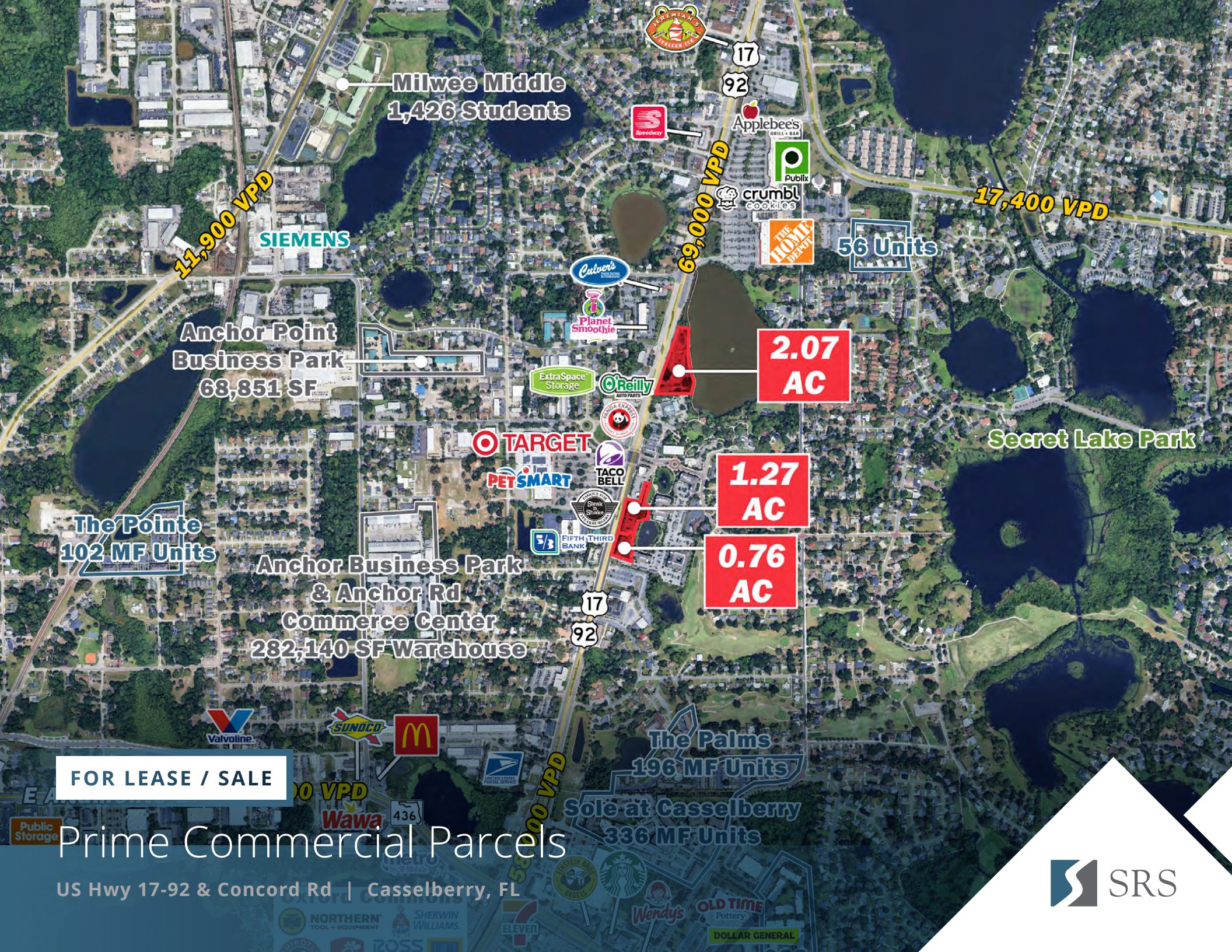




Milwee Middle
1,426 Students

11,900 VPD

SIEMENS

Anchor Point
Business Park
68,851 SF

The Pointe
102 MF Units

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

69,000 VPD

2.07
AC

1.27
AC

0.76
AC

17,400 VPD

56 Units

Secret Lake Park

The Palms
196 MF Units

Sole at Casselberry
336 MF Units

FOR LEASE / SALE

Prime Commercial Parcels

US Hwy 17-92 & Concord Rd | Casselberry, FL



Prime Commercial Parcels

US Hwy 17-92 & Concord Dr | Casselberry, FL 32707



2.07 AC

North Parcel

1.27 AC

South Parcel 1

0.76 AC

South Parcel 2

ABOUT THE PROPERTY

- High-Visibility Location: Three commercial pads available at a signalized intersection on US Hwy 17-92, a major retail corridor with strong traffic counts.
- Ideal for Retail & QSR: Perfect for drive-thru 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.

NEARBY RETAILERS

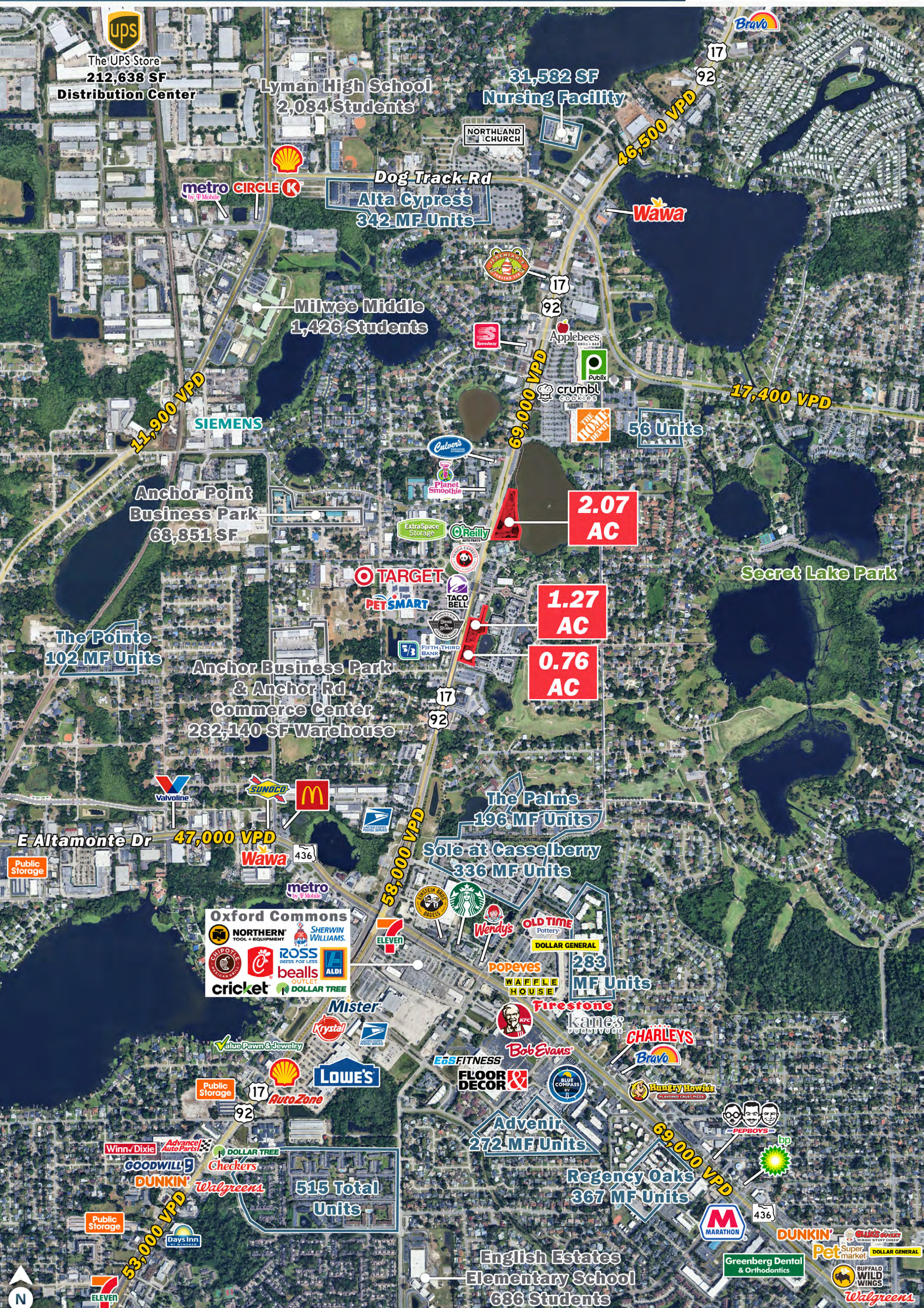


TRAFFIC COUNTS

US Hwy 17-92
SR 436

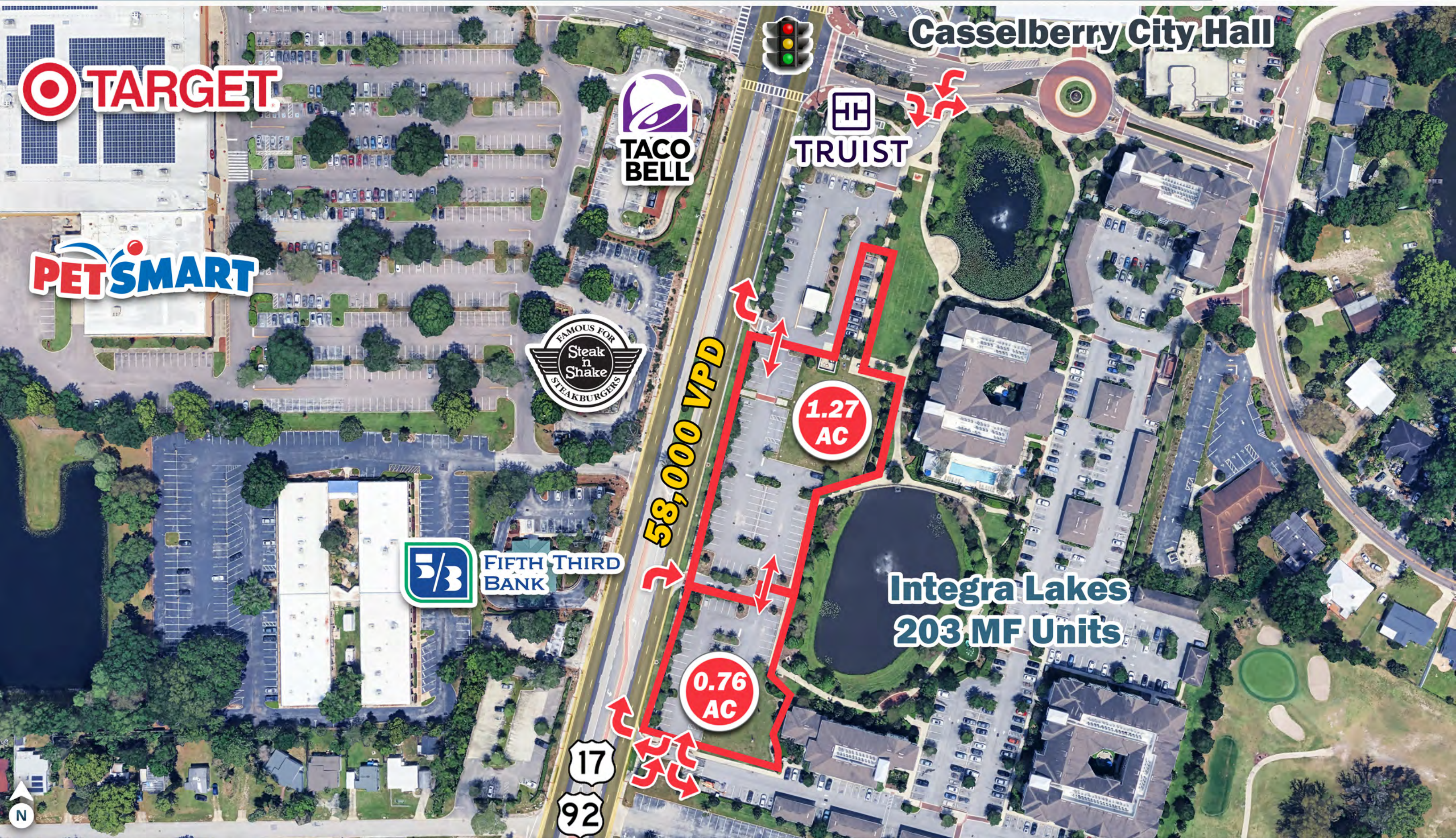
Year: 2024 | Source: FDOT

58,000 VPD
69,000 VPD









Prime Commercial Parcels

US Hwy 17-92 & Concord Dr | Casselberry, FL 32707



DEMOGRAPHIC HIGHLIGHTS

1 MILE

8,409	11,710	\$85,789	3,575
Population	Total Daytime Population	Average Household Income	Total Households

3 MILES

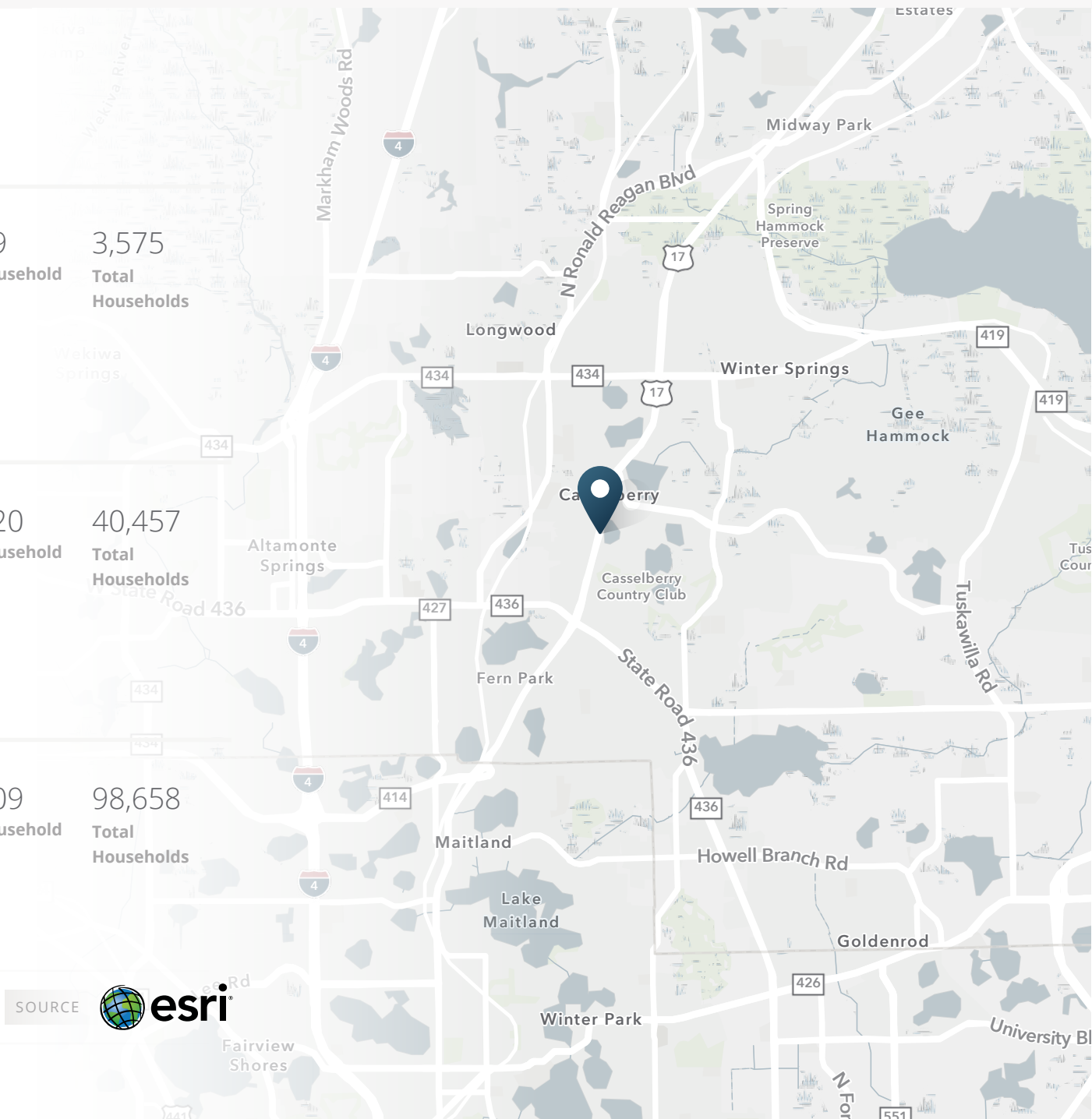
95,264	96,351	\$100,620	40,457
Population	Total Daytime Population	Average Household Income	Total Households

5 MILES

235,352	245,124	\$113,009	98,658
Population	Total Daytime Population	Average Household Income	Total Households

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

SOURCE





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