

FOR LEASE | NEW CONSTRUCTION

DRIVE THRU | ADJACENT PUBLIX SHOPPING CENTER | 3 SPACES AVAILABLE



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2925 OCOEE APOPKA ROAD
APOPKA, FLORIDA



ONE COMMERCIAL
REAL ESTATE

EXCLUSIVELY LISTED BY

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EXECUTIVE SUMMARY

ONE Commercial is pleased to present a premium leasing opportunity at Lake Carter Exchange, located at 2925 Ocoee-Apopka Road, Building 1, in Apopka, Florida. This offering consists of three suites delivered in grey shell condition, providing a flexible foundation for retail, medical, or service-oriented tenants. A defining feature of this opportunity is the inclusion of a dedicated drive-thru, a high demand asset that remains increasingly scarce in the current Central Florida inventory.

The property is positioned within a primary growth corridor of Apopka, benefiting from both immediate institutional traffic and upcoming commercial density. A major Publix anchored mixed use development is currently under construction in the immediate vicinity and is scheduled for delivery in Q4 2026. This neighboring project is projected to significantly increase daily vehicle counts and consumer demand, positioning Lake Carter Exchange tenants to capture early market share ahead of full build out.

In addition to retail growth, the site is situated less than one mile from AdventHealth Apopka. This proximity ensures a consistent daytime population of healthcare professionals, patients, and visitors, supporting a wide range of business uses. Located directly on Ocoee-Apopka Road, the site offers excellent visibility and ease of access to a submarket characterized by steady residential expansion and sustained population growth.

As new construction deliveries remain limited, particularly for spaces equipped with drive-thru infrastructure, this property represents a strategic entry point into a tightening market. The grey shell delivery allows for custom interior configurations tailored to specific operational requirements. Securing space at 2925 Ocoee-Apopka Road offers the unique advantage of establishing a physical presence and brand recognition in advance of the significant commercial infill slated for completion over the next 18 months.



- **Flexible New Construction Opportunity**

Three suites available in grey shell condition, offering tenants the ability to customize layouts to fit their specific needs. Ideal for retail, medical, or service-oriented users seeking modern space. New construction allows for efficient design and long-term usability.

- **Rare Drive-Thru Capability**

The property features a dedicated drive-thru, a highly sought-after and increasingly limited amenity in Central Florida. This creates a competitive advantage for QSR, coffee, pharmacy, or service concepts.

- **Strong Location with Built-In Demand Drivers**

Located directly on Ocoee-Apopka Road, the site benefits from strong visibility and accessibility. Less than one mile from AdventHealth Apopka, providing consistent daily traffic from employees, patients, and visitors. The surrounding area continues to experience steady residential growth.

- **Positioned for Future Growth**

A Publix-anchored mixed-use development nearby is scheduled for delivery in Q4 2026, expected to drive additional traffic and consumer activity. Tenants have the opportunity to establish presence ahead of major commercial infill. Limited competing inventory makes this a strategic long-term location.



AERIAL OVERVIEW

DRIVE THRU
WINDOW

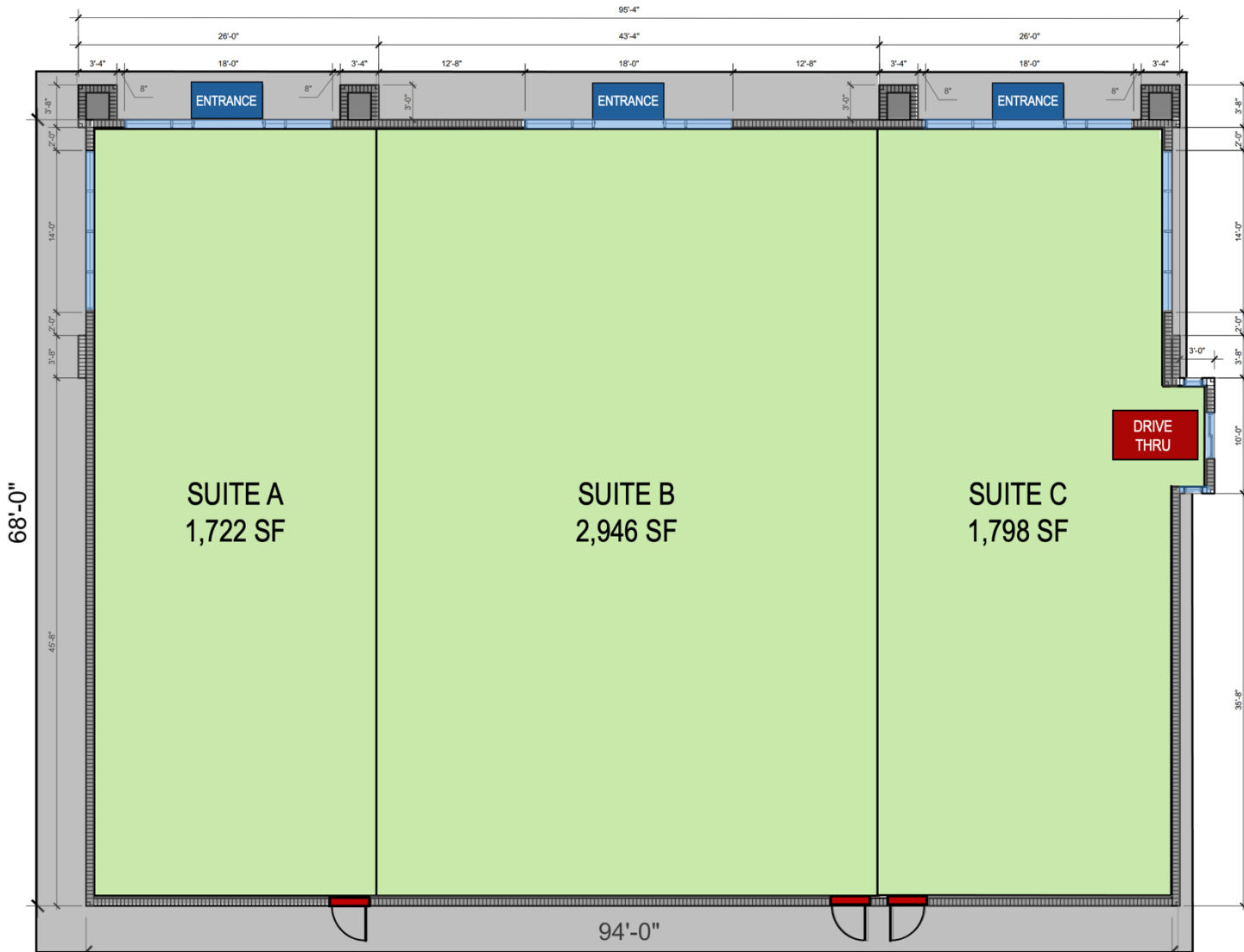
SUITE C
1,798 SF

SUITE B
2,946 SF

SUITE A
1,722 SF

ENTRANCE

SITE LAYOUT



PROPERTY DETAILS



AVAILABLE SPACE	SIZE
Suite A	1,722 SF
Suite B	2,946 SF
Suite C	1,798 SF

Property Details

Property Address	2925 Ocoee Apopka Road, Building 1 Apopka, Florida		
Year Built	2026		
Drive Thru	*Suite C		
Rate	Upon Request		
Delivery	Grey Shell		
Parking Spaces	+/- 26 Spaces		

DEMOGRAPHICS	2 Miles	5 Miles	10 Miles
2025 Population	14,628	132,635	551,199
2030 Expected Population	16,441	144,956	598,557
Annual Growth 2020-2025	6.4%	2.1%	1.7%
Median Household Income	\$103,908	\$86,284	\$76,824



AERIAL OVERVIEW



The Shoppes at East Shore
PUBLIX Anchored Plaza
28 Acre Development
Delivery Q4 2026

SITE

OCOEE APOPKA RD



15,000
Vehicles Per Day

Western Beltway
18.07 Acre Warehouse



AERIAL OVERVIEW



AbleHearts
Apopka Health &
Rehabilitation Center

The Residences at
Emerson Park
130 Townhomes

Harmon On The Lake
180 Multi-Family Units

J. Ardin Apopka
304 Multi-Family Units

Western Beltway
18.07 Acre Warehouse

OOCEE APOPKA RD



AERIAL OVERVIEW



SITE

Western Beltway
18.07 Acre Warehouse

OCCEE APOPKA RD

AERIAL OVERVIEW


66,500
Vehicles Per Day

Oak Pointe South
118 Homes
120 Townhomes

Ascend Oak Pointe
240 Multi-family Units



SITE

Western Beltway
18.07 Acre Warehouse



OCOEEAPOPKA RD

PROPERTY PHOTOS



2925 OCOEE APOPKA ROAD BUILDING 1

APOPKA, FLORIDA



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Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

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