

***For Sale / Lease***

S US 17-92 & Concord Dr | Casselberry, FL



**MARA FRUMKIN**  
407.563.6121  
mara.frumkin@srsre.com





## For Sale / Lease

S US 17-92 & Concord Dr  
Casselberry, FL

\* Last pad remaining. Don't miss out in joining an incredible trade area!

### Property Specifications

AVAILABLE NORTH PARCEL

2.07 AC

UNDER CONTRACT | SOUTH PARCEL 1

1.27 AC

UNDER CONTRACT | SOUTH PARCEL 2

0.76 AC



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### About the Property

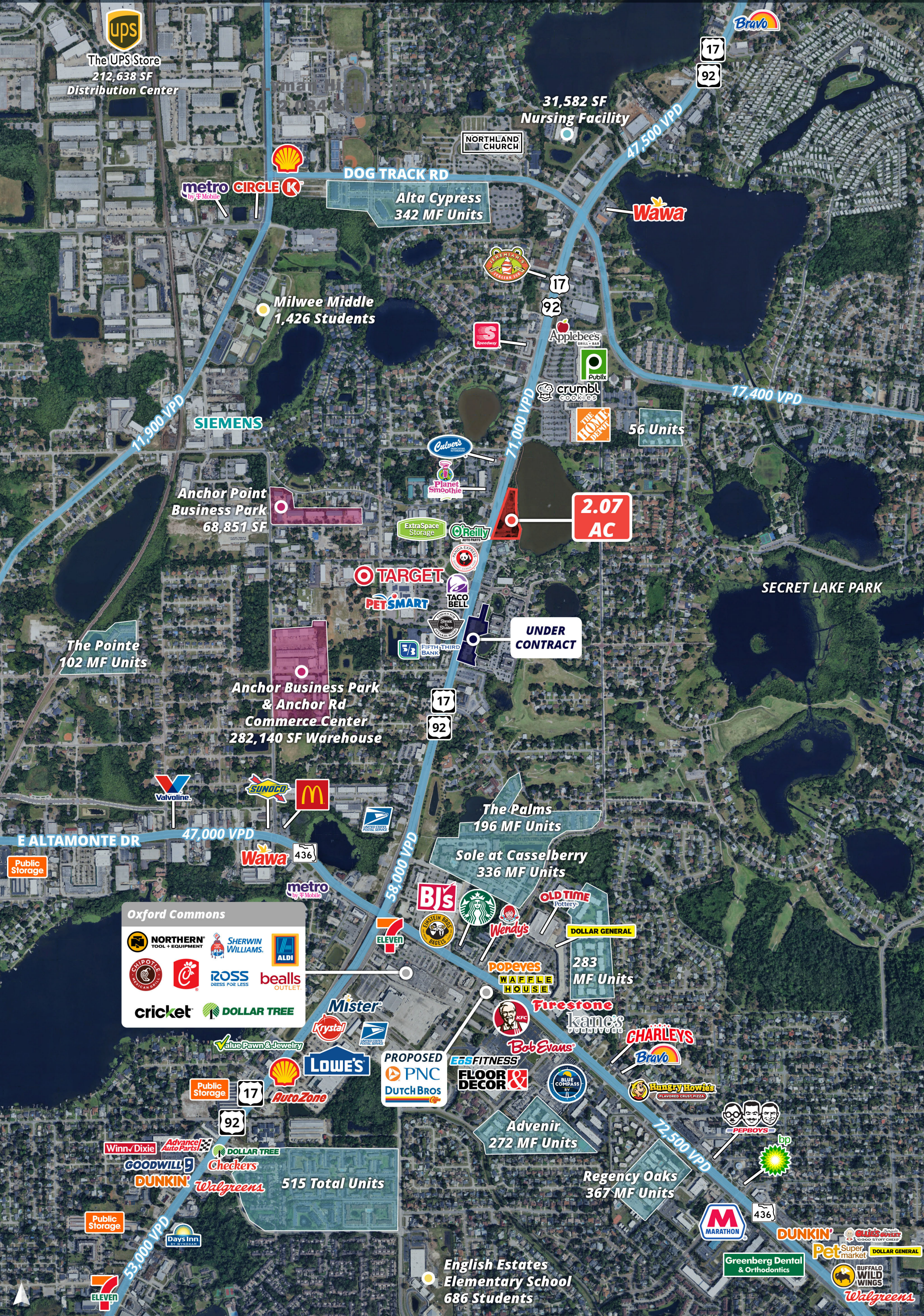
- **High-Visibility Location:** Available parcel at a signalized intersection on US Hwy 17-92, a major retail corridor with strong traffic counts.
- **Ideal for Retail & QSR:** Perfect for restaurants, retail, medical, or service-oriented businesses looking to capitalize on high exposure.
- **Strong Surrounding Demographics:** Densely populated area and a mix of national and local retailers nearby.
- **Easy Access & Connectivity:** Convenient ingress/egress from US Hwy 17-92 & Concord Dr, with proximity to SR 436 and major commuter routes.

### Traffic Counts

US Hwy 17-92	58,000 VPD
SR 436	69,000 VPD
Year: 2025   Source: FDOT	

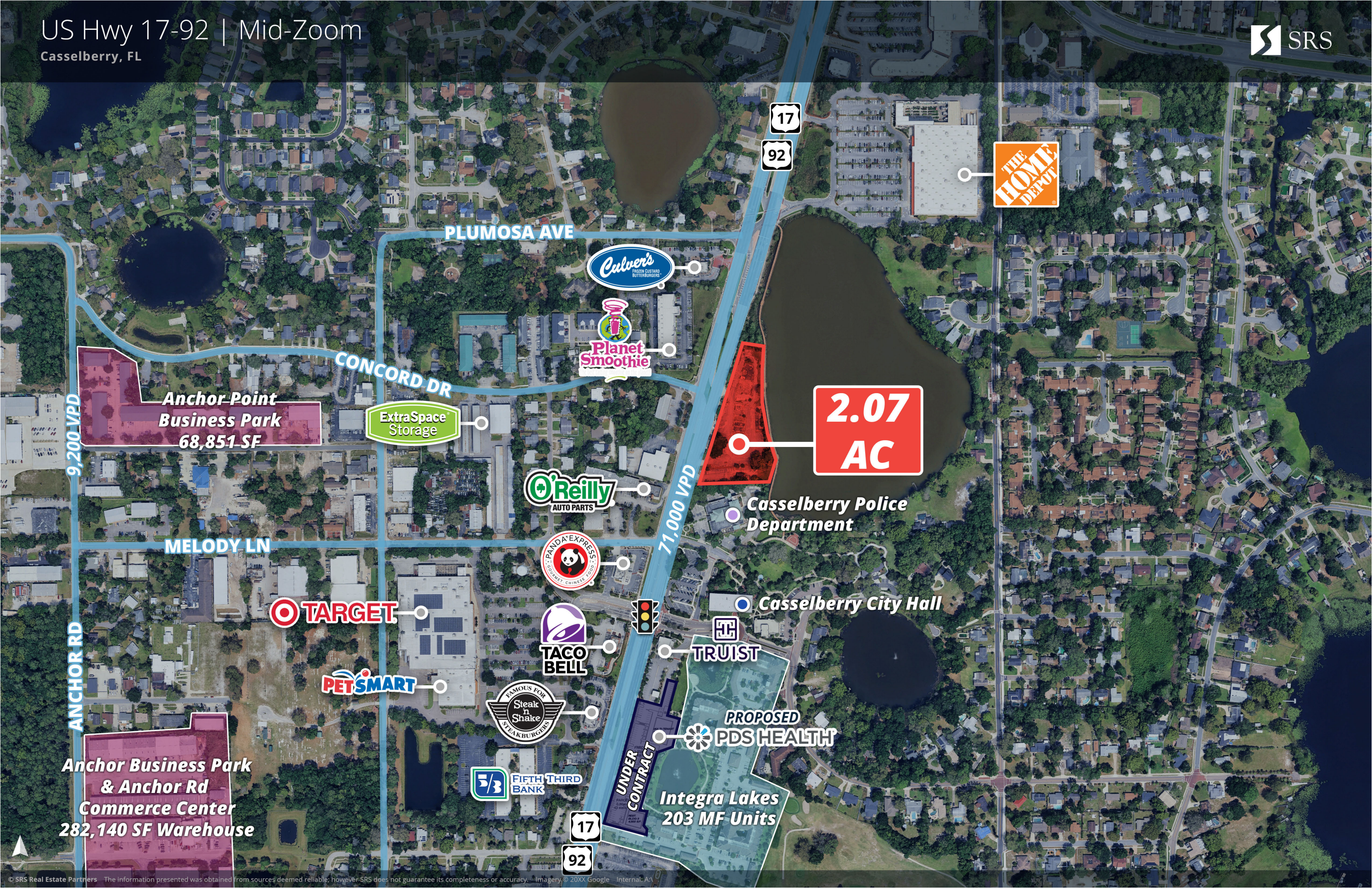
### Nearby Retailers





**Oxford Commons**

- NORTHERN TOOL & EQUIPMENT
- SHERWIN WILLIAMS
- ALDI
- CHIPOTLE MEXICAN GRILL
- ROSS DRESS FOR LESS
- bealls OUTLET
- cricket
- DOLLAR TREE



**Anchor Point  
Business Park**  
68,851 SF

**2.07  
AC**

**ANCHOR RD**

**Anchor Business Park  
& Anchor Rd  
Commerce Center**  
282,140 SF Warehouse

**ExtraSpace  
Storage**

**Calver's**  
FROZEN CUSTARD  
BUTTERBURGERS

**Planet  
Smoothie**

**O'Reilly**  
AUTO PARTS

**PANDA EXPRESS**  
GOURMET CHINESE FOOD

**TACO  
BELL**

**FAMOUS FOR  
Steak  
n Shake  
STEAKBURGERS**

**FIFTH THIRD  
BANK**

**TARGET**

**PETSMART**

**Casselberry Police  
Department**

**Casselberry City Hall**

**TRUIST**

**PROPOSED  
PDS HEALTH**

**UNDER  
CONTRACT**  
**Integra Lakes  
203 MF Units**

**THE  
HOME  
DEPOT**

**17**

**92**

**17**

**92**

**CONCORD DR**

**MELODY LN**

**71,000 VPD**

**9,200 VPD**

**PLUMOSA AVE**



CONCORD DR

69,000 VPD

2.07 AC



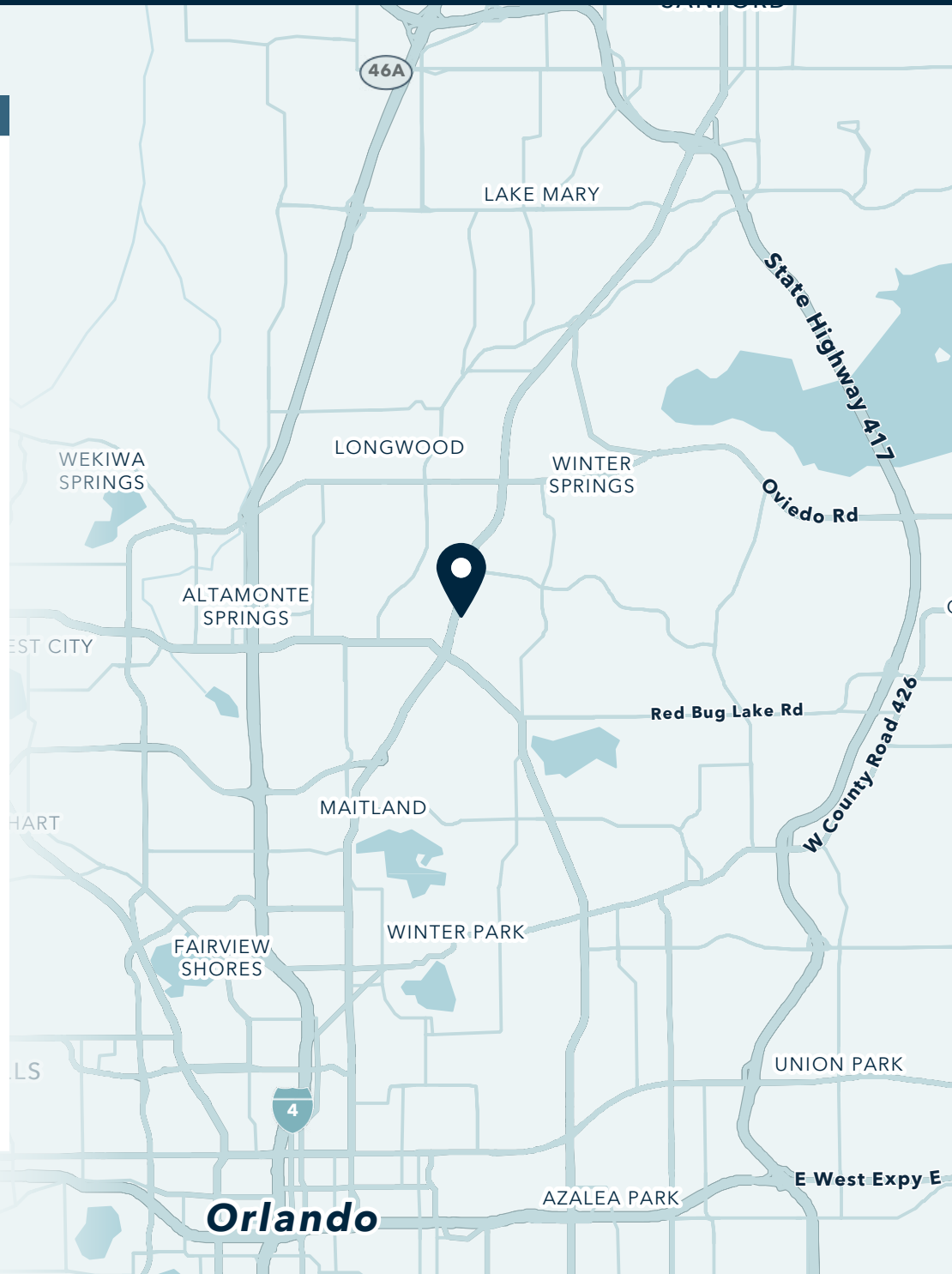
Casselberry Police Department





## Area Snapshot

	1 MILE	3 MILES	5 MILES
<b>Population</b>			
2025 Estimated Population	8,384	94,997	234,484
2030 Projected Population	8,819	97,222	239,398
Proj. Annual Growth 2025 to 2030	1.02%	0.46%	0.42%
<b>Daytime Population</b>			
2025 Daytime Population	11,868	98,241	247,150
Workers	7,609	55,922	145,523
Residents	4,259	42,319	101,627
<b>Income</b>			
2025 Est. Average Household Income	\$84,639	\$96,310	\$111,120
2025 Est. Median Household Income	\$70,650	\$73,880	\$81,377
<b>Households &amp; Growth</b>			
2025 Estimated Households	3,591	40,638	99,012
2030 Estimated Households	3,812	42,212	102,534
Proj. Annual Growth 2025 to 2030	1.20%	0.76%	0.70%
<b>Race &amp; Ethnicity</b>			
2025 Est. White	50%	61%	61%
2025 Est. Black or African American	23%	11%	11%
2025 Est. Asian or Pacific Islander	4%	4%	4%
2025 Est. American Indian or Native Alaskan	0%	0%	0%
2025 Est. Other Races	23%	24%	23%
2025 Est. Hispanic (Any Race)	26%	27%	26%

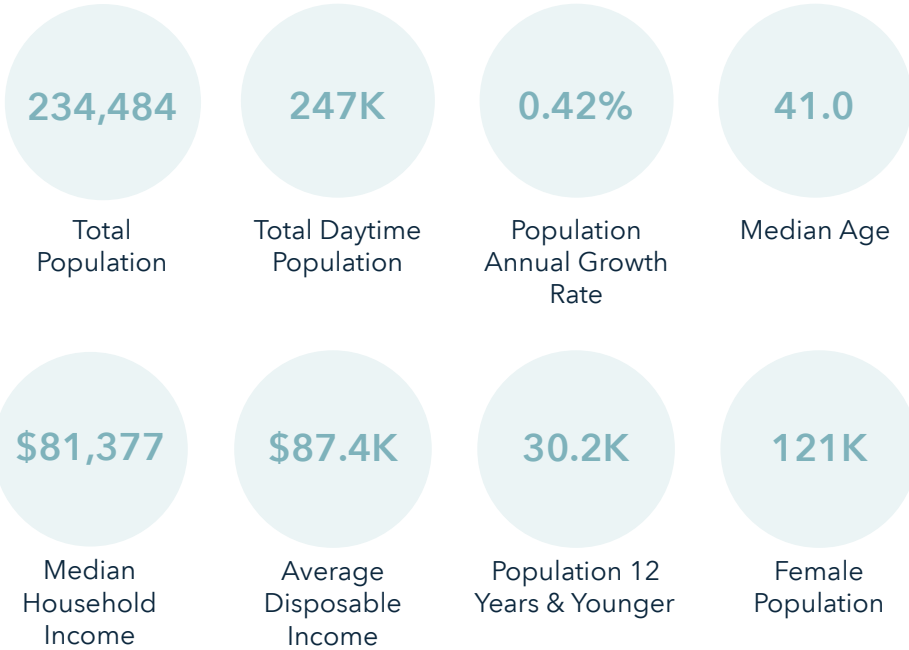


**Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

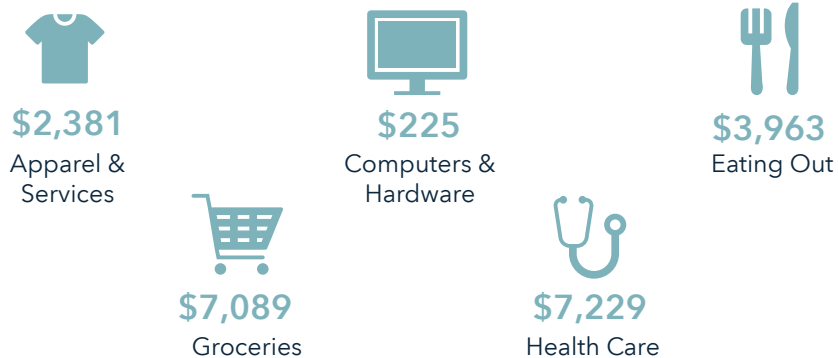


## Ring of 5 Mile

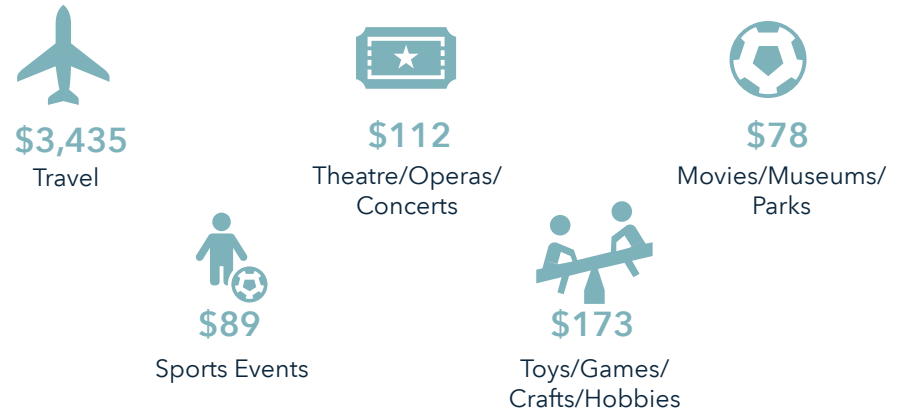
### Key Facts



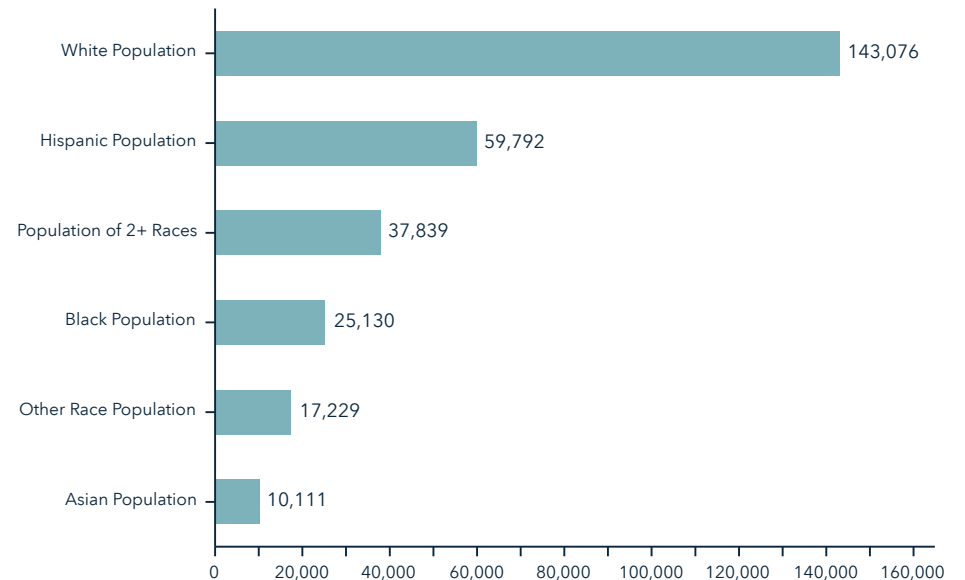
### Annual Household Spending



### Annual Lifestyle Spending



### Race

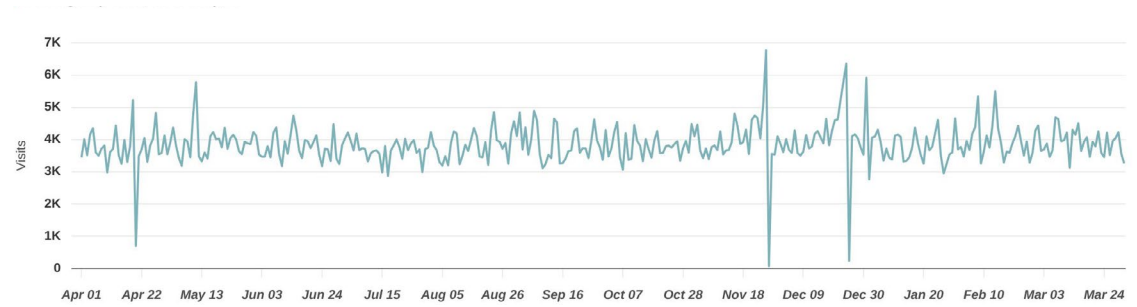




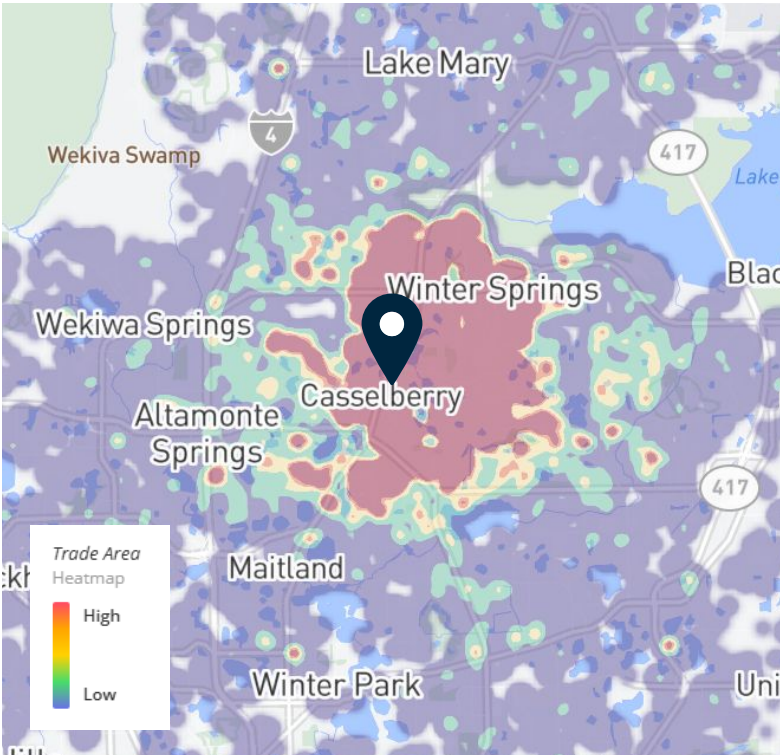
## Data for 04/01/2025 - 03/31/2026



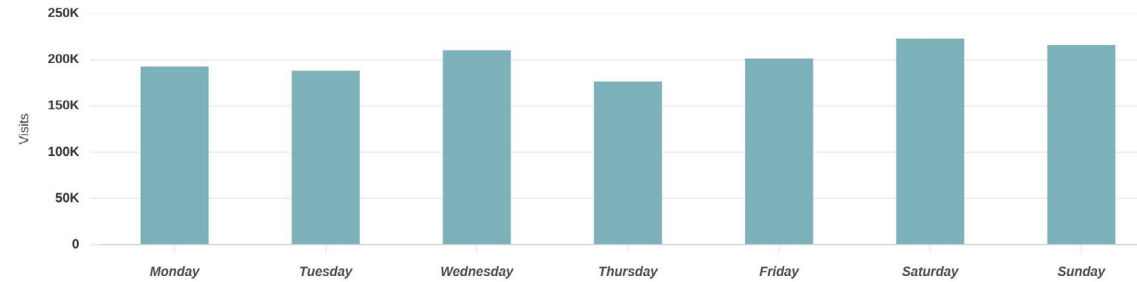
### VISITS TREND



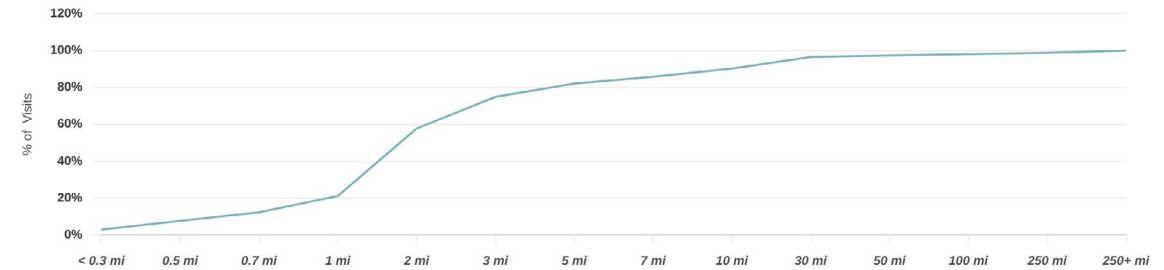
### TRADE AREA



### DAILY VISITS



### TRADE AREA COVERAGE BY DISTANCE





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**SRS REAL ESTATE PARTNERS**

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200 S Orange Ave, Suite 1300  
Orlando, FL 32801  
407.455.5030

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