

In Metro Orlando



FOR SALE: 14.28± Acres For Development

1601 Alston Bay Blvd., Apopka, FL 32703

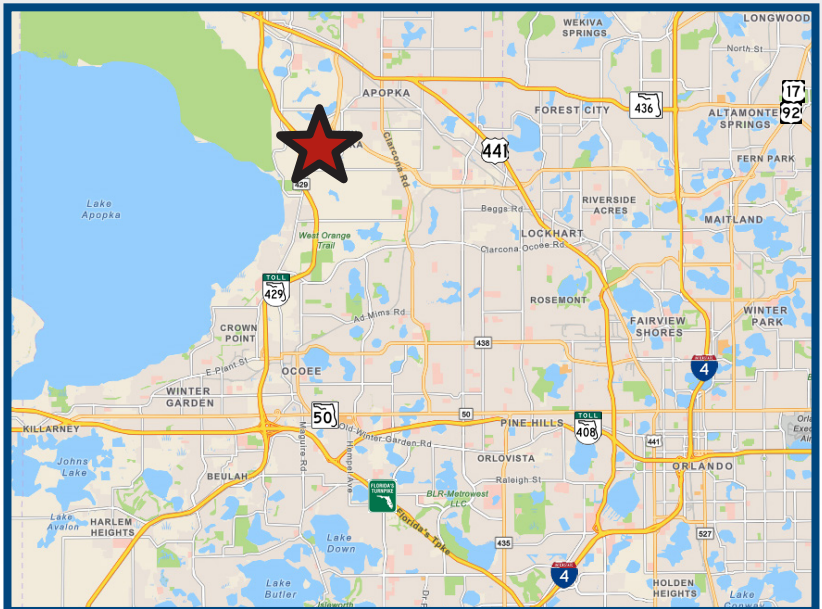
Next to Florida Hospital Apopka

Colliers International offers this 14.28± acre property for development. Located at 1601 Alston Bay Boulevard in Apopka, Florida, this site is adjacent to the Advent Health/Florida Hospital Apopka facility and encompassing land.

Florida Hospital Apopka opened its medical campus in December 2017 and has lead the way for an economic boom on the west side of Apopka. The 2-mile stretch of Ocoee-Apopka Road from the S.R. 429 toll road to Marden Road is primed for growth unlike anything Orange County's second largest city has seen in the past decade. The city drafted a special zoning district that includes the hospital's campus and emphasizes high-intensity mixed-use development.

With close proximity to the hospital, this development site is perfect for an assisted living facility with independent living units for seniors.

Location

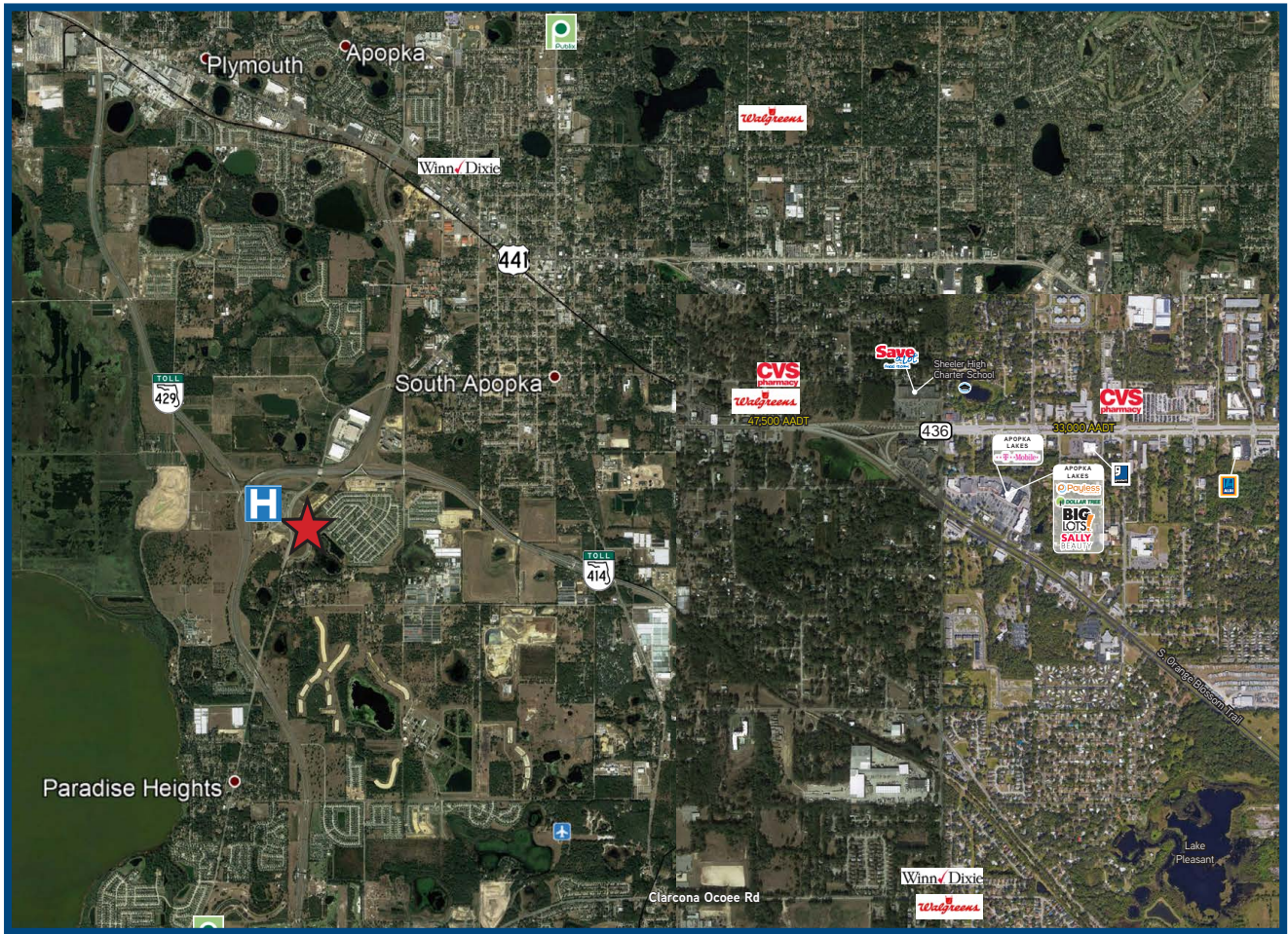


Colliers International
255 South Orange Avenue
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407.843.1723
colliers.com/centralflorida
Accelerating success.

Price: \$3,250,000

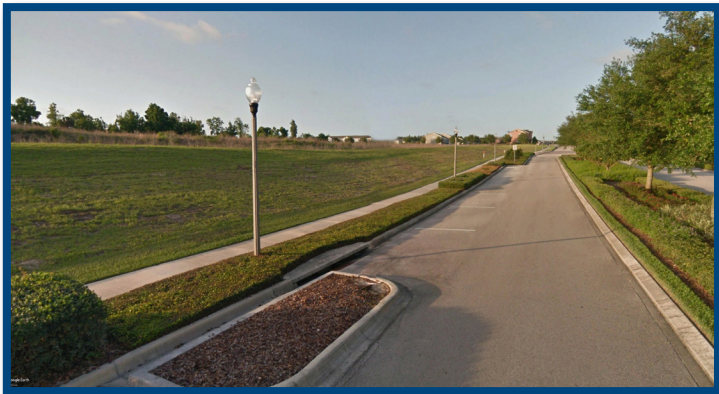


Amenities



Demographics

The three mile area surrounding the property is growing at a rate of 14.4% over the next five years, which is 41% faster than the Orlando metro market as a whole.



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	3 Mile Radius	5 Mile Radius	7 Mile Radius
Population			
2018 Total Population	31,827	120,871	257,571
2018-2023 Growth Rate	14.4%	9.8%	8.4%
Median Age	36.0	36.4	37.0
Households			
2018 Total Households	10,450	39,983	88,218
Family Households (%)	72.4%	75.8%	73.1%
Owner Occupied (%)	68.5%	73.9%	67.0%
Average Home Value	\$216,517	\$232,291	\$230,799
Household Income			
Median Household Income	\$51,526	\$56,269	\$53,895
Average Household Income	\$70,350	\$72,999	\$71,660
Pop Age 25+/Education Attained			
Some College or More (%)	49.8%	53.1%	54.8%
College Grad-Bachelor Degree or More (%)	23.6%	23.3%	24.2%
Occupation			
White Collar (%)	52.0%	57.0%	58.9%
Blue Collar (%)	22.4%	22.1%	19.3%
Service (%)	25.6%	20.9%	21.8%
Marital Status			
Pop Age 15+: Married (%)	44.7%	47.9%	46.6%

Source: US Census Bureau; Esri 2018 Forecasts

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