



Retail outparcel, restaurants space, fast csl

2050 Plymouth Sorrento Rd, Apopka, FL 32712



Steve MacGeorge

MacGeorge Realty Company LLC
1729 Ocoee Apopka Rd, Apopka, FL 32703
stevemacgeorge@smacgeorge.com
(321) 356-1802



Retail outparcel, restaurants space, fast csl

\$45.00 /SF/YR

- * Zoned C - C Commercial City of Apopka retail, restaurants, personal services and more.
- * Delivery by December 2024
- * Easy Access to SR 429, SR 415, SR 414, and a short distance to 441
- * Over 600 feet of frontage on the lighted intersection of Plymouth Sorrento Road Lester Road Apopka.
- * 4/1,000 Parking Ratio
- * Out parcel can accommodate quick service restaurant with drive thru.
- * Large number of great demographics for existing homes who need this site for retail, food, eating and drinking establishments.
- * No food or drive with in 5 miles of this location, great opportunity to service this area!!...

- There's not a C-Store, small restaurant/food or drink with in 5 miles, great need here for services!!



120 E. Main Street, Apopka, Florida 32703-5346
Phone: 407-703-1790
www.apopka.org

March 27, 2024

Mr. John Herbert, PE
American Civil Engineering Company
207 N. Moss Road, Suite 211
Winter Springs, FL 32708

RE: West Apopka Medical Offices - Construction Site Plan (CSP)

Dear Mr. Herbert:

On March 27, 2024, the Development Review Committee (DRC) approved the Construction Site Plan (CSP) and issued a Development Order for the above-referenced project. This action allows you to apply for the permits necessary to begin construction.

Prior to commencing any site construction, including grading or clearing, a pre-construction meeting must be held with the City Engineer. Please contact (407) 703-1718 to schedule this meeting. Additionally, a building permit must be issued by the City of Apopka Building Official prior to construction or installation of any structure or building. Contact (407) 703-1713 for any inquiries regarding the building permit process.

The terms and conditions of the CSP are valid for two (2) years from the approval date. A copy of the approved plan is enclosed for your records. This plan must be kept on the job site during construction.

If you have any questions, please contact the Community Development Department at (407) 703-1712.

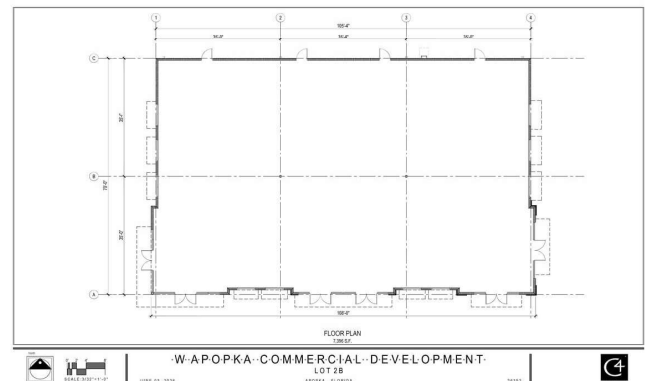
Sincerely,


Bobby Howell, AICP
Planning Manager

Enclosure(s)

C.C.: James K. Hill, F.R.A.-CA, Community Development Director
DRC Members

Mayor: BRYAN NELSON Commissioners: ALEXANDER H. SMITH DIANE VELAZQUEZ KYLE BECKER NICK NESTA

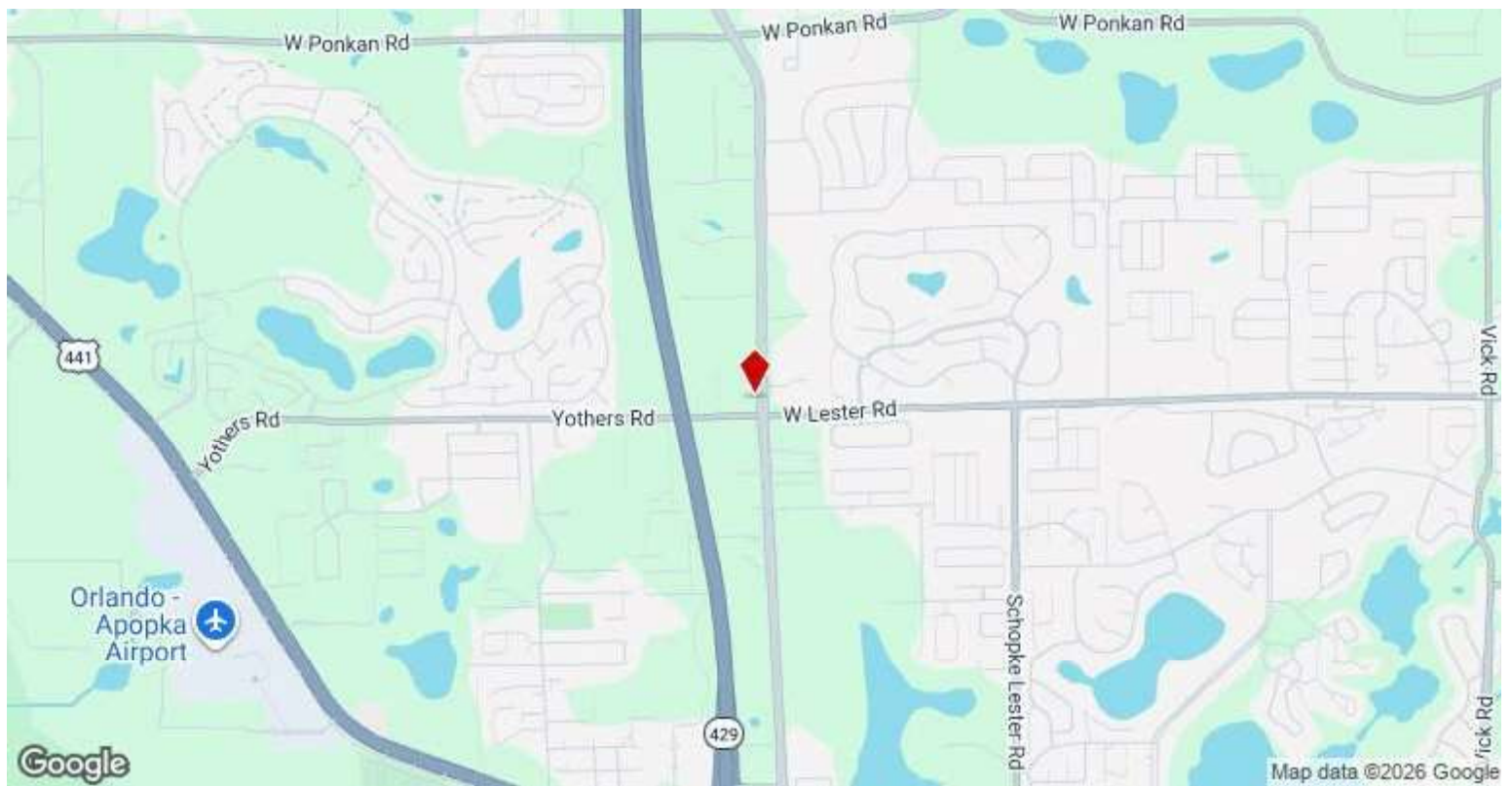


Rental Rate:	\$45.00 /SF/YR
Min. Divisible:	1,400 SF
Property Type:	Office
Property Subtype:	Medical
Building Class:	A
Rentable Building Area:	7,400 SF
Year Built:	2025
Walk Score ®:	20 (Somewhat friendly)
Rental Rate Mo:	\$3.75 /SF/MO

1

1st Floor

Space Available	1,400 - 7,400 SF
Rental Rate	\$45.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office/Medical
Lease Term	Negotiable



2050 Plymouth Sorrento Rd, Apopka, FL 32712

- * Zoned C - C Commercial City of Apopka retail, restaurants, personal services and more.
- * Delivery by December 2024
- * Easy Access to SR 429, SR 415, SR 414, and a short distance to 441
- * Over 600 feet of frontage on the lighted intersection of Plymouth Sorrento Road Lester Road Apopka.
- * 4/1,000 Parking Ratio
- * Out parcel can accommodate quick service restaurant with drive thru.
- * Large number of great demographics for existing homes who need this site for retail, food, eating and drinking establishments.
- * No food or drive with in 5 miles of this location, great opportunity to service this area!!