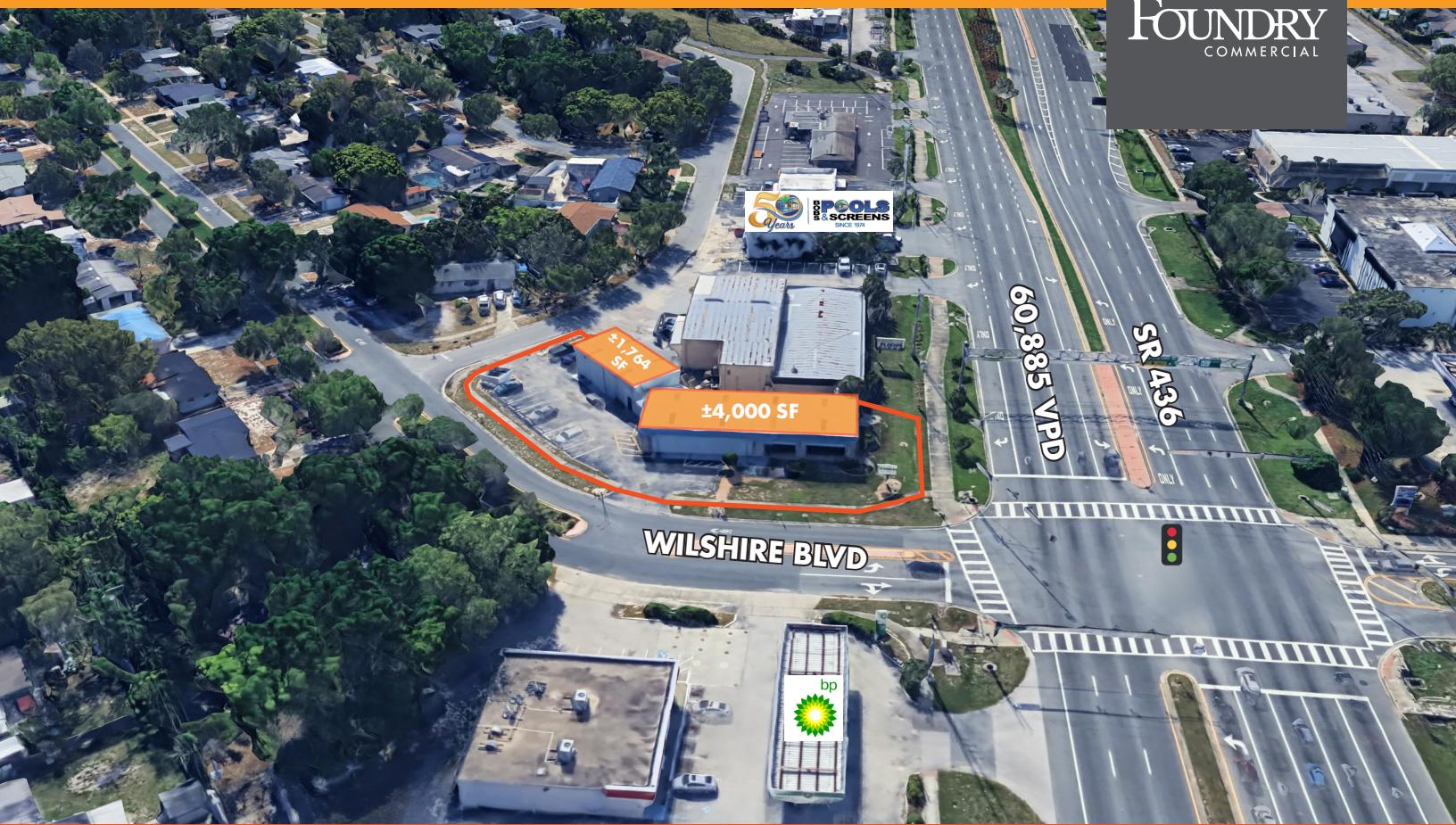


VACANT RETAIL

800 SEMORAN BLVD, CASSELBERRY, FL 32714

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FOR SALE \$1,450,000

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:

LAWSON DANN

Senior Vice President

407.342.4698

lawson.dann@foundrycommercial.com

Although the information contained herein was provided by sources believed to be reliable, CNL Commercial Real Estate makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

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CNL Tower II 420 S Orange Avenue, Suite 400
Orlando, Florida 32801

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VACANT RETAIL

800 SEMORAN BLVD, CASSELBERRY, FL 32714



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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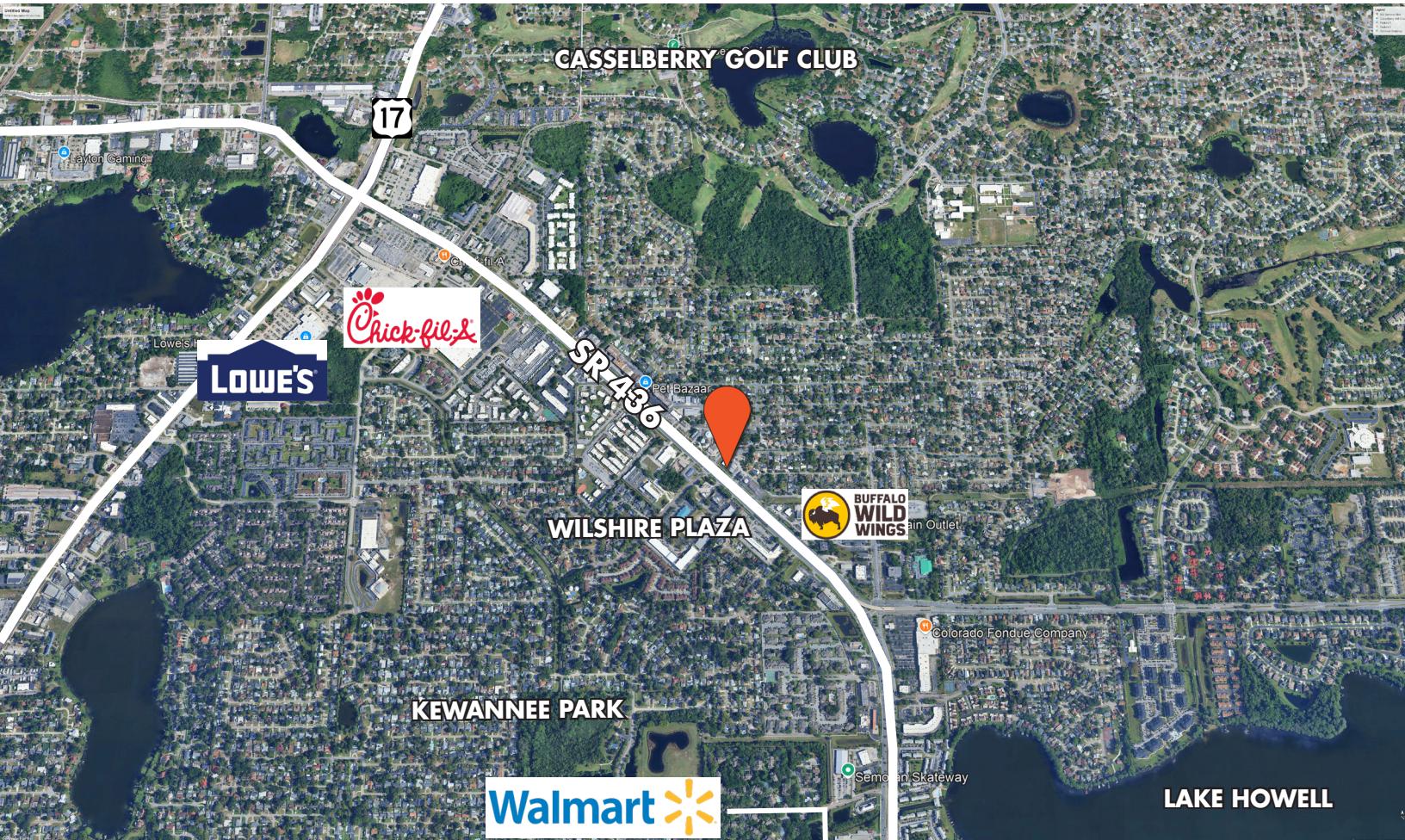
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VACANT RETAIL

800 SEMORAN BLVD, CASSELBERRY, FL 32714

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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