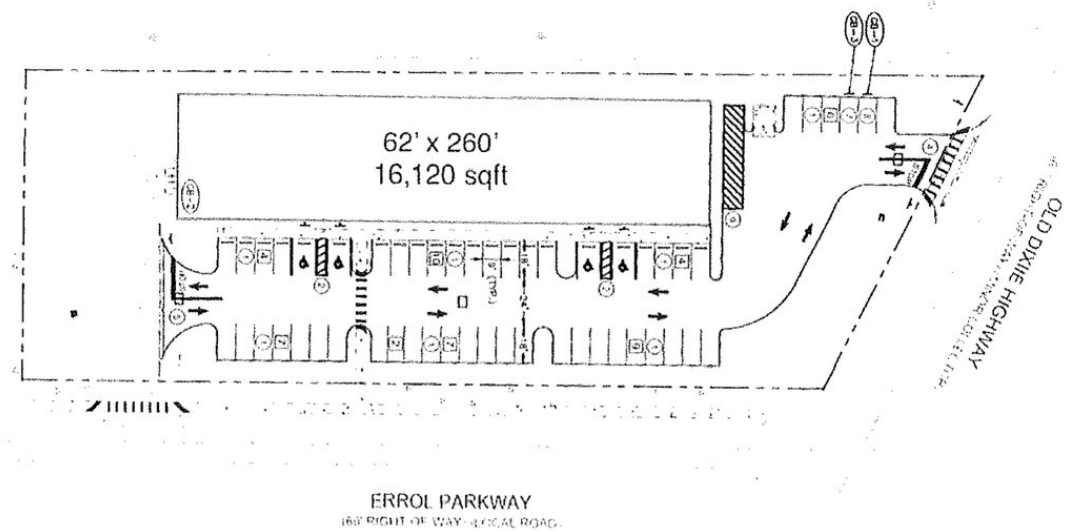
SPACE SIZE	BASE RENT / MONTH	CAM / MONTH	EST. TOTAL / MONTH	EST. TOTAL / YEAR
2,000 SF	\$5,416.67	\$1,000.00	\$6,416.67	\$77,000.00
4,000 SF	\$10,833.33	\$2,000.00	\$12,833.33	\$154,000.00
6,000 SF	\$16,250.00	\$3,000.00	\$19,250.00	\$231,000.00
8,000 SF	\$21,666.67	\$4,000.00	\$25,666.67	\$308,000.00
10,000 SF	\$27,083.33	\$5,000.00	\$32,083.33	\$385,000.00
12,000 SF	\$32,500.00	\$6,000.00	\$38,500.00	\$462,000.00
16,000 SF	\$43,333.33	\$8,000.00	\$51,333.33	\$616,000.00

Estimated rent breakdown based on listing information provided. Because the lease is NNN, property taxes, insurance, utilities, and/or other operating expenses may be charged separately unless included in the listed CAM. Confirm all pass-through expenses and final lease terms with the listing agent or landlord.

ARCHITECTURAL RENDERINGS



SITE PLAN



426. Errol Pkwy, Apopka FL 32712

ESTIMATED ANNUAL OPERATING EXPENSES

CATEGORY	ANNUAL AMOUNT
Real Estate Taxes	\$25,000.00
Water & Sewer	\$7,550.00
Insurance	\$10,703.00
Lawn Care	\$4,500.00
Pest Control	\$2,000.00
Electricity	\$8,000.00
Cleaning	\$6,000.00
Maintenance & Repairs	\$15,000.00
Management	\$18,000.00
Total Expenses	\$96,752.00

Landlord's projected 2026 operating expenses total \$96,752/YR across the 16,120 SF building – approximately \$6.00/SF/YR – consistent with the CAM estimate shown above. Figures are landlord projections and subject to confirmation.

BUILDING

16,120 SF ground-up construction · 62' x 260' footprint · delivering October 2026 · retail/office flex layout

LEASE TERMS

\$32.50/SF/YR NNN · CAM est.
\$6.00/SF/YR · est. base + CAM
\$38.50/SF/YR · divisible from 2,000 SF

SITE & ACCESS

53 parking spaces · frontage on Errol Parkway · near Old Dixie Highway · Apopka, FL 32712

Retail & Office Opportunity

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FOR INQUIRIES, CONTACT:



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LANGUAGES: ENGLISH · ESPAÑOL · PORTUGUÊS

Information herein has been obtained from sources deemed reliable but is not guaranteed. Rent estimates are based on preliminary listing information and are subject to change. All figures subject to verification with the listing agent or landlord. Equal Opportunity Leasing.