



**MAURY L. CARTER
& ASSOCIATES, INC.**
LICENSED REAL ESTATE BROKER



Downtown Apopka Potential Commercial/Residential Site

0.42 ± acre

PROPERTY DETAILS

- Size: 0.42 ± ac
- Location: 161 E 6th St.
Apopka, FL 32703
- Price: \$299,000
- Zoning: MU-D
Downtown Mixed Use
- FLU: RH
Residential High
- Utilities: Available
- Frontage: 102 ft. on
E. 6th St. & 180 ft. on
Forest Ave.

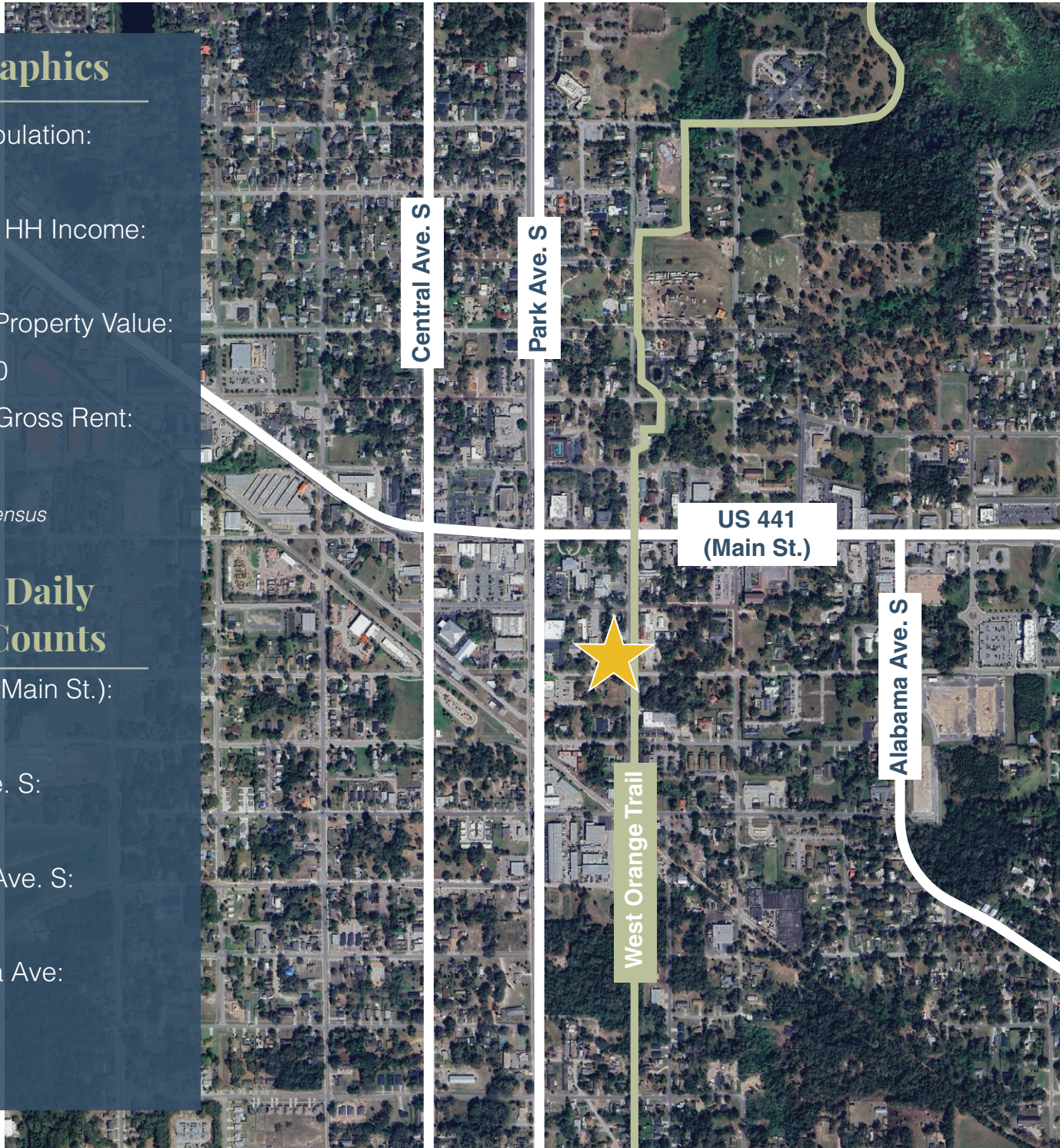
Demographics

- Total Population:
59,113
- Average HH Income:
\$95,703
- Median Property Value:
\$364,300
- Median Gross Rent:
\$2,009

Apopka, US Census

Average Daily Traffic Counts

- US 441 (Main St.):
40,500
- Park Ave. S:
11,100
- Central Ave. S:
8,000
- Alabama Ave:
18,700

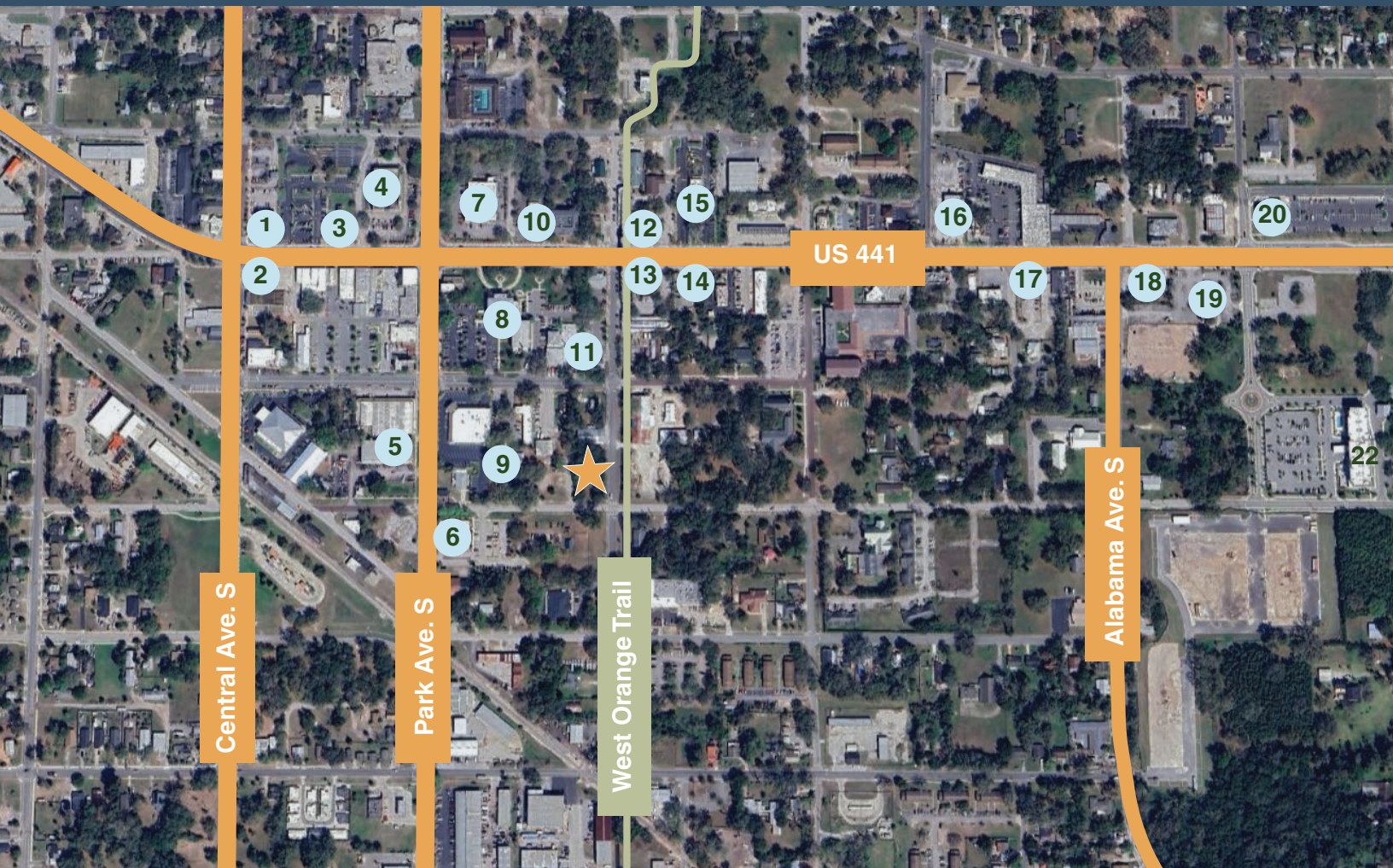


PROPERTY HIGHLIGHTS

0.42± acres located at the northwest corner of E. 6th Street and Forest Avenue in downtown Apopka, Florida. This site is positioned just 2 blocks south of Main Street (US Hwy 441) and one block east of Park Avenue in the heart of the city. Adjacent properties include the City Hall, Fire & Rescue and municipal facilities as well as the Museum of Apopkans. The site is centrally located and provides walk-ability to area retail, entertainment and services. Great location for commercial uses including office, retail and also residential uses.

Legend

- | | | | | | |
|---|----------------------------|----|-------------------------------|----|--------------------|
| 1 | Chase Bank | 9 | Museum of the Apopkans | 16 | Denny's |
| 2 | Domino's Pizza | 10 | Wendy's | 17 | Popeye's |
| 3 | Bank of America | 11 | Apopka Fire Station 1 | 18 | Mobil |
| 4 | CVS | 12 | Take 5 Oil Change | 19 | Burger King |
| 5 | Ace Hardware | 13 | Dunkin' | 20 | Miller's Ale House |
| 6 | Apopka Police Dept. | 14 | Waffle House | | |
| 7 | Walgreens | 15 | McDonald's | | |
| 8 | Apopka City Hall | | | | |



LOCATION



STREET VIEW

