

CAMBRIDGE OAKS PLAZA



Retail Spaces For Lease

3950 S US Highway 17-92 | Casselberry, FL 32707

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Property overview

Cambridge Oaks Plaza
Casselberry, FL



PROPERTY INFORMATION

Cambridge Oaks Plaza is a well-located retail strip center that is situated in a high-traffic area with excellent visibility from HWY US 17-92. The center is anchored with a variety of national, regional, and local tenants, including a pharmacy, a gym, multiple restaurants and smoothie shops, and and gym. The center is almost 100% occupied and has a strong tenant mix that provides a mix of daily and weekly needs for the surrounding community

- 32,192± SF Building size
- Suite 1000: 1,860± SF - \$25.00/SF NNN
- Suite 2064: 1,260± SF - \$16.00/SF NNN
- Suite 2072-2080: 2,520± SF - \$16.00/SF NNN
- Zoning: CG
- Surrounded by national retailers such as Publix, Target, Home Depot, Ross and much more
- Located with SBA Hubzone and Opportunity Zone
- Excellent visibility from S US Hwy 17-92 with 71,000 Vehicles Per Day
- 129 Parking spaces available

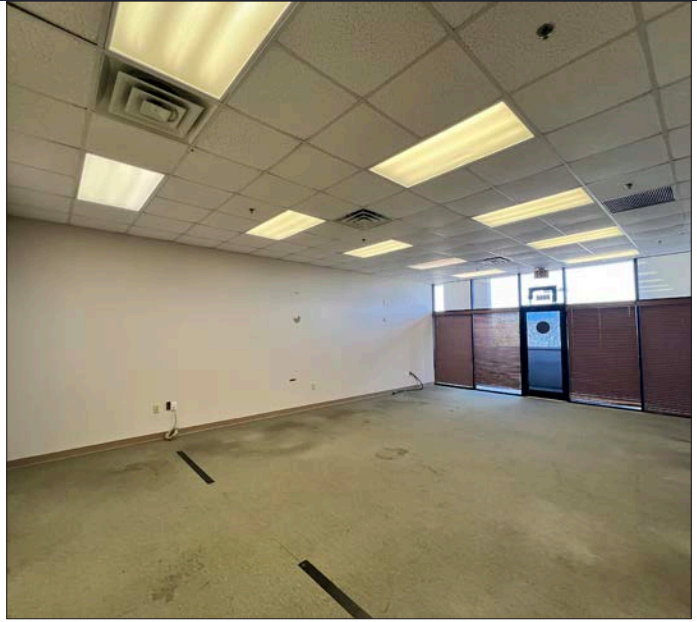
Suite 1000: 1,860 ± SF

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Exterior photos

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Demographics

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Population: Over 235,000 people within a five mile radius.



Density: Over 104,000 households within a five mile radius.



Employment: Employment population of over 140,000 within a five mile radius.

Population	1 Mile	3 Miles	5 Miles
Total population	7,458	96,799	235,153
Median age	42	41	40

Households & Income	1 Mile	3 Miles	5 Miles
Total households	3,499	43,497	104,711
Average HH income	\$77,535	\$97,200	\$114,110

Businesses	1 Mile	3 Miles	5 Miles
Total businesses	681	7,567	20,412
Total employees	4,874	46,997	140,846

Employment	1 Mile	3 Miles	5 Miles
Travel to Work by Driving	2,177	36,410	89,130

Quality of Life	1 Mile	3 Miles	5 Miles
Cost of Living Index	101	98	95
Employment Opportunity Index	140	139	138



Income: Average household income of \$114,110 within a five mile radius.



Age: Median age of 40 within a five mile radius.

If you would like to discuss this further,
please get in touch.



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