



CRAWFORD SQUARE
REAL ESTATE ADVISORS



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FLORIDIAN TOWN CENTER

3161 Southfork Dr | Apopka, FL 32712

PROPERTY HIGHLIGHTS

- 65 acre mixed-use development located in high-growth suburb of Orlando, FL - Apopka
- Prime location between 2 newly improved interchanges, State Road 429 and US 441
- Surrounded by dense residential growth
- Site to include retail, multifamily, hotel, and medical office

POPULATION

3 mile 30,254
5 mile 71,356
10 mile 315,037

DAYTIME POPULATION

3 mile 21,879
5 mile 56,003
10 mile 253,494

DEMOGRAPHICS



HOUSEHOLDS

3 mile 10,650
5 mile 24,459
10 mile 113,517

AVG HH INCOME (\$)

3 mile 108,540
5 mile 104,358
10 mile 97,707

MED HH INCOME (\$)

3 mile 79,800
5 mile 76,793
10 mile 71,012



FLORIDIAN TOWN CENTER



APOPKA RETAIL SUB MARKET



441



Zellwood Station
GOLF CLUB

WOLF LAKE
MIDDLE SCHOOL
STUDENTS: 1,415

ROCK SPRINGS
ELEMENTARY SCHOOL
STUDENTS: 680



FLORIDIAN
TOWN CENTER



APOPKA
HIGH SCHOOL
STUDENTS: 3,420

APOPKA
MIDDLE SCHOOL
STUDENTS: 1,097



414

451



Sprinton Rd

414

Clarcona Rd

Sheeler Rd

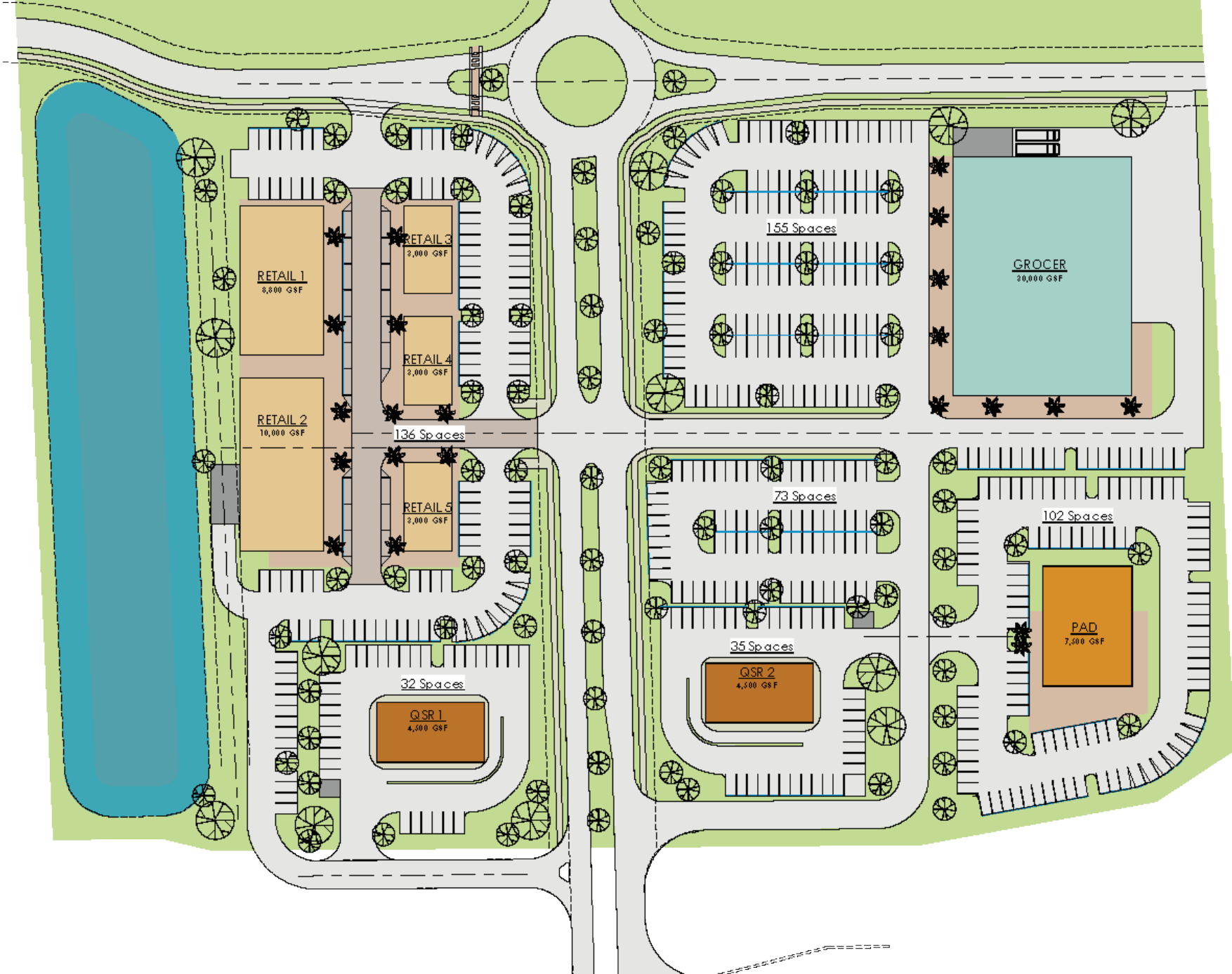
Apopka Blvd



441

PARCEL 1

PARCEL 2



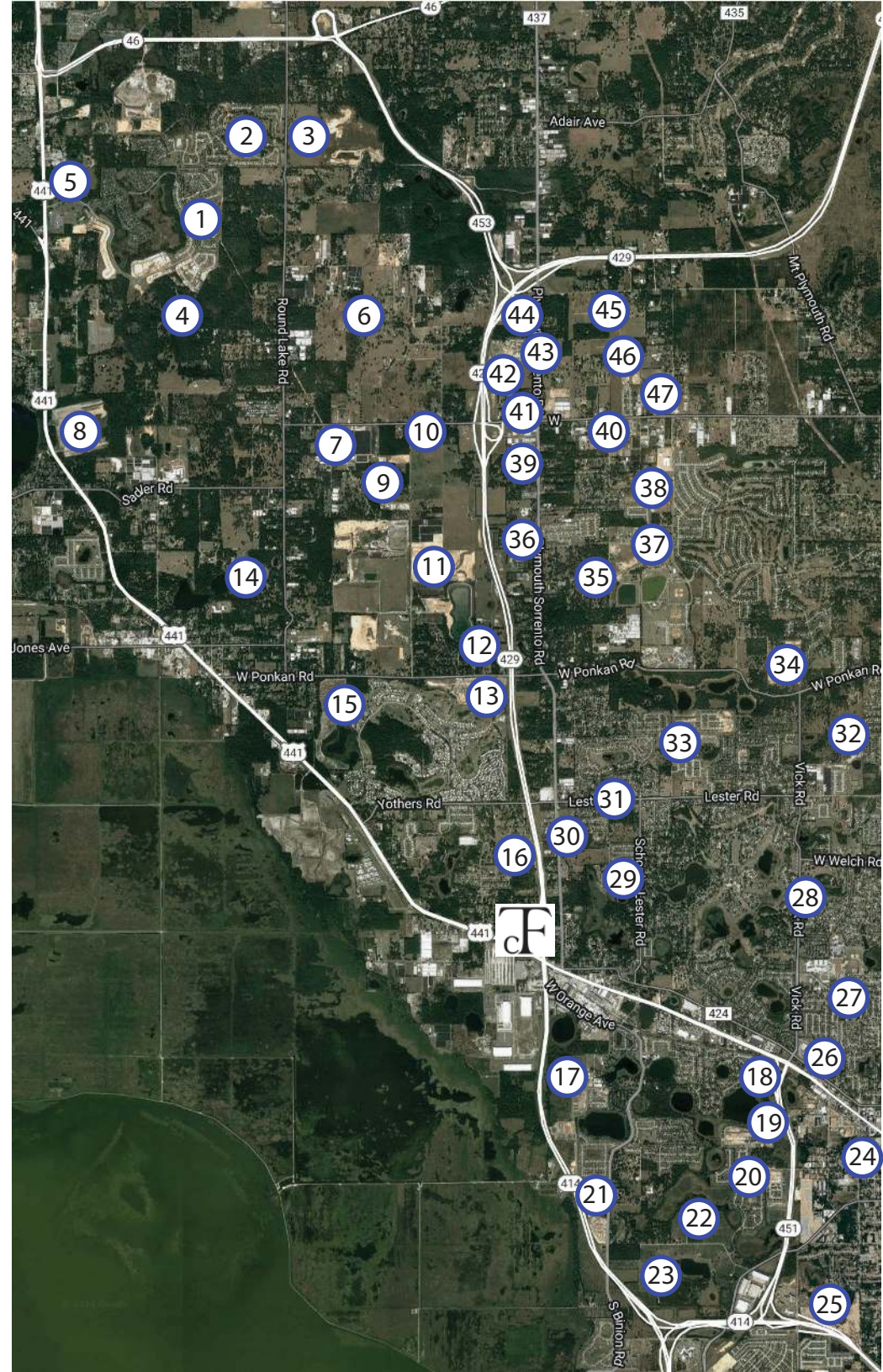
HOUSING GROWTH

#	FUTURE/ACTIVE DEVELOPMENTS	TOTAL UNITS	#	FUTURE/ACTIVE DEVELOPMENTS	TOTAL UNITS
1	STONEBROK HILLS	1,325	24	APOLLO VILLAGE TH	10
2	SULLIVAN RANCH	692	25	EMERSON POINT	225
3	TRAILSIDE PUD	264	26	HIDDEN LAKE RESERVE	92
4	FOOTHILLS PRESERVE	234	27	SUMMIT RIDGE	21
5	PARKS OF MOUNT DORA	177	28	ERROLESTATES	299
6	KELLY PARK PROPERTY	675	29	LEGACY HILLS	48
7	OAKVIEW	113	30	GILKEY REALTY PROPERTY	62
8	BARGROVE ESTATES	186	31	RHETTS RIDGE	120
9	GOLDEN ORCHARD	165	32	PONKAN RESERVE	51
10	4105 GOLDEN GEM RD	2,300	33	VISTA RESERVE	153
11	PARK VIEW PRESERVE	294	34	HAMRICK ESTATES	111
12	NOTTINGHAM PARK	46	35	WILLOW RUN	110
13	WESTRIDGE PARK	277	36	WINDING MEADOWS	157
14	TERRA BONA	104	37	APPY LANE ESTATES	26
15	GRASSMERE RESERVE	200	38	ACUERA ESTATES	76
16	STANTON RIDGE	33	39	LAUREL OAKS	121
17	COKE PROPERTY SUB	342	40	KELLY PARK ESTATES	177
18	POE RESERVE	81	41	APOPKA M/U VILLAGE	975
19	FAIRCLOTH LAKES	31	42	WIND ROSE	262
20	LAKESIDE	301	43	BRIDLE PATH	152
21	IVY TRAIL	67	44	PLYMOUTH SORRENTO	140
22	MAGNOLIA TERRACE	300	45	RAINBOW RIDGE	20
23	RIDGE AT LAKE BRONSON	966	46	OAKS AT KELLY PARK	219



12,830

Future/Active Housing Units



NEARBY DEVELOPMENT PROJECTS

1. HANOVER LAND COMPANY

Adding a 140-unit housing community that was formerly a golf-course

2. ROBERT DELLO GROUP

Rezoning property to add 240 senior housing units in Apopka

3. EXETER PROPERTY GROUP

Acquiring 100 acres to develop an industrial park in Apopka

4. BLUE STEEL DEVELOPMENT

Acquiring 230 acres for an industrial park

5. EXETER DEVELOPING MID FLORIDA

Logistics Park on 180 acres that will include an Amazon Distribution center

6. CADENCE PARTNERS

Developing 189,000 SF warehouse in Apopka

7. PUBLIX

Opening another grocery store at 1609 Keen Road in Apopka

