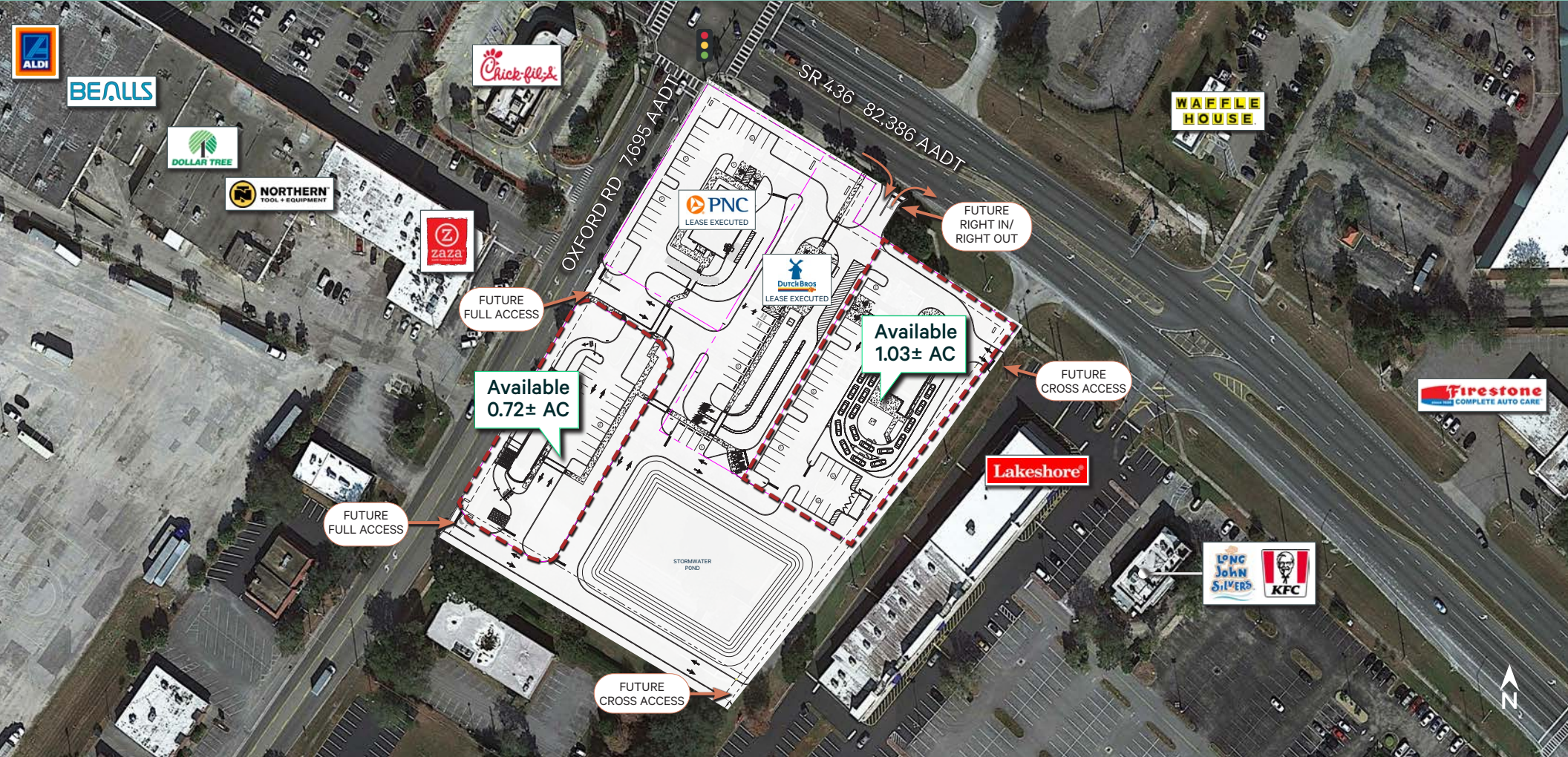


# Retail Pads Available in Established Trade Area

Highly visible along SR 436 with direct access to the US Hwy 17-92 flyover

205 State Rd 436  
Casselberry, FL 32707  
[www.cbre.com/orlando](http://www.cbre.com/orlando)

High-traffic location across from newly constructed BJ's Wholesale Club



# Property Highlights

## Availabilities

- Pad 1: PNC Bank (lease executed)
- Pad 2: Dutch Bros Coffee (lease executed)
- Pad 3: ±1.03 AC
- Pad 4: ±0.72 AC

## Location & Access

- + Prominent frontage and visibility along SR 436 (82,386 AADT)
- + One block from SR 436 & US Hwy 17 92, a key regional intersection (60,544 AADT)
- + Central position within a strong, established retail trade area serving Casselberry, Maitland, Longwood & Altamonte Springs
- + Surrounded by dense residential and commercial development, supporting consistent daily traffic
- + Zoning: MTMU (Major Thoroughfare Mixed Use), City of Casselberry

## Area Retailers

BJ's Wholesale Club • Old Time Pottery • Ross Dress for Less • Aldi • Lowe's • Bealls • Staples • Kane's Furniture • Floor & Decor

## Nearby Restaurants

Chick fil A • Chipotle • Starbucks • Einstein Bros. Bagels • Popeye's Louisiana Kitchen • KFC • Long John Silver's • Wendy's • Zaza Cuban Comfort Food



10 Minute Drive Time



**82,386**

AADT on State Rd 436



**137,845**

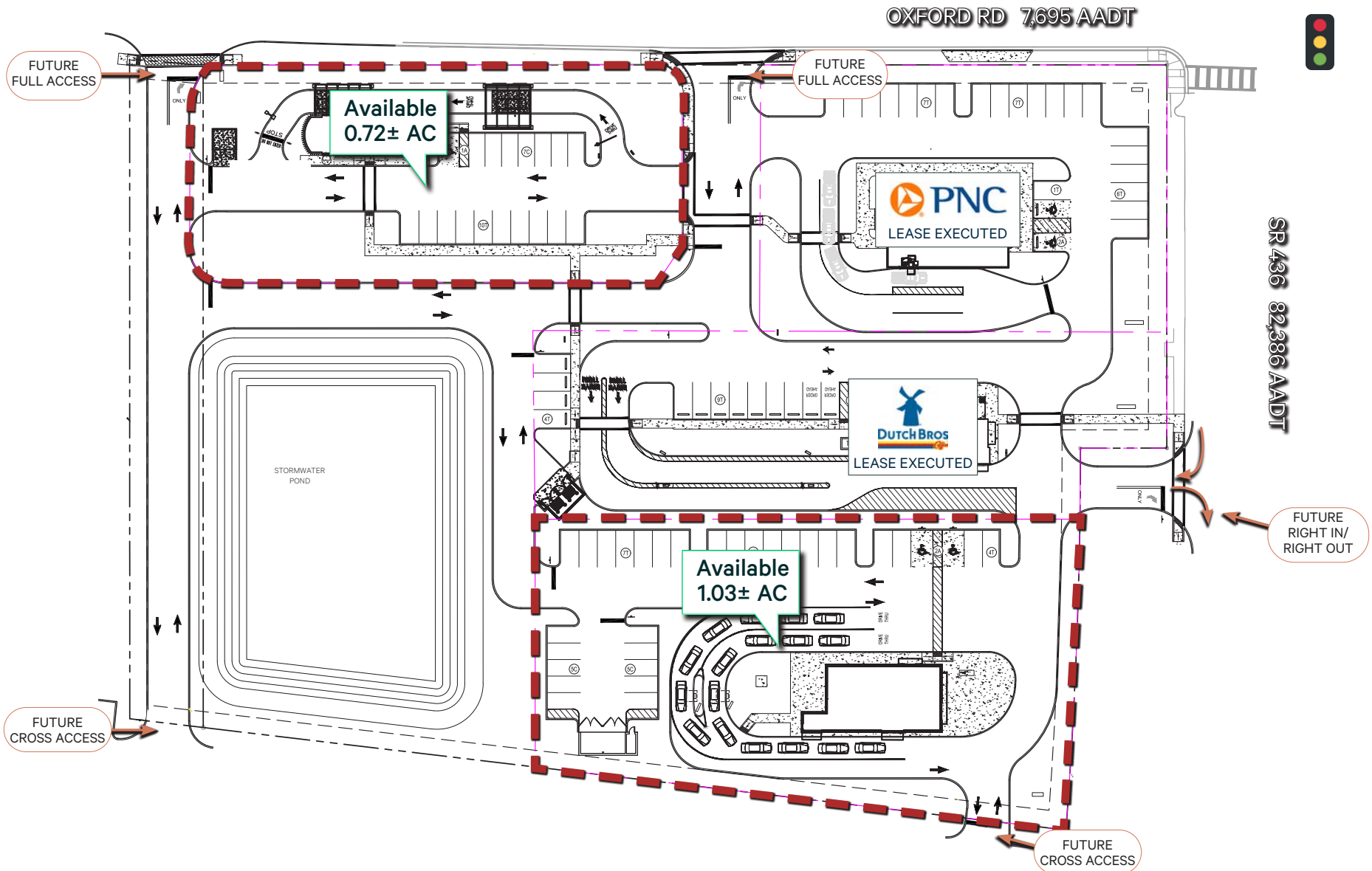
Daytime Population



**\$102,444**

Average Household Income

# Conceptual Site Plan



# Trade Area



2025

# Demographics

5 Minutes

25,271

Total Population

40.0

Median Age

28,579

Daytime Population

\$89,110

Average Household  
Income

10 Minutes

129,426

Total Population

40.5

Median Age

137,845

Daytime Population

\$102,444

Average Household  
Income

15 Minutes

314,169

Total Population

39.8

Median Age

360,304

Daytime Population

\$109,435

Average Household  
Income

20 Minutes

603,692

Total Population

39.1

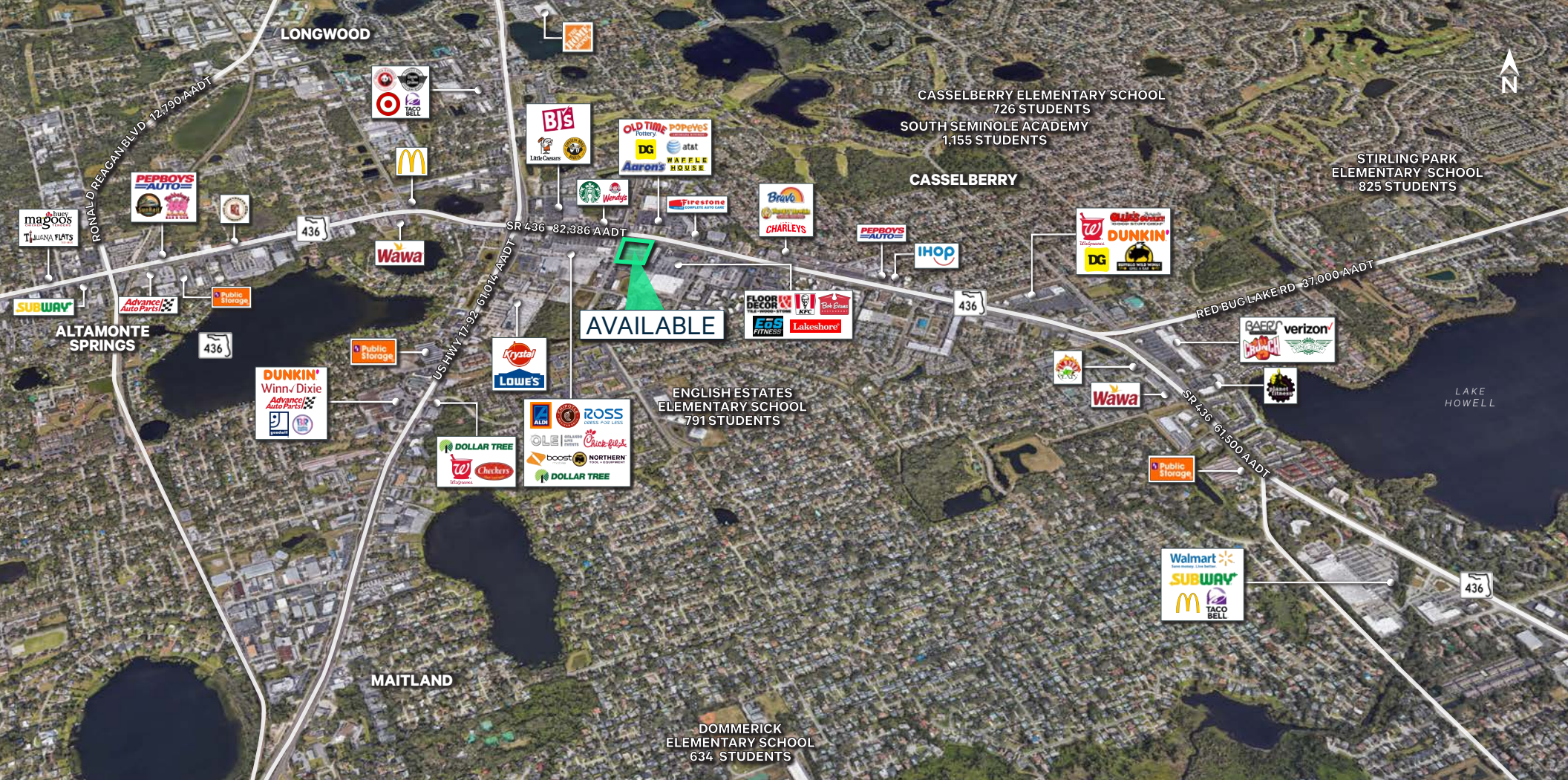
Median Age

758,510

Daytime Population

\$115,093

Average Household  
Income



For leasing information  
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