



**±5.55 ACRES**  
AT SIGNALIZED  
INTERSECTION  
ON KELLY  
PARK ROAD

2902-2928  
**W KELLY PARK RD**  
APOPKA, FL 32712



# PROPERTY OVERVIEW

**LOCATION** 2,000± feet from SR 429/Kelly Park Rd interchange at signalized intersection at the southeast corner of Plyouth-Sorrento Rd. and Kelly Park Rd.

**MUNICIPALITY** City of Apopka

**LAND USE** Current: Residential/Very Low Suburban

**ZONING** Current: A-1 (Agricultural), will convert to Kelly Park Mixed-Use (KPMU)

Kelly Park Interchange, form-based code, Village Center Overlay adopted June 2017

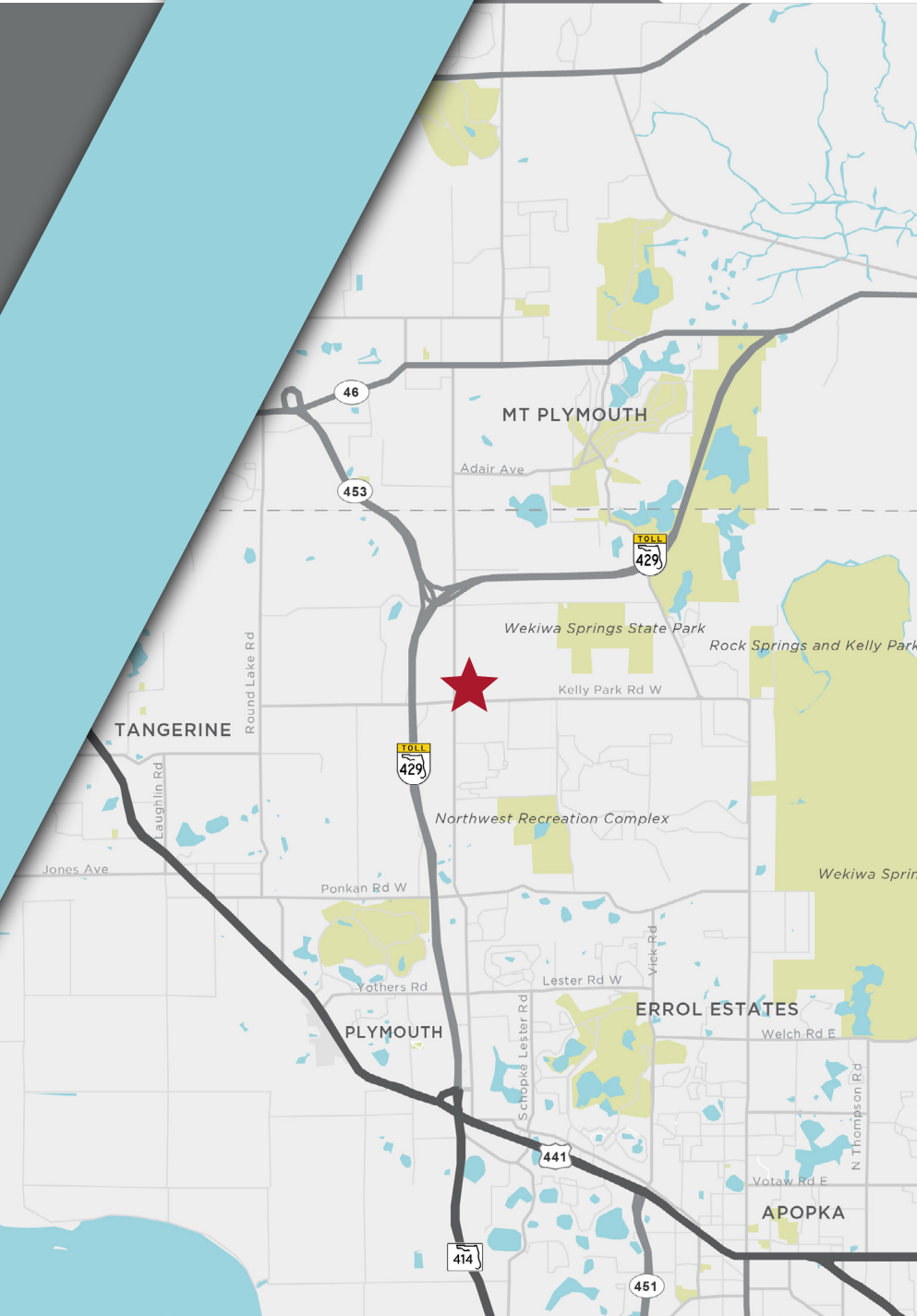
Upon comp plan amendment, will convert to Mixed-Use Interchange future land use

**SIZE** ±5.56 Acres

**TRAFFIC COUNT** 9,800 vpd on Plymouth Sorrento Rd., 2,901 on W Kelly Park Rd and rising

# DEMOGRAPHICS

	POPULATION	AVG. INCOME
<b>3 MILE</b>	18,790	\$83,612
<b>5 MILE</b>	55,083	\$80,935
<b>10 MILE</b>	198,792	\$81,984



# AT THE CENTER OF THE EAST VILLAGE CENTER, KELLY PARK INTERCHANGE OVERLAY

The property sits at the center of the east activity node design area under the new Kelly Park Form-Based Code. Most commercial uses at the Kelly Park Interchange will be restricted to two village centers—a benefit to the 5.54± acre property, ideally located at the exact middle of the East Village Center. Publix noticed the advantages of this location and is in the process of developing a new store directly across Plymouth-Sorrento Road from the property. Among the uses permitted upon the change of land use and a zoning to fit the Kelly Park Interchange overlay are:

**General Retail**  
**Multifamily**

**Restaurant**  
**Drug Store**

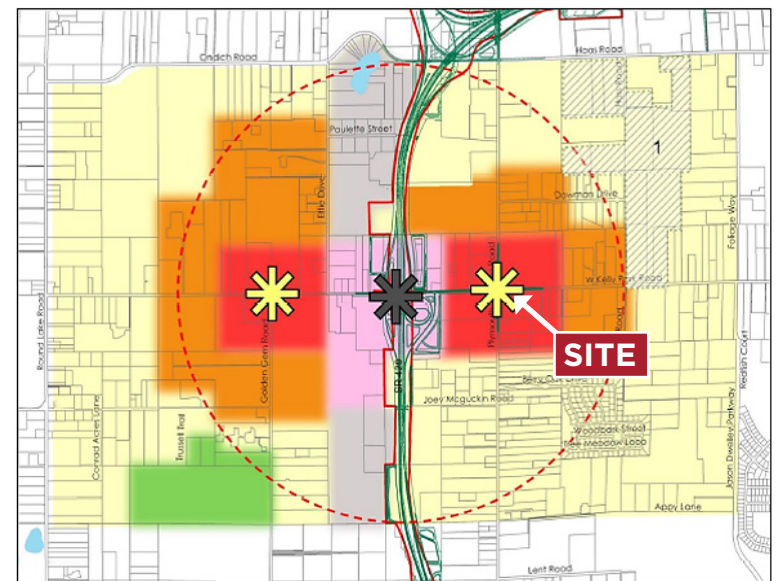
Medical office, outpatient care, financial institutions, office, hotel, fitness center, business and personal services, laboratories, child care and public use are also permitted.

Approximately 2,550± single family units are in the development pipeline around the Kelly Park Overlay.



## LEGEND

- Design Districts**
- Village Center
- Employment
- Interchange
- Transition
- Neighborhood
- Recreation
- Existing Roads
- 1 Mile Radius
- Interchange
- Activity Nodes



Note: City boundaries not depicted in this graphics as they change overtime.



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