

# OFFICE + 1 ACRE

1420 Seminola Blvd | Casselberry, FL



40,000 SF LOT

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Principal  
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# THE SPACE

Location	1420 Seminola Blvd Casselberry, FL 32707
County	Seminole
APN	09-21-30-5BM-0B00-0470
Cross Street	Lake Drive
Traffic Count	11000
Square Feet	1,144
Lease Type	NN

**Notes** Tenant Pays Electricity and Water

## HIGHLIGHTS

- Great building for a contractor, HVAC Co, Plumber, electrician, solar company accountant.
- Storage unit on the left side of the office
- Newly renovated office
- 40,000 sf lot
- Granite Counter Tops
- Rent is \$4500/month which includes base rent and CAM

### POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
10,054	86,814	209,584

### AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$79,394	\$80,028	\$92,498

### NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
3,662	34,477	84,774

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## PROPERTY FEATURES

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BUILDING SF	1,144
GLA (SF)	1,144
LAND SF	40,000
LAND ACRES	.91
YEAR BUILT	1961
YEAR RENOVATED	2020
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1.5

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## NEIGHBORING PROPERTIES

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NORTH	Dollar General
SOUTH	Residential
EAST	Shell Gas Station

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## MECHANICAL

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HVAC	Central
FIRE SPRINKLERS	Alarm

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- 1420 Seminola Blvd is almost an acre parcel that has a small office building. The building is 1,144 sf and was built in 1961 but was fully renovated in 2020. There is also an extra storage section on the right side of the office. There are new floors, new interior and exterior paint, and new fixtures. This property is perfect for an accountant, solar company, contractor, roofing company, solar company, hvac company, tree removal company, plumber, engineer, etc. The interior has a full break room area with new cabinets, sink, granite counter top with a refrigerator. There are 5 office areas. The property is on city water but septic for waste.

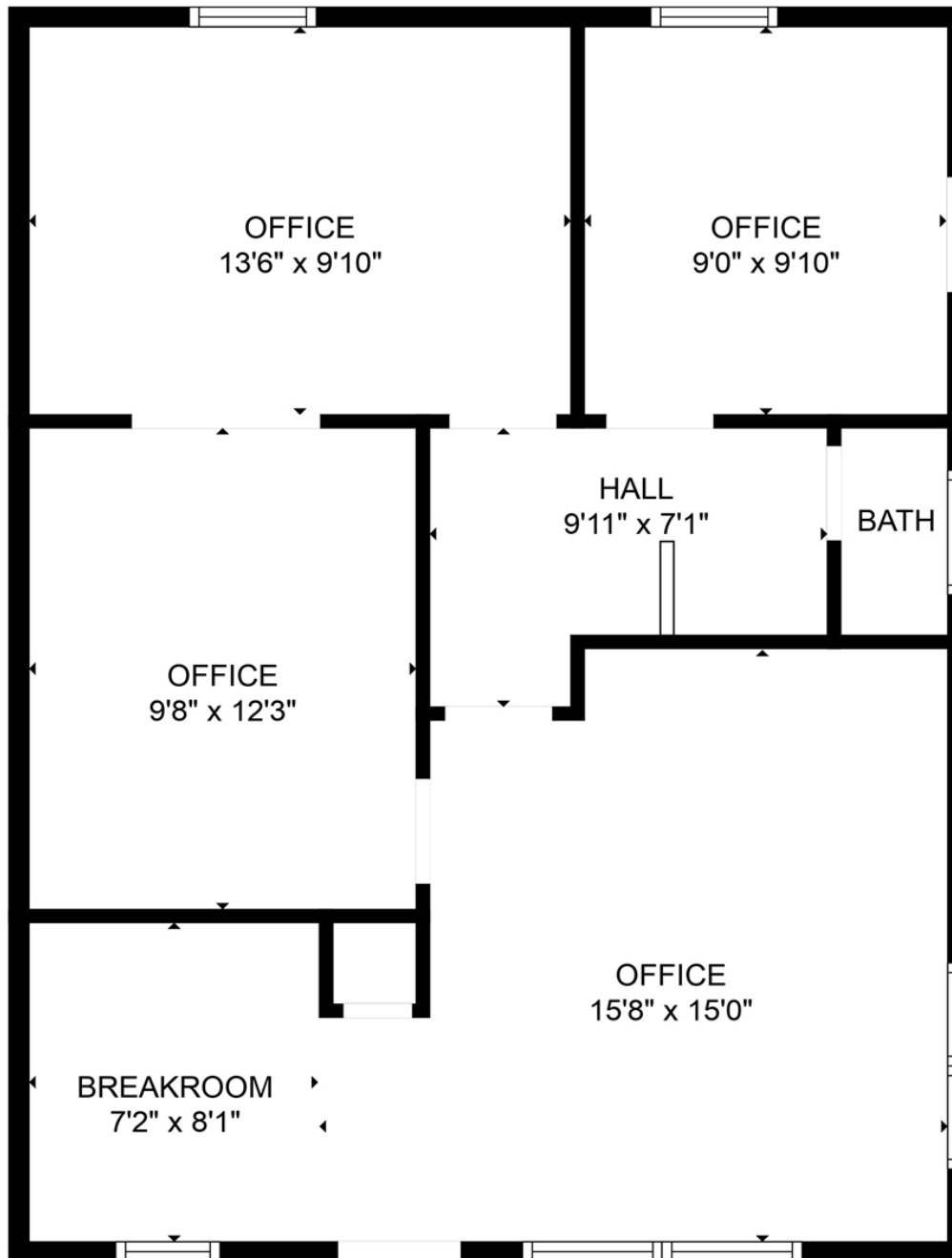
Locator Map



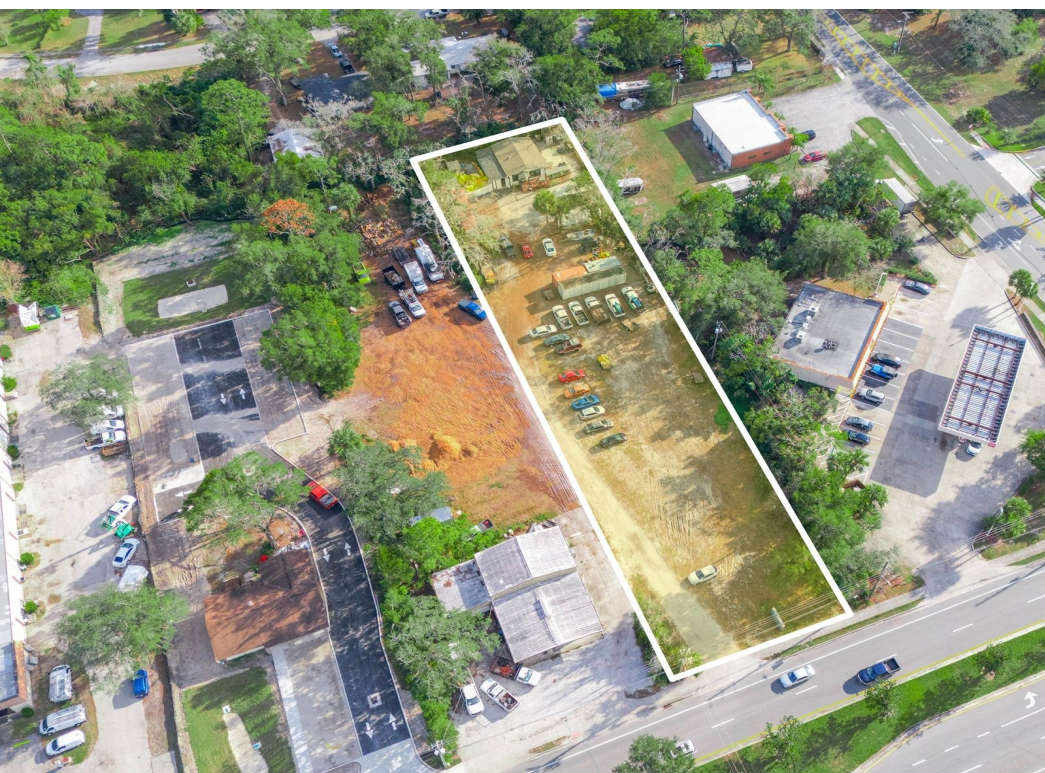
Regional Map





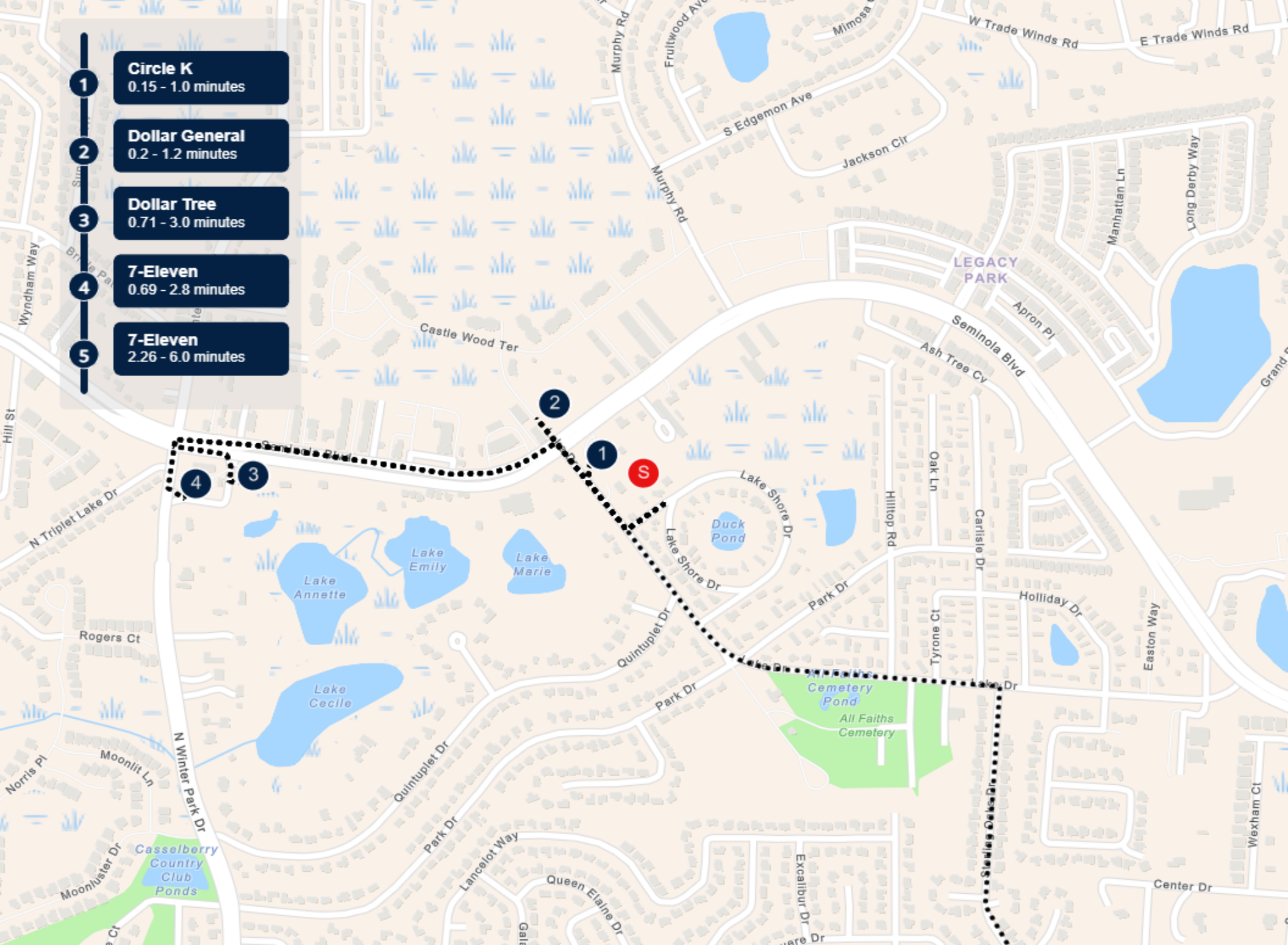








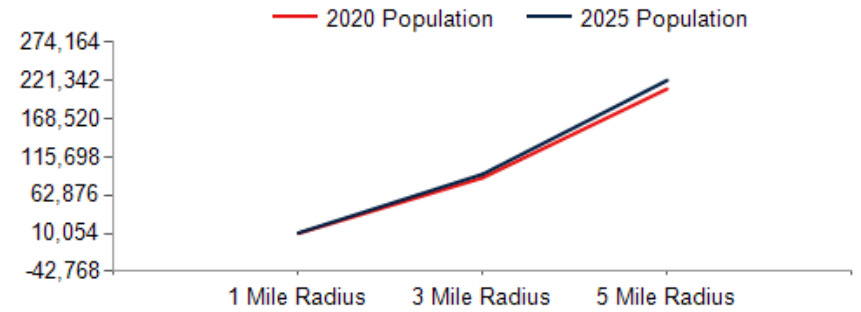
- 1 **Circle K**  
0.15 - 1.0 minutes
- 2 **Dollar General**  
0.2 - 1.2 minutes
- 3 **Dollar Tree**  
0.71 - 3.0 minutes
- 4 **7-Eleven**  
0.69 - 2.8 minutes
- 5 **7-Eleven**  
2.26 - 6.0 minutes



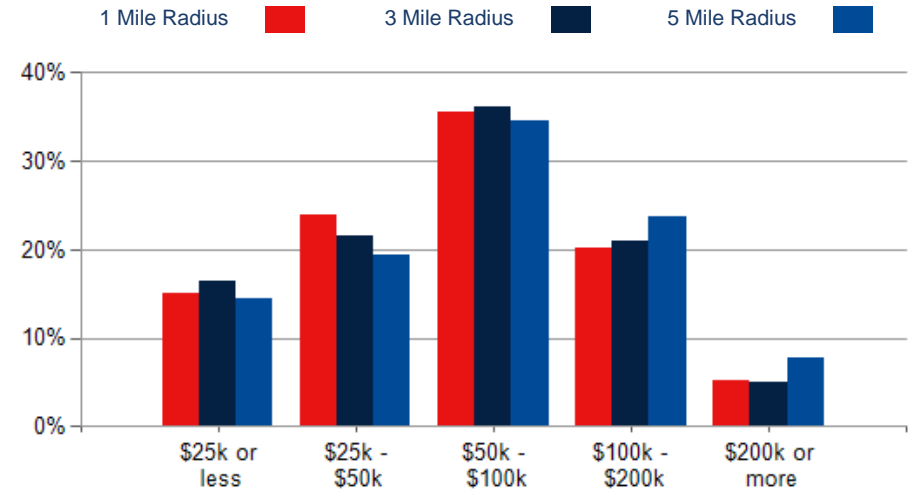
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	8,353	74,802	181,428
2010 Population	8,734	78,493	186,800
2020 Population	10,054	86,814	209,584
2025 Population	10,574	91,857	221,342
2020-2025: Population: Growth Rate	5.05%	5.70%	5.50%

2020 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	326	3,044	6,466
\$15,000-\$24,999	226	2,637	5,872
\$25,000-\$34,999	414	3,399	7,343
\$35,000-\$49,999	464	4,000	9,033
\$50,000-\$74,999	771	7,599	17,651
\$75,000-\$99,999	531	4,860	11,712
\$100,000-\$149,999	596	5,581	14,745
\$150,000-\$199,999	144	1,644	5,320
\$200,000 or greater	188	1,713	6,630
Median HH Income	\$60,398	\$61,053	\$67,477
Average HH Income	\$79,394	\$80,028	\$92,498

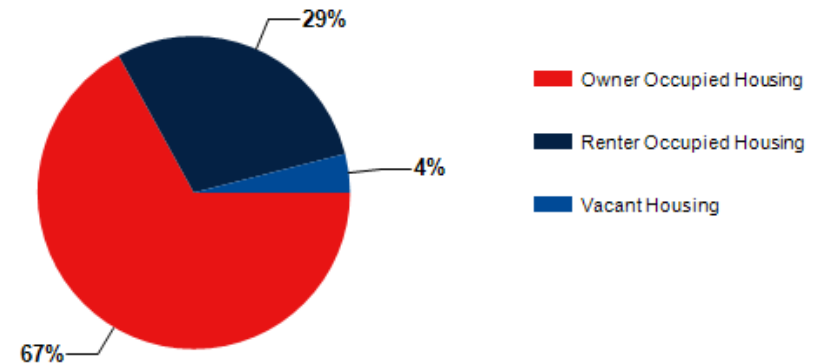
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	3,116	30,281	74,632
2010 Total Households	3,217	31,365	76,238
2020 Total Households	3,662	34,477	84,774
2025 Total Households	3,844	36,524	89,448
2020 Average Household Size	2.74	2.51	2.46
2020-2025: Households: Growth Rate	4.85%	5.80%	5.40%



2020 Household Income

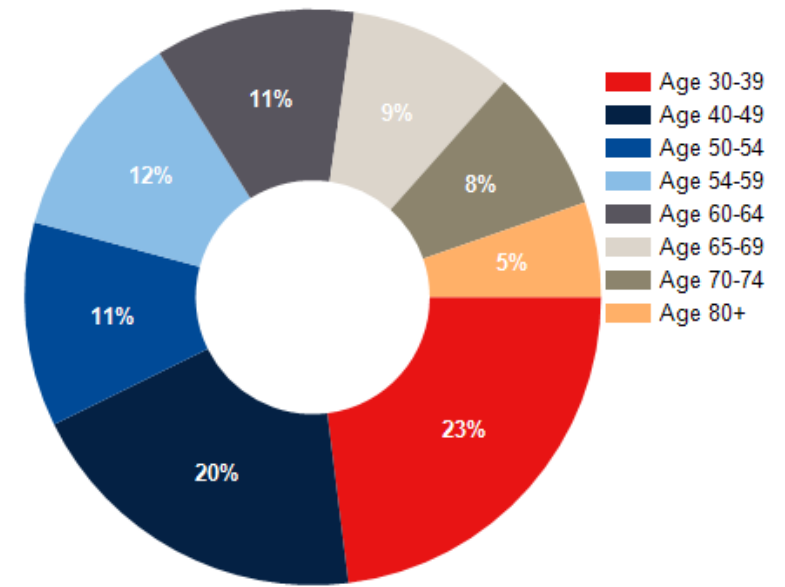


2020 Own vs. Rent - 1 Mile Radius

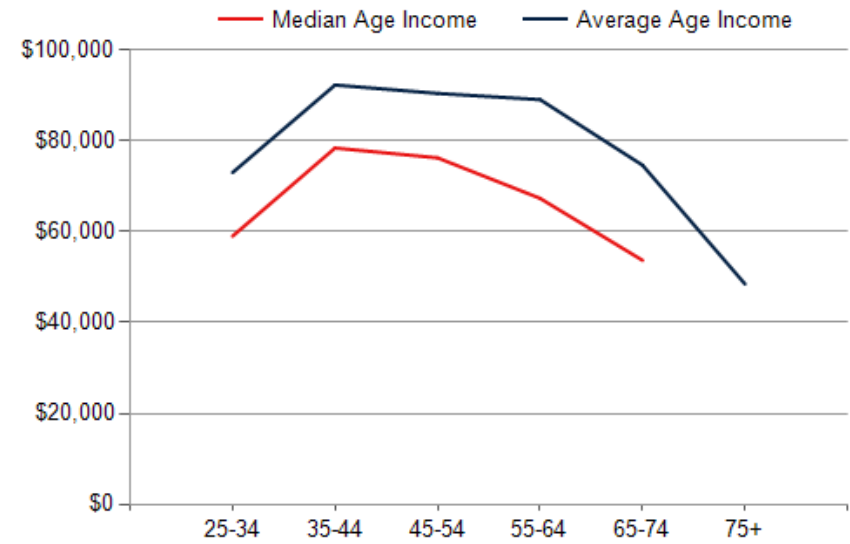


Source: esri

2020 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2020 Population Age 30-34	750	6,560	15,511
2020 Population Age 35-39	668	5,889	13,675
2020 Population Age 40-44	584	5,381	12,575
2020 Population Age 45-49	629	5,482	13,028
2020 Population Age 50-54	707	5,827	14,360
2020 Population Age 55-59	732	6,285	15,670
2020 Population Age 60-64	691	5,802	14,631
2020 Population Age 65-69	570	4,933	12,201
2020 Population Age 70-74	499	4,212	10,195
2020 Population Age 75-79	329	2,807	6,913
2020 Population Age 80-84	193	1,740	4,513
2020 Population Age 85+	174	1,929	5,380
2020 Population Age 18+	8,158	70,464	171,789
2020 Median Age	41	41	42
2025 Median Age	41	42	43



2020 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$59,025	\$58,901	\$61,586
Average Household Income 25-34	\$73,036	\$73,258	\$78,976
Median Household Income 35-44	\$78,434	\$76,423	\$82,638
Average Household Income 35-44	\$92,328	\$90,569	\$102,768
Median Household Income 45-54	\$76,277	\$76,778	\$89,331
Average Household Income 45-54	\$90,462	\$96,060	\$116,884
Median Household Income 55-64	\$67,364	\$67,592	\$79,985
Average Household Income 55-64	\$89,107	\$88,799	\$108,257
Median Household Income 65-74	\$53,714	\$54,635	\$61,292
Average Household Income 65-74	\$74,667	\$73,618	\$84,330
Average Household Income 75+	\$48,493	\$51,377	\$58,178





Oren Stephen  
Principal

AGENTS

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Emmanuel Pena of ISL Commercial offers his knowledge and experience. His strengths include experience in acquiring investment properties, flipping distressed properties and has consistently averaged 20 deals closed yearly since becoming a real estate agent. Emmanuel has a strong understanding of the mindset of investor's being an investor himself therefore creating successful client experiences. Emmanuel is dedicated to helping clients pursue their investment goals.

Michael Voss holds a degree in Economics from the University of Central Florida (UCF) and is licensed in both Texas and Florida. He works with the ISL Team, specializing in investment leasing, asset management, sales, and acquisitions. Michael's main focus is leasing and investing for clients, stabilizing assets and strategizing in their profitability and growth. He enjoys networking with emerging property developers and new business owners to find functional sites. In his spare time, Michael travels to national parks and has a passion for outdoor activities.

Frank Davi, Jr.'s expertise and eclectic career journey set him apart in the investment arena. Boasting an impressive 17-year tenure, he's artfully navigated the worlds of luxury residential and commercial ventures, spanning from Central Florida to Northern California. His keen sense for balancing high-end aesthetics with practical buildouts has garnered attention and respect in the industry. With a Master's degree emphasizing spatial creativity, environmental site design, and tailored branding, Frank demonstrates a profound understanding of constructing spaces that resonate with clients and their specific business visions.

Majeed Hazin of ISL Commercial Real Estate brings extensive expertise, dedication, and a deep knowledge of both residential and commercial real estate. Since beginning his career in 2011, Majeed has successfully closed over 100 transactions, establishing himself as a reliable partner for clients navigating property leasing and purchasing across Florida. Originally from Orlando, he graduated from Oak Ridge High School and Valencia College, and he's called Central Florida home for over 20 years. Beyond real estate, Majeed is a passionate rugby enthusiast, following the sport after playing for the Orlando Iron Horse Rugby Club. He is also an avid powerlifter and hiker, pursuing these interests with the same dedication he brings to his work.

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*Exclusively Marketed by:*

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