



# Available

**Howell Branch Corners**  
**2525 Howell Branch Rd**  
**Casselberry, FL 32751**

## Demographics

### 3-Mile Demographics (2025)

107,041	\$120,740	45,614	39.5	103,984
POPULATION	AVG HH INCOME	HOUSEHOLDS	MEDIAN AGE	DAYTIME POPULATION

### 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 Starbucks, Planet Smoothie and Heartland Dental reside in the center among others, drawing additional 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

**BILLY RODRIGUEZ**  
 Senior Vice President  
 billy.rodriguez@jll.com  
 +1 407 443 3925

**TAYLAR LING**  
 Associate  
 taylor.ling@jll.com  
 +1 407 271 3067

**BRANDON MCCALLA**  
 Vice President  
 brandon.mccalla@jll.com  
 +1 954 665 3113

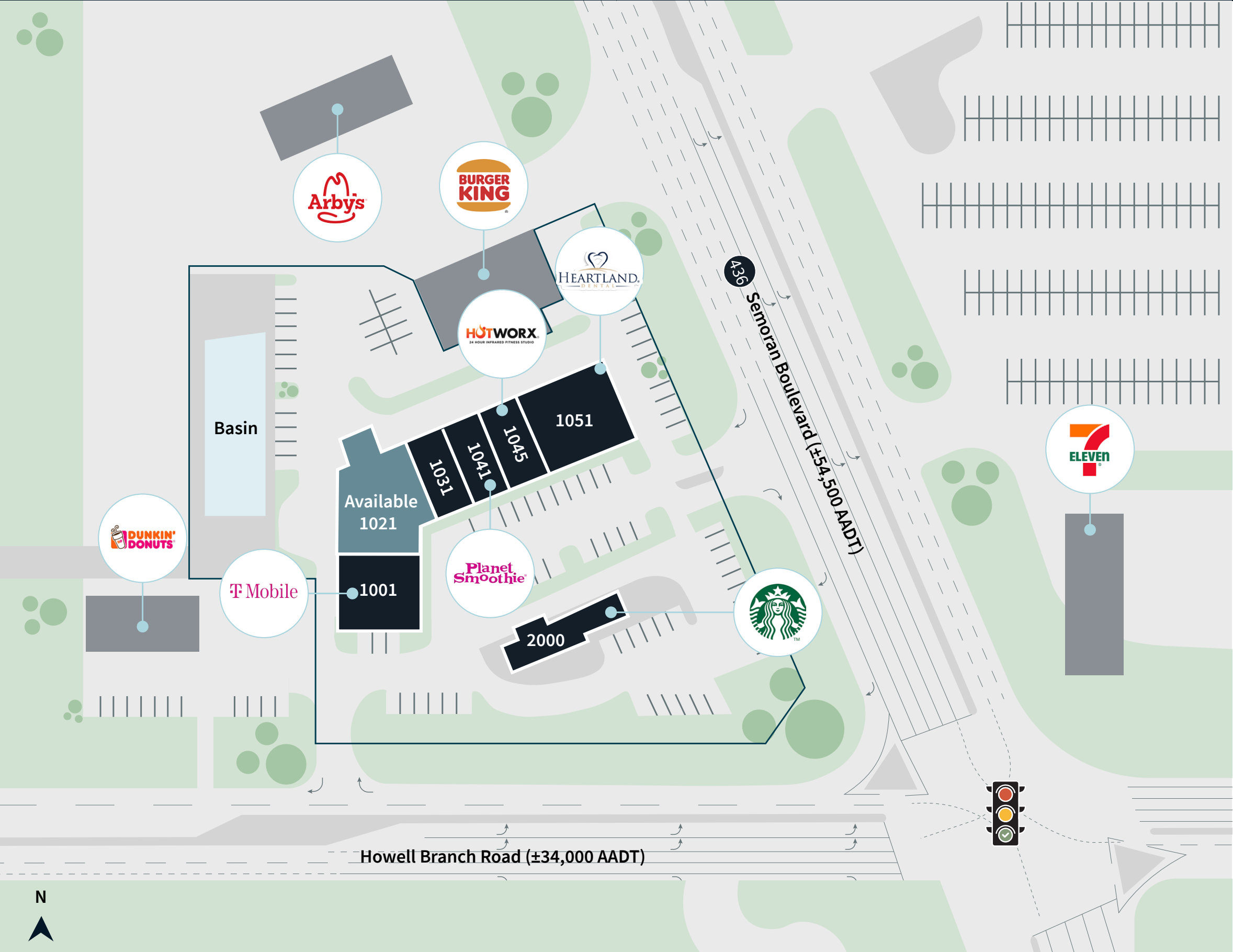
**COLETTE SANTANA**  
 Senior Vice President  
 colette.santana@jll.com  
 +1 813 777 8611



Site Plan

Tenant Roster

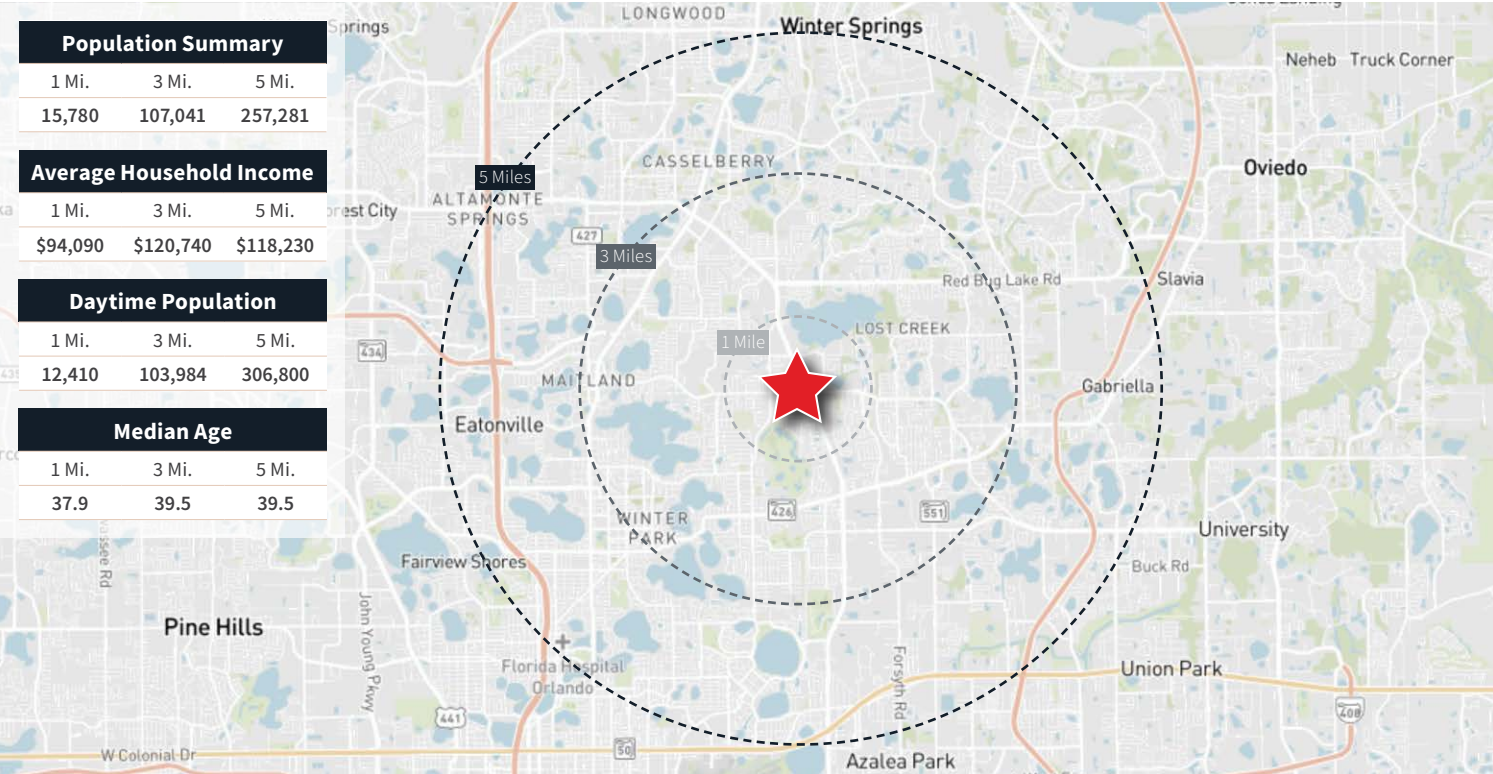
SUITE	TENANT	SF
1001	T-Mobile	2,432
1021	AVAILABLE - Former BB&T	3,900
1031	Alloy Personal Training	1,700
1041	Planet Smoothie	993
1045	HOTWORX	1,690
1051	Heartland Dental	2,300
2000	Starbucks	1,750



Market Aerial



# Demographics: 1-3-5 Mile Radius



**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.



**BILLY RODRIGUEZ**  
Senior Vice President  
billy.rodriguez@jll.com  
+1 407 443 3925



**TAYLAR LING**  
Associate  
taylar.ling@jll.com  
+1 407 271 3067



**BRANDON MCCALLA**  
Vice President  
brandon.mccalla@jll.com  
+1 954 665 3113



**COLETTE SANTANA**  
Senior Vice President  
colette.santana@jll.com  
+1 813 777 8611



Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2026, Jones Lang LaSalle Brokerage, Inc. All rights reserved.