

HOWELL BRANCH CORNERS

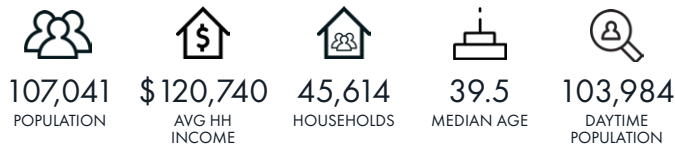


Available

Howell Branch Corners
2525 Howell Branch Rd
Casselberry, FL 32751

Demographics

3-Mile Demographics (2025)



Property and Market Highlights:

- One availability: Former bank location with 3,900 s.f. and a two-lane drive-thru
- Howell Branch Corners sits impeccably on the signalized intersection of Semoran Blvd/SR-436 and Howell Branch Rd (±88,500 AADT)
- Pylon signage available that also benefits from the site's strategic location
- Multiple access points across both thoroughfares for convenient accessibility
- A well-rounded mix of strong tenants like HOTWORX, Starbucks, Heartland Dental and Planet Smoothie reside in the center among others, driving traffic directly to the suite
- Well-maintained, attractive premises in Casselberry; as of 2025, Niche has given the area an A-grade rating
- Situated in Casselberry's primary retail corridor and in proximity to multiple neighborhoods and schools for a seamless traffic flow to the site

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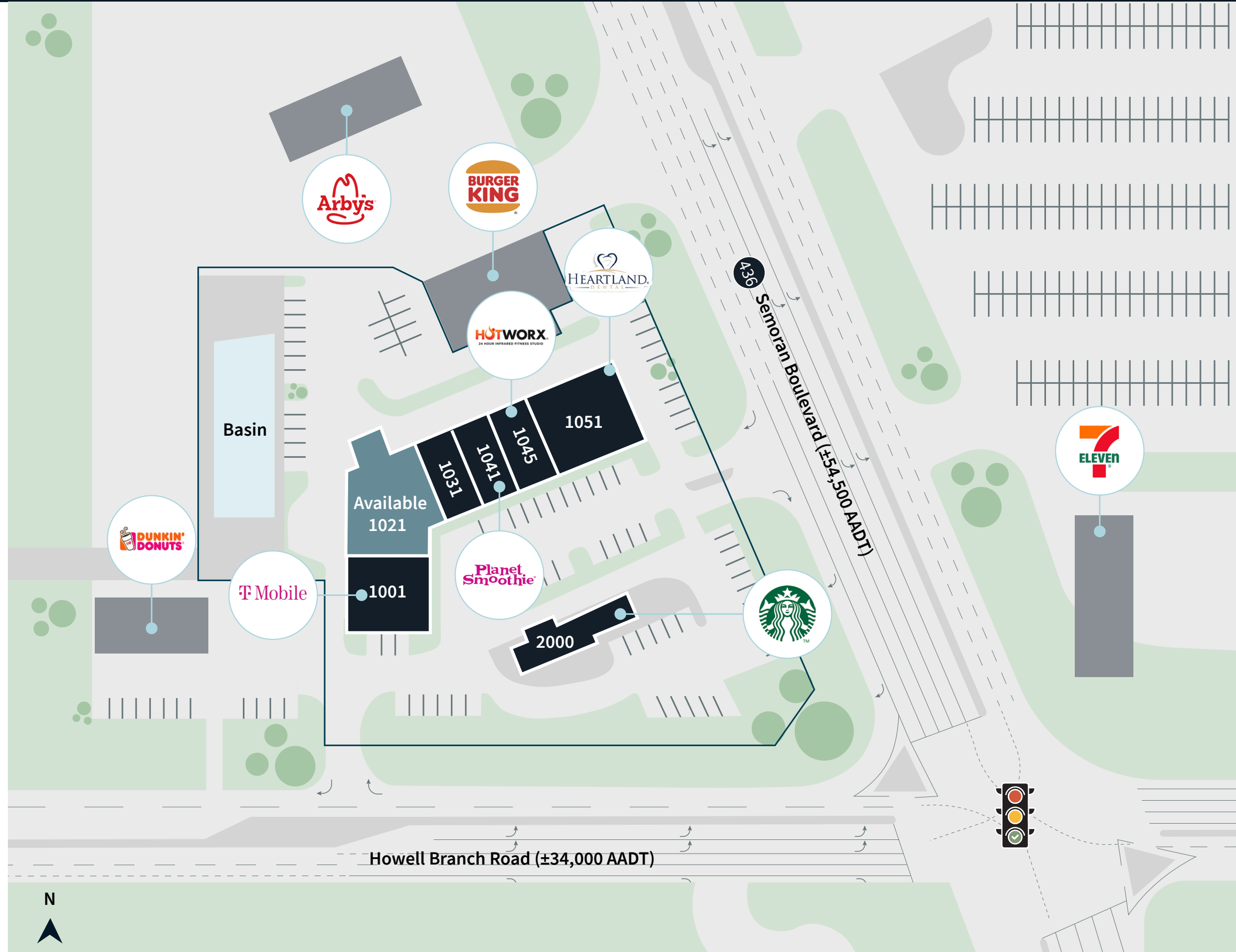
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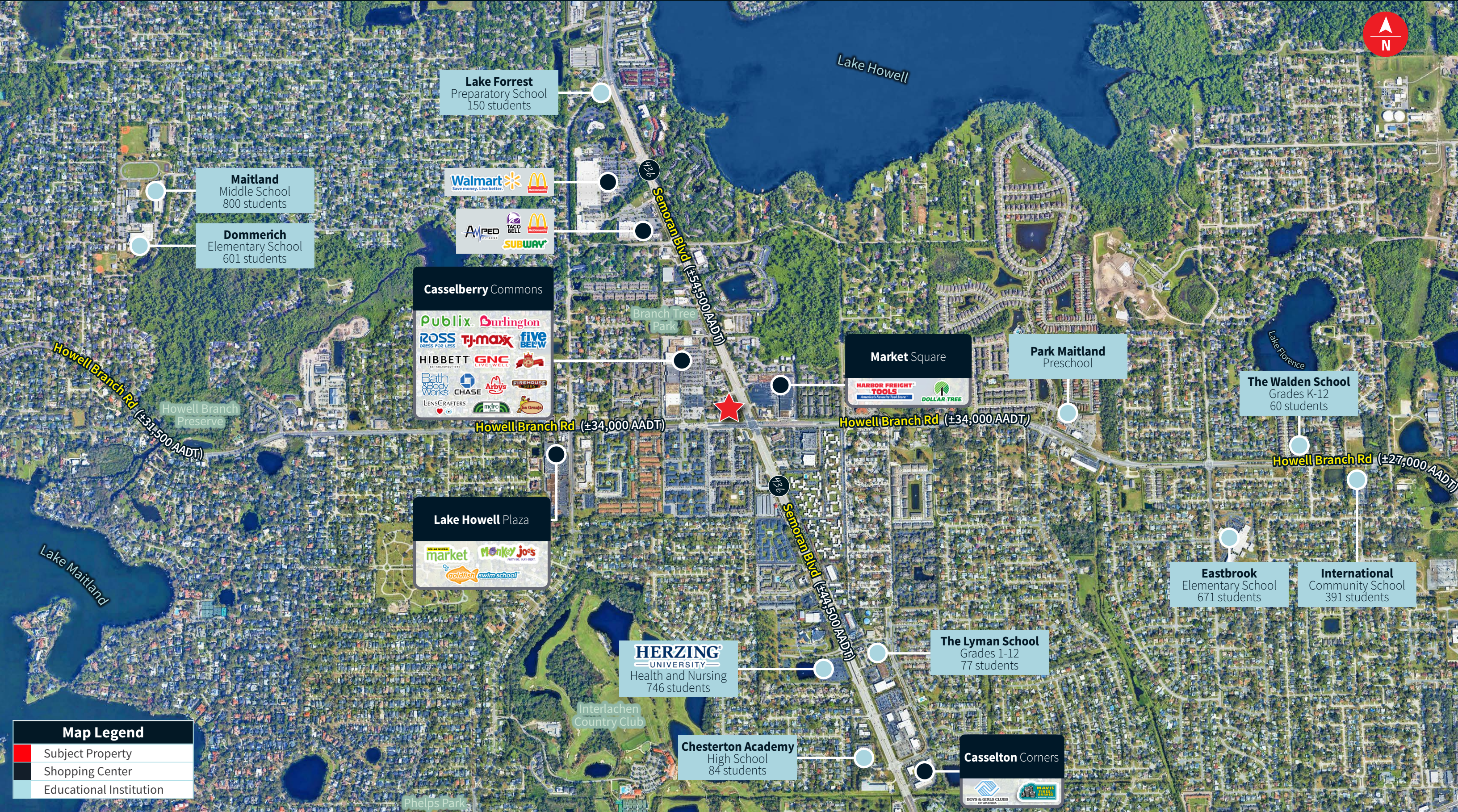
Site Plan

Tenant Roster

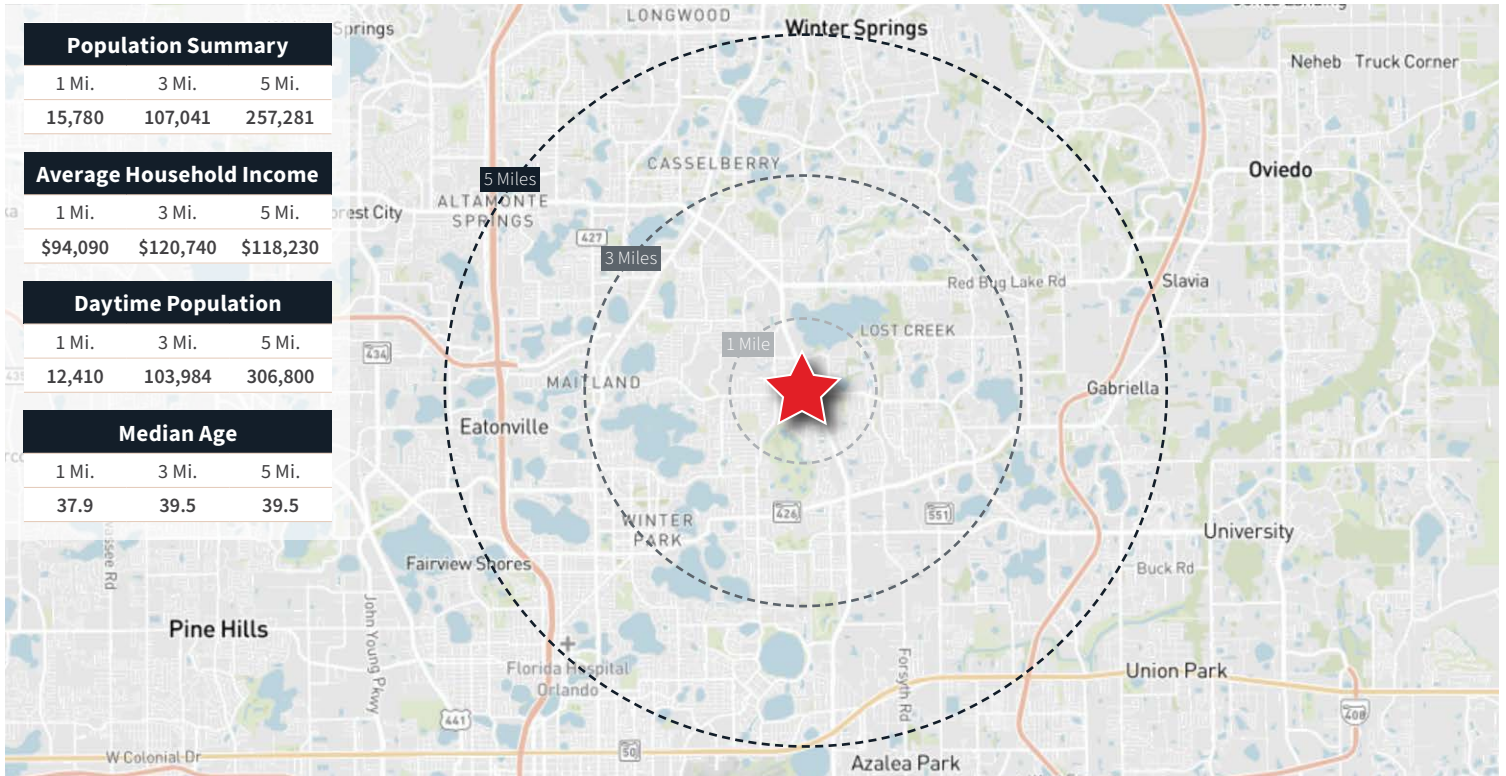
SUITE	TENANT	SF
1001	T-Mobile	2,432
1021	AVAILABLE - Former BB&T	3,900
1031	Alloy Personal Training	1,700
1041	Planet Smoothie	993
1045	HOTWORX	1,690
1051	Heartland Dental	2,300
2000	Starbucks	1,750



Market Aerial



Demographics: 1-3-5 Mile Radius



Population Summary		
1 Mi.	3 Mi.	5 Mi.
15,780	107,041	257,281

Average Household Income		
1 Mi.	3 Mi.	5 Mi.
\$94,090	\$120,740	\$118,230

Daytime Population		
1 Mi.	3 Mi.	5 Mi.
12,410	103,984	306,800

Median Age		
1 Mi.	3 Mi.	5 Mi.
37.9	39.5	39.5



DREAMBELT: Ambitious suburban families building wealth through strategic living and planning

Median Age: 41.5
Median HH Income: \$94,802
LifeMode Group: Suburban Shine

Socioeconomic Traits: The Dreambelt consists of forward-thinking suburban households. They invest in their properties, pets and health, while actively planning their financial futures in homes designed for multiple vehicles and family growth.



SAVVY SUBURBANITES: Dual-income households in well-established and newly-developed areas

Median Age: 44.0
Median HH Income: \$139,696
LifeMode Group: Premier Estates

Socioeconomic Traits: Savvy Suburbanites work in professional fields such as management and finance, living comfortably in upper income tiers. They gravitate toward new and well-reputed communities, and invest heavily in their homes and landscaping.



YOUNG AND RESTLESS: Urban young professionals and students in diverse metro neighborhoods

Median Age: 31.4
Median HH Income: \$56,258
LifeMode Group: Urban Threads

Socioeconomic Traits: Young and Restless are highly-mobile singles and couples without children living in culturally diverse urban neighborhoods. They prioritize convenience with frequent fast food and digital services, spending leisure time on video games and streaming.



MODERATE METROS: Young families and singles in growing suburban metro peripheries

Median Age: 38.1
Median HH Income: \$70,055
LifeMode Group: Metro Vibes

Socioeconomic Traits: Moderate Metros represent young families with preschoolers and single-person households in growing areas. They are bargain-conscious online shoppers working in healthcare and retail, with short commutes and high civic engagement.



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