

AVAILABLE

# Former Grocery at Rock Springs Plaza

1438 Rock Springs Rd | Apopka, FL 32712



## Overview

AVAILABLE	54,615 SF
LEASE EXPIRATION	July 13, 2028
RATE	Contact Broker

## Description

- Former Albertson's grocery store at Rock Springs Plaza
- Located at the prime intersection of Rock Springs Road and Welch Road across from busy Publix
- Excellent accessibility and visibility
- 1.8 miles from Florida Hospital Apopka
- Join national co-tenants including: Beef 'O' Brady's, Advance Auto Parts, Little Caesars Pizza, Subway and Great Clips
- Surrounding retailers include: Publix, Walgreens, Fifth Third Bank, 7-Eleven, Family Dollar, Taco Bell, McDonald's and many more



## Demographics

	1 MILE	3 MILE	5 MILE
Total Population	8,682	5,232	108,588
2021 Growth	1.53%	2.01%	1.85%
Median HH Income	\$59,297	\$59,212	\$58,173
Daytime Population	6,244	41,896	83,678

Year: 2017 | Source: ESRI

## Traffic Counts

Rock Springs Road	20,500 CPD
Welch Road	15,500 CPD

Year: 2016 | FDOT

## Contact

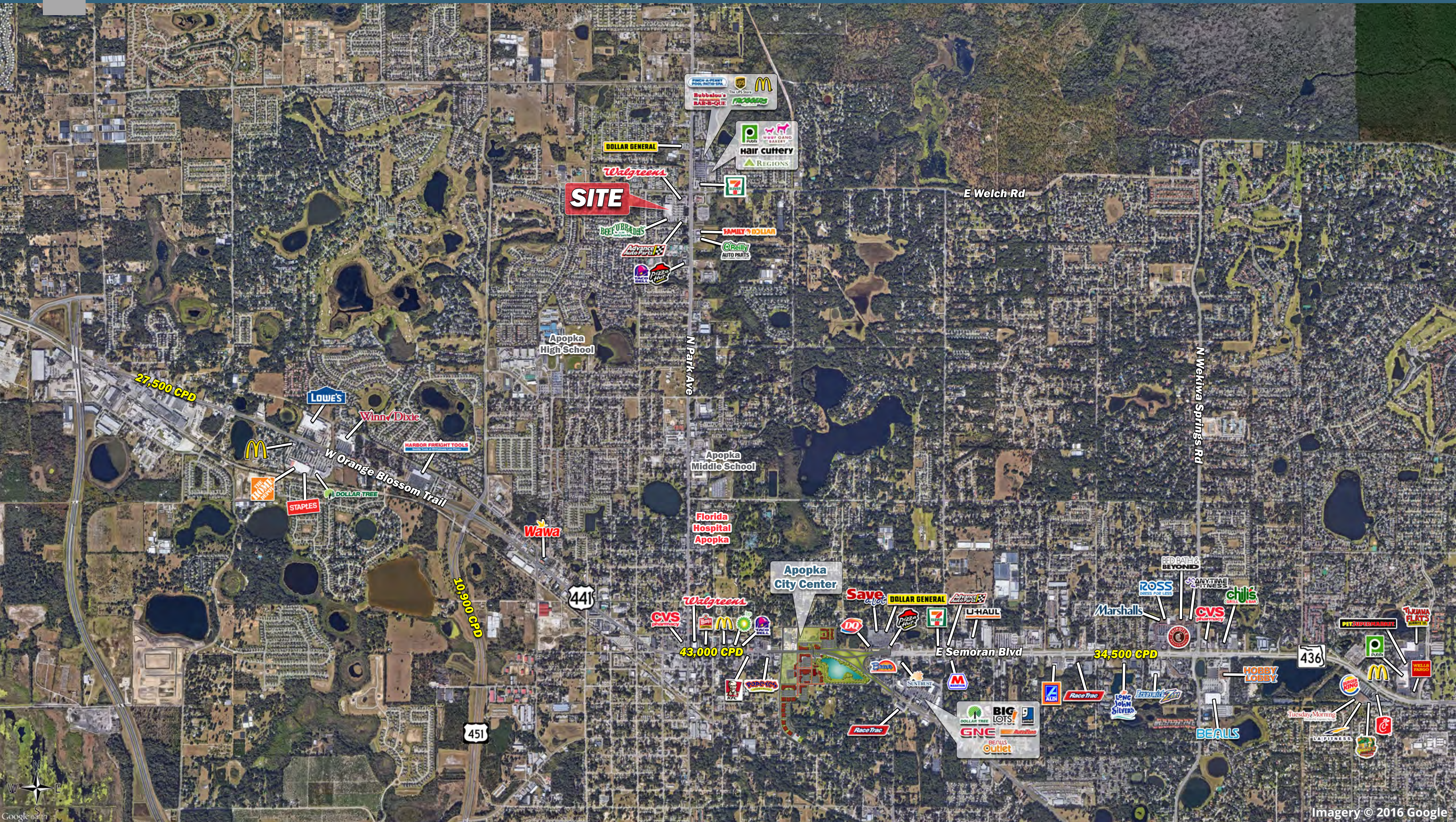
**JASON B. KAISER, CCIM**

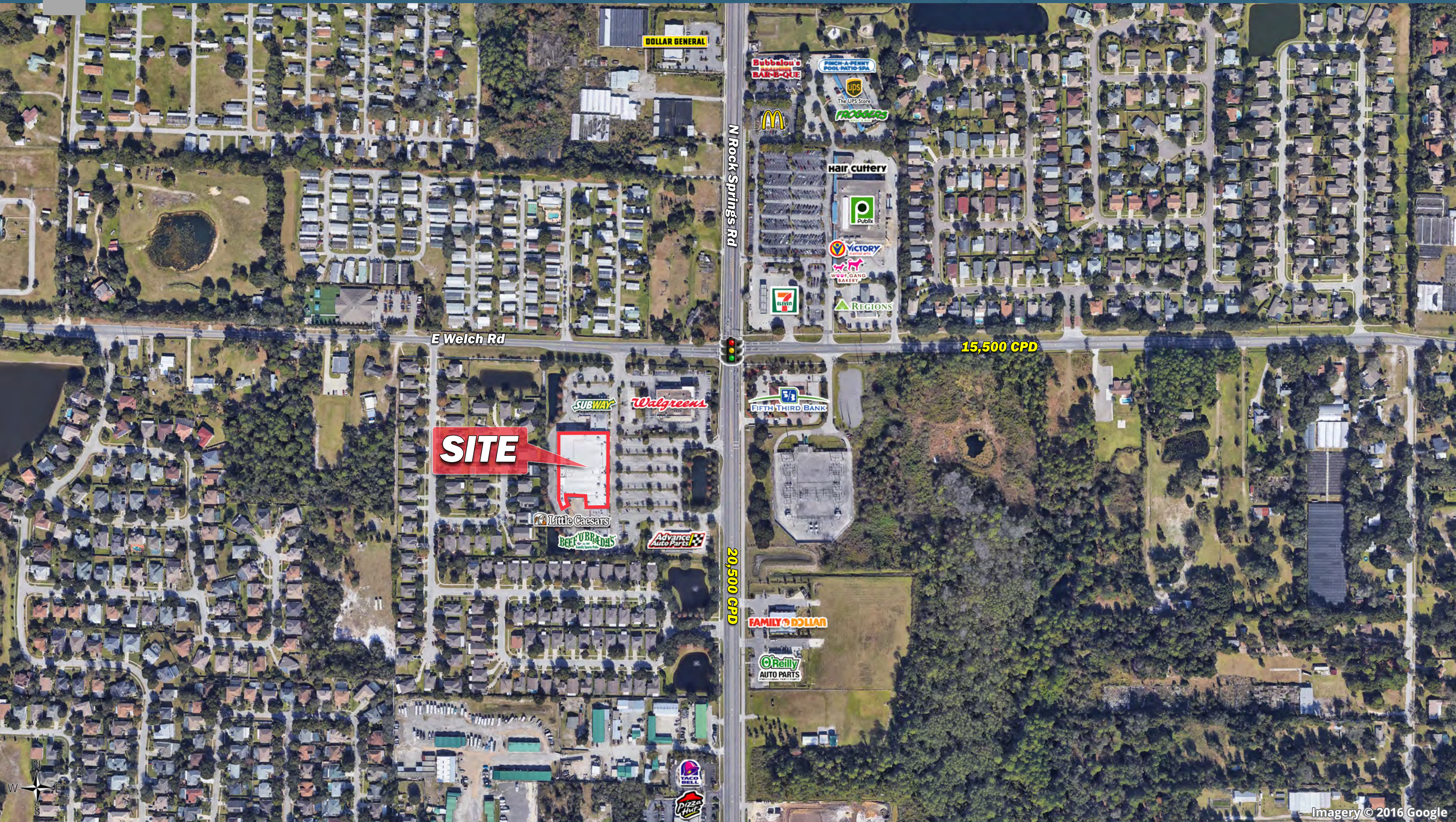
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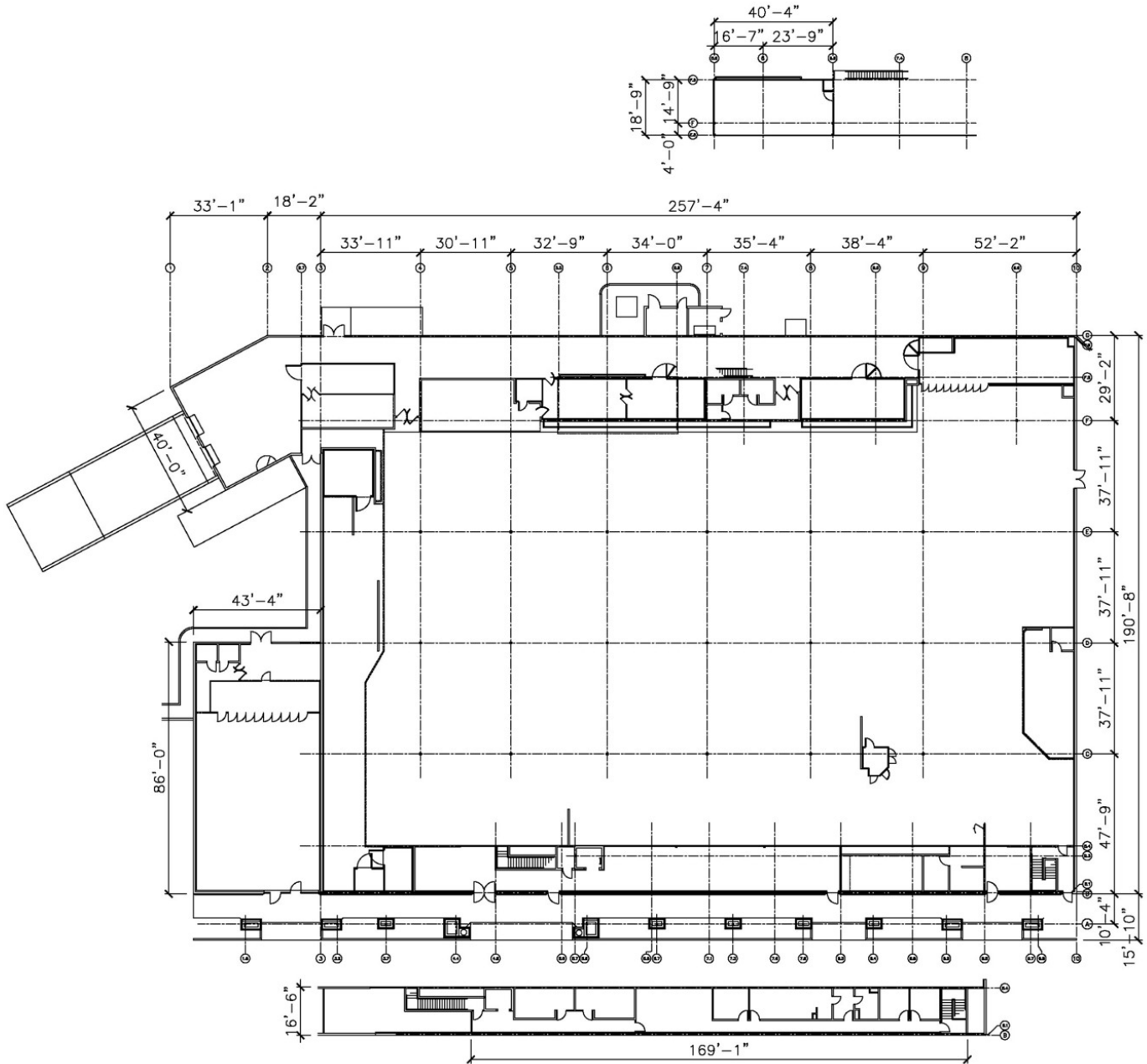
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# Former Grocery in Apopka

1438 Rock Springs Rd | Apopka, FL



## Executive Summary

1438 Rock Springs Rd | Apopka, FL 32712



	1 mile	3 miles	5 miles
<b>Population</b>			
2017 Population	8,682	53,232	108,588
2000 Population	5,347	33,479	78,312
2010 Population	7,854	46,452	94,466
2022 Population	9,366	58,809	118,984
2000-2010 Annual Rate	3.92%	3.33%	1.89%
2010-2016 Annual Rate	1.39%	1.90%	1.94%
2016-2021 Annual Rate	1.53%	2.01%	1.85%
2017 Median Age	36.3	38.0	39.4
<b>Households</b>			
2000 Households	1,861	11,805	27,961
2010 Households	2,645	16,157	33,805
2017 Total Households	2,878	18,245	38,148
2022 Total Households	3,091	20,040	41,515
2000-2010 Annual Rate	3.58%	3.19%	1.92%
2010-2016 Annual Rate	1.17%	1.69%	1.68%
2016-2021 Annual Rate	1.44%	1.89%	1.71%
2017 Average Household Size	3.02	2.91	2.84
<b>Housing Units</b>			
2017 Total Housing Units	3,069	19,605	40,665
2017 Owner Occupied Housing Units	2,392	13,958	28,429
2017 Renter Occupied Housing Units	486	4,287	9,719
2017 Vacant Housing Units	191	1,360	2,517
<b>Race and Ethnicity</b>			
2017 White Alone	64.4%	65.0%	66.2%
2017 Black Alone	18.1%	19.0%	18.9%
2017 American Indian/Alaska Native Alone	0.5%	0.4%	0.4%
2017 Asian Alone	3.3%	3.2%	3.0%
2017 Pacific Islander Alone	0.0%	0.1%	0.1%
2017 Hispanic Origin (Any Race)	30.2%	28.0%	26.1%
<b>Income</b>			
2017 Median Household Income	\$59,297	\$59,212	\$58,173
2017 Average Household Income	\$74,045	\$77,123	\$79,013
Per Capita Income	\$23,835	\$26,371	\$27,849
<b>2017 Population 25+ by Educational Attainment</b>			
Total	5,686	35,702	74,267
High School Graduate	24.9%	24.8%	24.7%
GED/Alternative Credential	4.2%	3.3%	3.5%
Some College, No Degree	18.0%	21.4%	20.8%
Associate Degree	10.2%	9.8%	10.0%
Bachelor's Degree	19.5%	17.9%	19.0%
Graduate/Professional Degree	9.8%	9.5%	9.6%
<b>Data for all businesses in area</b>			
Total Businesses:	151	1,353	2,481
Total Employees:	1,657	12,202	24,004
Total Residential Population:	8,682	53,232	108,588
Employee/Residential Population Ratio:	0.19:1	0.23:1	0.22:1
2017 Total Daytime Population	6,244	41,896	83,678
Workers	1,546	12,714	26,316
Residents	4,698	29,182	57,362

Source: Esri, Esri and Infogroup, U.S. Census