

VACANT RETAIL

800 SEMORAN BLVD, CASSELBERRY, FL 32714

FOUNDRY
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FOR SALE
\$1,375,000

PROPERTY DESCRIPTION

The property consists of a $\pm 4,000$ SF building built in 1979, and a second building of $\pm 1,764$ SF built in 1984 for a total of $\pm 5,764$ SF situated on ± 0.48 AC. The CG zoning allows for a variety of commercial uses. The site features a metal facade building with good exposure and high traffic counts on Semoran Blvd. The property has good ingress and egress and is currently in a tight market with low inventory which should bring high demand.

PROPERTY HIGHLIGHTS

- Dual-building layout
- Illuminated intersection
- High traffic visibility
- CG zoning allows for a variety of uses
- Emerging market with strong demographic profiles and expected growth

FOR MORE INFORMATION, PLEASE CONTACT:

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PROPERTY DETAILS

Address	800 East Semoran Blvd, Casselberry, FL 32707
County	Seminole
Parcel ID	21-21-30-501-0100-0010
Zoning	CG/C-1
Use	Restaurants, retail sales and service, light industrial, etc.
Land Area	±0.48 AC
Building Size	5,764 SF
Year Built/Renovated	1979/1984
Condition	Good
Construction	Metal facade
Parking	Surface parking



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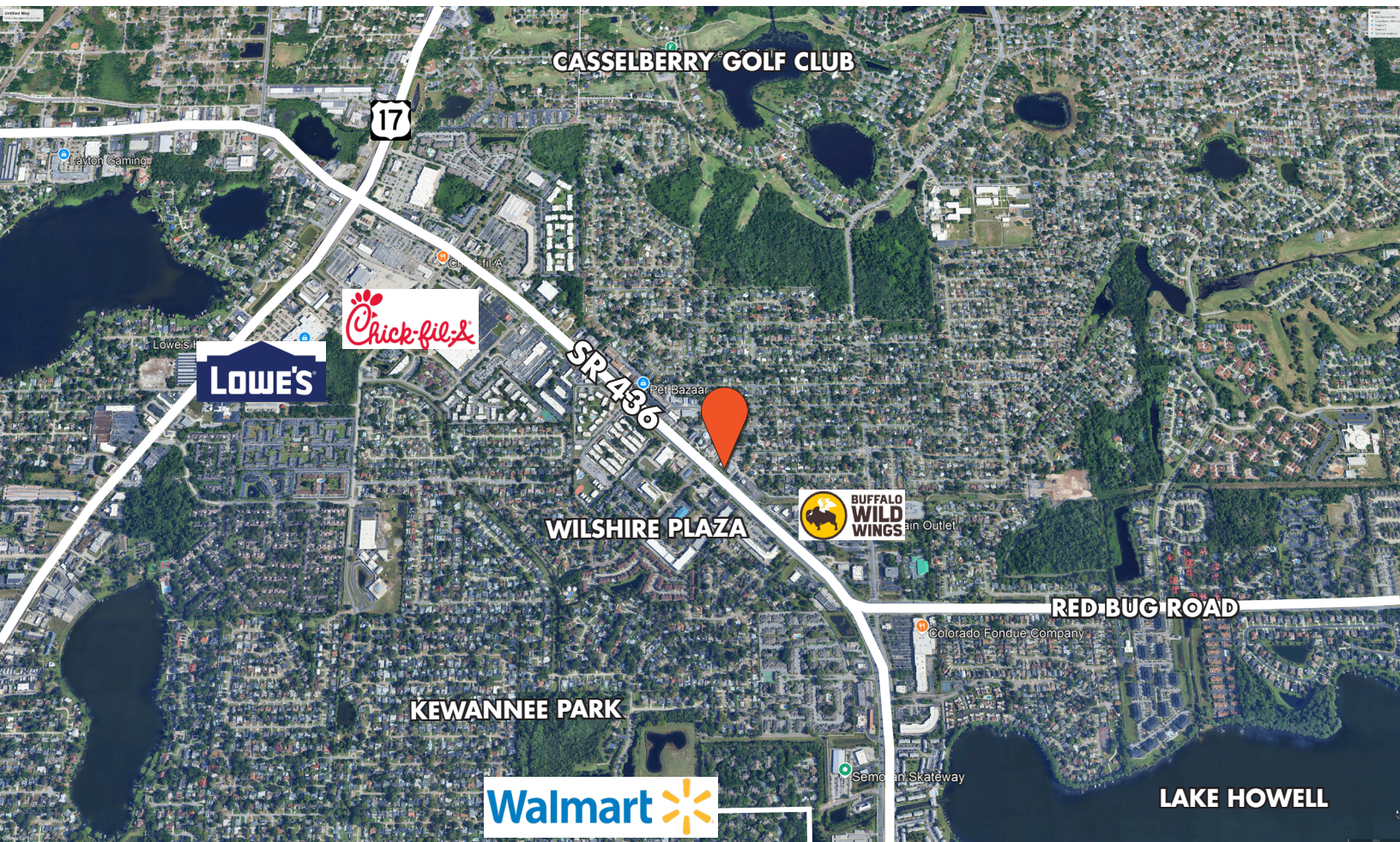
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LOCATION



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2024 Est. Population	7,800	70,998	155,968
Avg. HH Income	\$82,305	\$103,857	\$115,545
Median home Value	\$269,963	\$348,135	\$368,205
Median Age	36.8	38.6	38.9

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