

CASSELBERRY PARCELS

380 State Road 436, Casselberry, FL 32707

GROUND LEASE OR BUILD TO SUIT



PROPERTY HIGHLIGHTS

- » 1.04 acres available for ground lease or build to suit
- » Lot 1 - 0.66 AC | Lot 2 - 0.38 AC
- » Zoned for commercial retail
- » Located in Casselberry on the busy State Road 436 retail corridor
- » Excellent visibility from State Road 436 with a traffic count of 74,000 cars per day
- » Less than three miles from AdventHealth Altamonte Springs and the Altamonte Mall
- » Nearby major retailers include Bealls Outlet, Ross, Dollar Tree, Aldi, and a future BJ's (opening 2023)

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	13,300	93,298	246,044
Households	5,634	39,440	102,605
Daytime Population	9,548	81,788	250,618
Ave. HH Income	\$70,315	\$80,790	\$89,916

