Vacant Commercial Land | Ground Lease Only

420 Orange Blossom Trail, Apopka, FL 32712

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Rental Rate:	Upon Request
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	Retail
Rental Rate Mo:	Upon Request

Vacant Commercial Land | Ground Lease Only

Upon Request

Commercially zoned land is available for ground lease at 420 W Orange Blossom Trail in Apopka's rapidly growing market. The site spans approximately 0.66 acres (28,750 square feet) and features level, buildable topography well-suited for various development concepts. Ground lease terms include a 20-year triple-net (NNN) structure at $150,000 per year.

Zoning under the APK-MU-D (Apopka Mixed-Use Downtown District) allows for mixed-use commercial uses, offering developers and investors flexibility to align with evolving market demand. Permitted uses typically include personal service retailers, specialty shops, professional and medical offices, restaurants, and vertically integrated concepts, creating multiple paths to value creation within a walkable, urban-style district. Utilities are available nearby or on-site, supporting efficient project execution in a corridor experiencing sustained commercial momentum.

Strong frontage along W Orange Blossom Trail/US Highway 441 provides approximately 125 feet of visibility on a major regional artery connecting Downtown Orlando to Ocala and surrounding Central Florida markets. Traffic counts exceeding 33,000 vehicles per day (VPD) enhance exposure, while additional access from W Station Street improves circulation and site functionality. Surrounding retailers, such as Wawa and Family Dollar, and a variety of local restaurants reinforce the corridor's established consumer draw.

Continued residential and commercial expansion throughout...

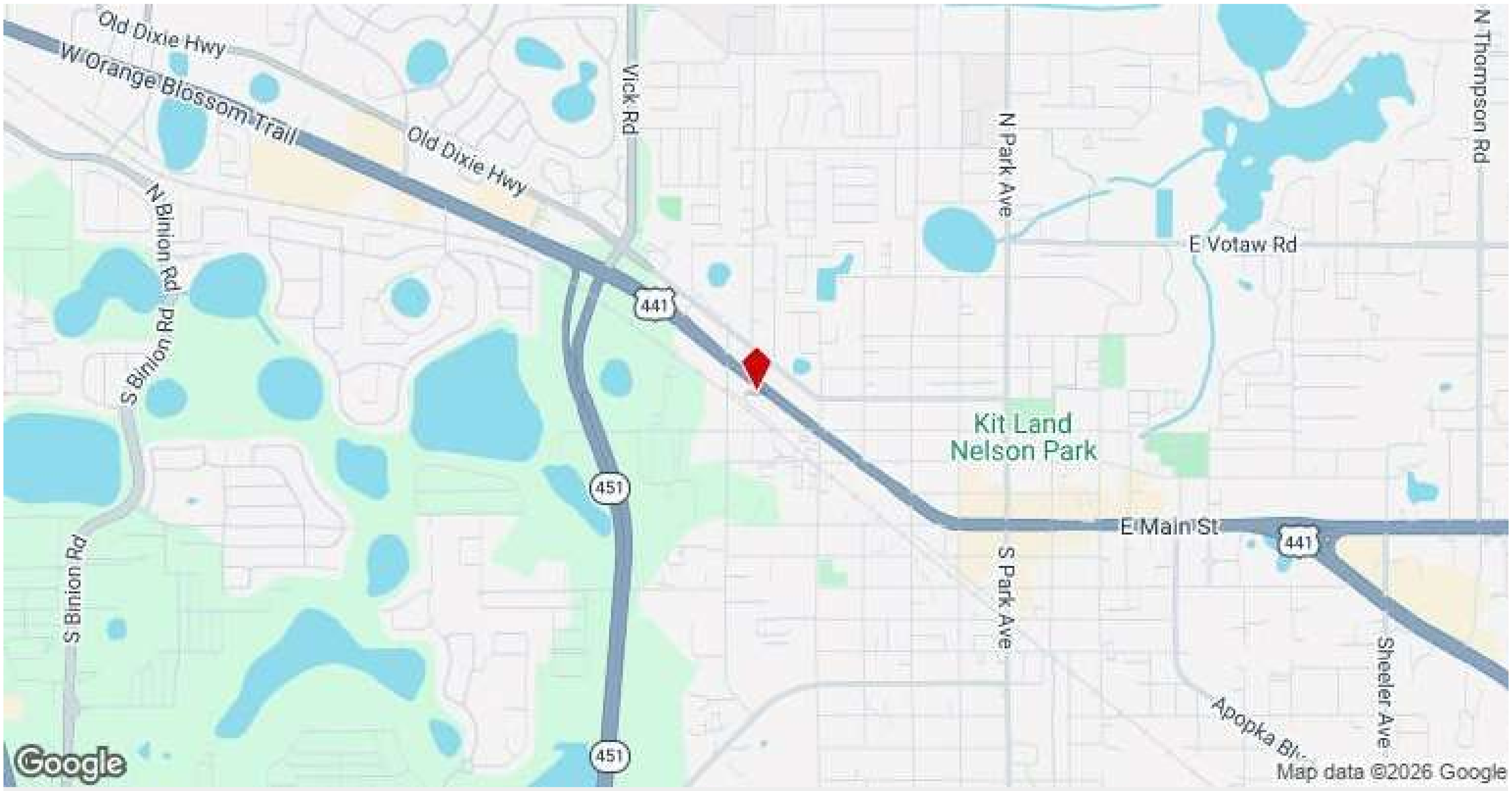
- 0.66 acres of prime commercial land is offered for ground lease at an attractive rate at 420 W Orange Blossom Trail in Apopka, Florida.
- High-traffic frontage along US Highway 441 offers visibility to more than 33,000 vehicles per day, supporting exposure and long-term income potential.
- APK-MU-D zoning allows a mix of commercial uses, creating flexibility to respond to market demand and maximizing development value.
- 20-year triple-net (NNN) ground lease at $150,000 annually delivers stable, predictable income with minimal management obligations.
- Rapid growth in Apopka, driven by rising population, strong household incomes, and expanding commercial activity, underpins investment appreciation.

1

Space 1

Space Available	28,750 SF
Rental Rate	Upon Request
Date Available	Now

Excellent opportunity to acquire a 0.66-acre commercial parcel in the rapidly growing Apopka market, offering high visibility for a variety of commercial uses, including retail, office, medical, or service-oriented development.



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Continued residential and commercial expansion throughout Apopka supports long-term demand and investment stability. Population projections exceeding 75,000 by 2030, with average household incomes near $106,000 and a median age of 39, create a strong demographic foundation for sustained customer growth and future appreciation.

Reach out today to learn more about ground lease and development opportunities in Apopka's evolving market.