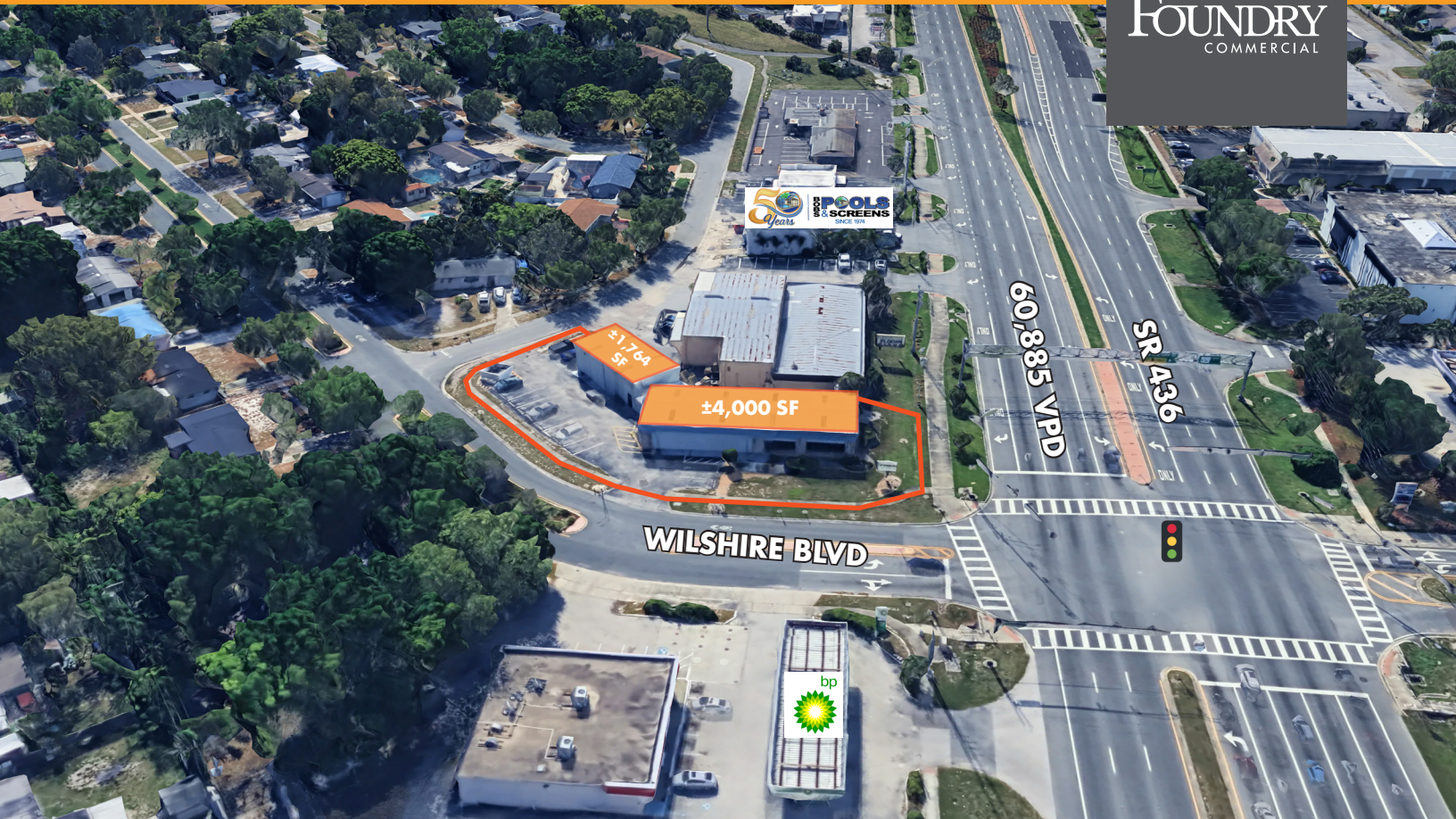


## VACANT RETAIL

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  $\pm 0.48$  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

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

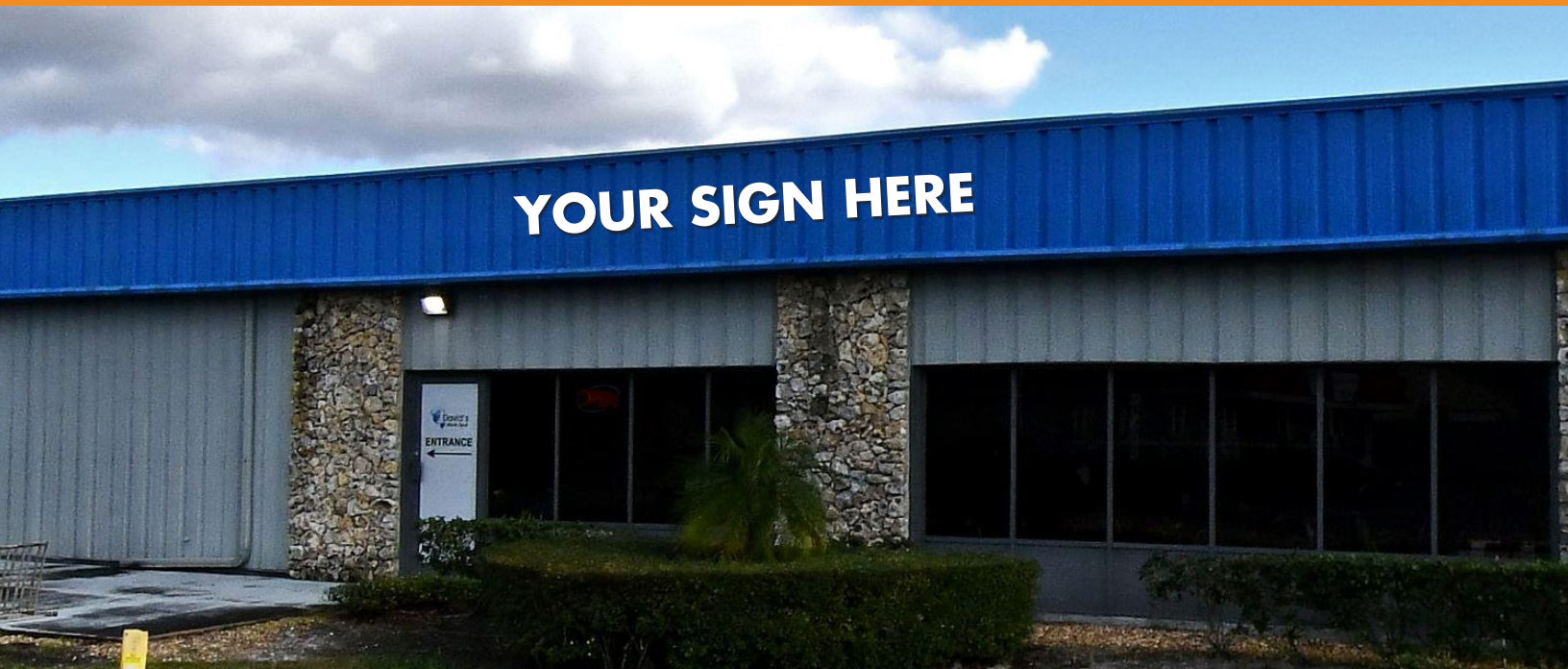
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## VACANT RETAIL

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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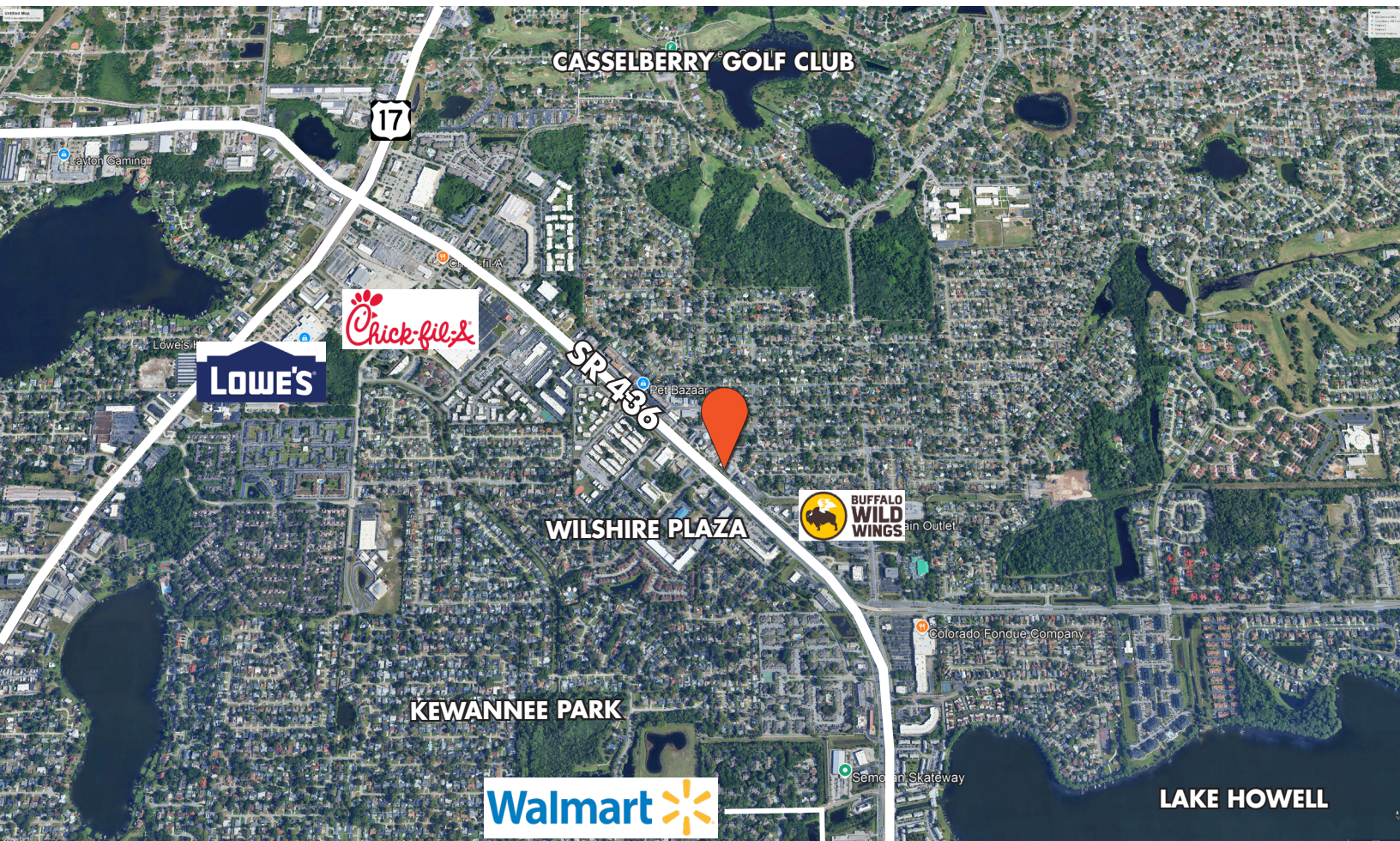
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# VACANT RETAIL

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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