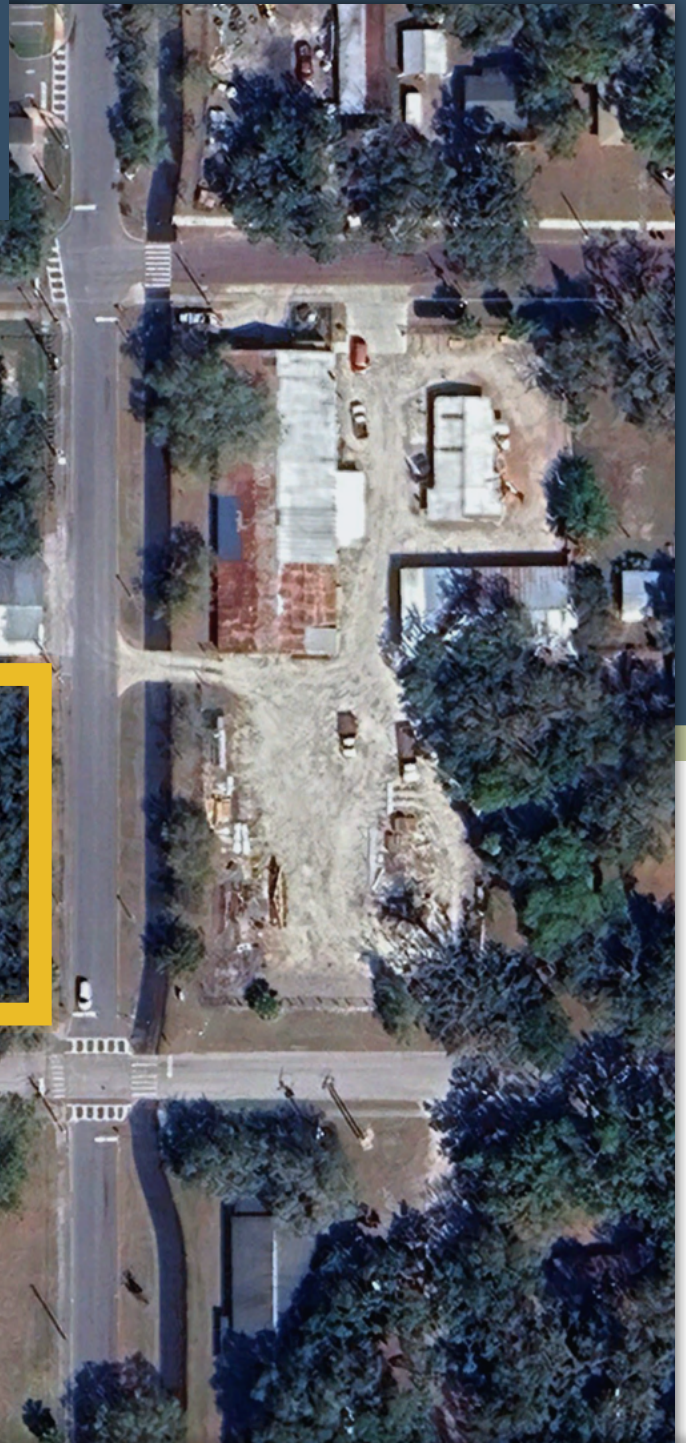




**MAURY L. CARTER
& ASSOCIATES, INC.**
FLORIDA LICENSED REAL ESTATE BROKER



Downtown Apopka Potential Commercial/Residential Site

0.42 ± ac on E 6th Street

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.

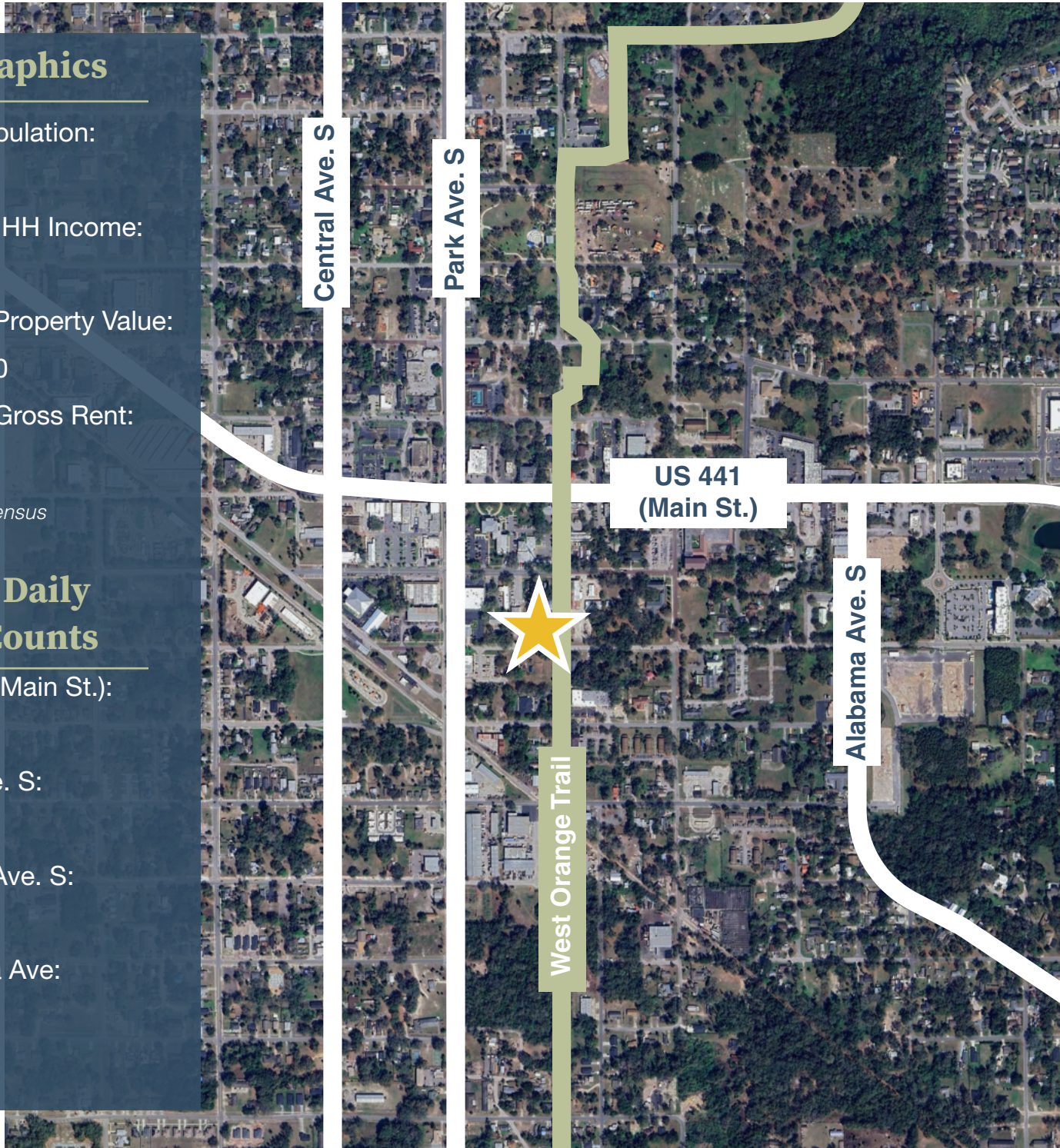
Demographics

- 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

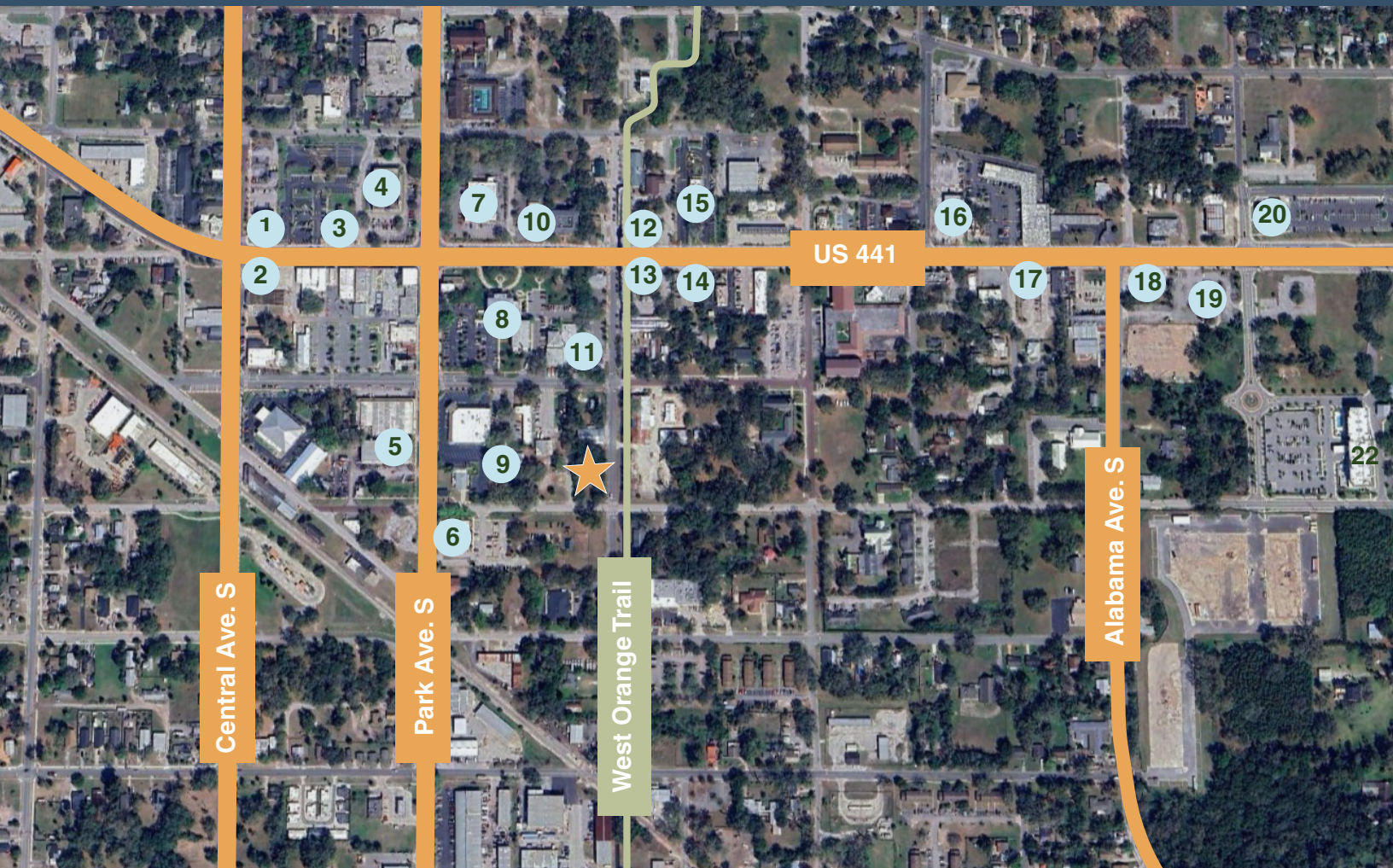


PROPERTY HIGHLIGHTS

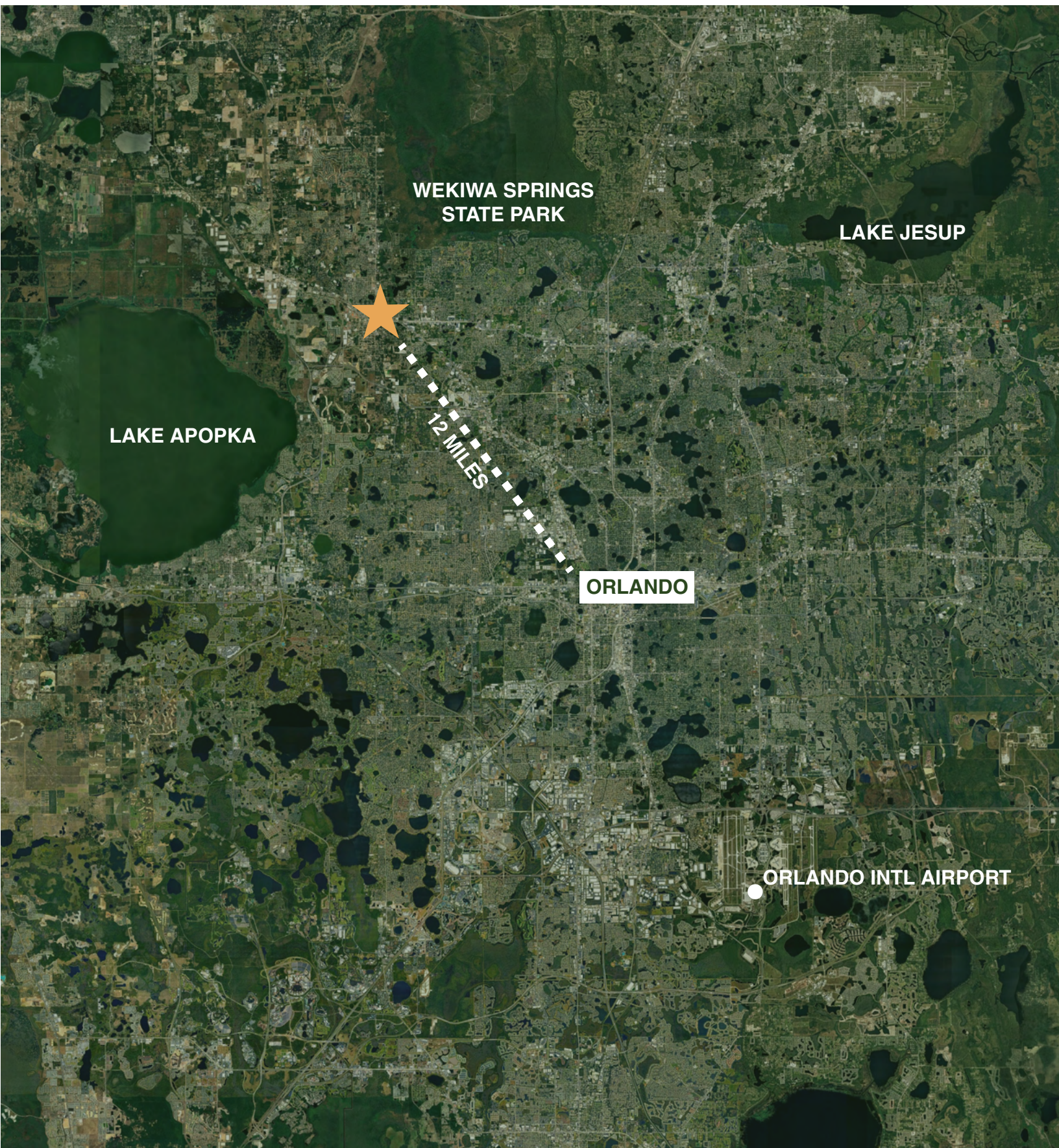
0.42± acres located at the northwest corner of E. 6th Street and Forest Avenue in downtown Apopka, Florida. This site is positioned just 2 blocks south of Main Street (US Hwy 441) and one block east of Park Avenue in the heart of the city. Adjacent properties include the City Hall, Fire & Rescue and 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 commerical 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



APOPKA IN THE NEWS

AdventHealth eyes new campus in booming metro Orlando development

By Ryan Lynch | Orlando Business Journal Published: August 25, 2025

“AdventHealth plans major presence in Wyld Oaks, Apopka’s 215-acre, mixed-use development. Wyld Oaks will feature 6,000 residential units and extensive commercial space. Apopka experiences rapid growth with 80 developments announced since 2020.

This new site is separate from land AdventHealth already owns east of SR 429, where a free-standing emergency room previously has been proposed.

Wyld Oaks is set to transform the area with more than 6,000 residential units, 1.5 million square feet of industrial space, 300,000 square feet of retail, two hotel sites and more than 20,000 square feet of medical office space.

Full Article: <https://www.bizjournals.com/orlando/news/2025/08/25/adventhealth-wyld-oaks-land-purchaseapopka-florid.html>