

FOR LEASE  
PROFESSIONAL OFFICE  
MEDICAL OFFICE  
RETAIL SPACE  
**AVAILABLE**



## 853 STATE ROAD 436, CASSELBERRY, FL 32707

Beautifully renovated two-story building with suites that are perfect for professional offices, medical offices, or retail.

Multiple suites available ranging from 429-3735 SF which can be split or combined depending on unit location up to 4,216 SF.

Ample parking (3.5/1000 SF)

Zoning: CG



**ALBEKORD**  
•INC•

KAVEH ALBEKORD  
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**Welcoming common area with new porcelain tile throughout**

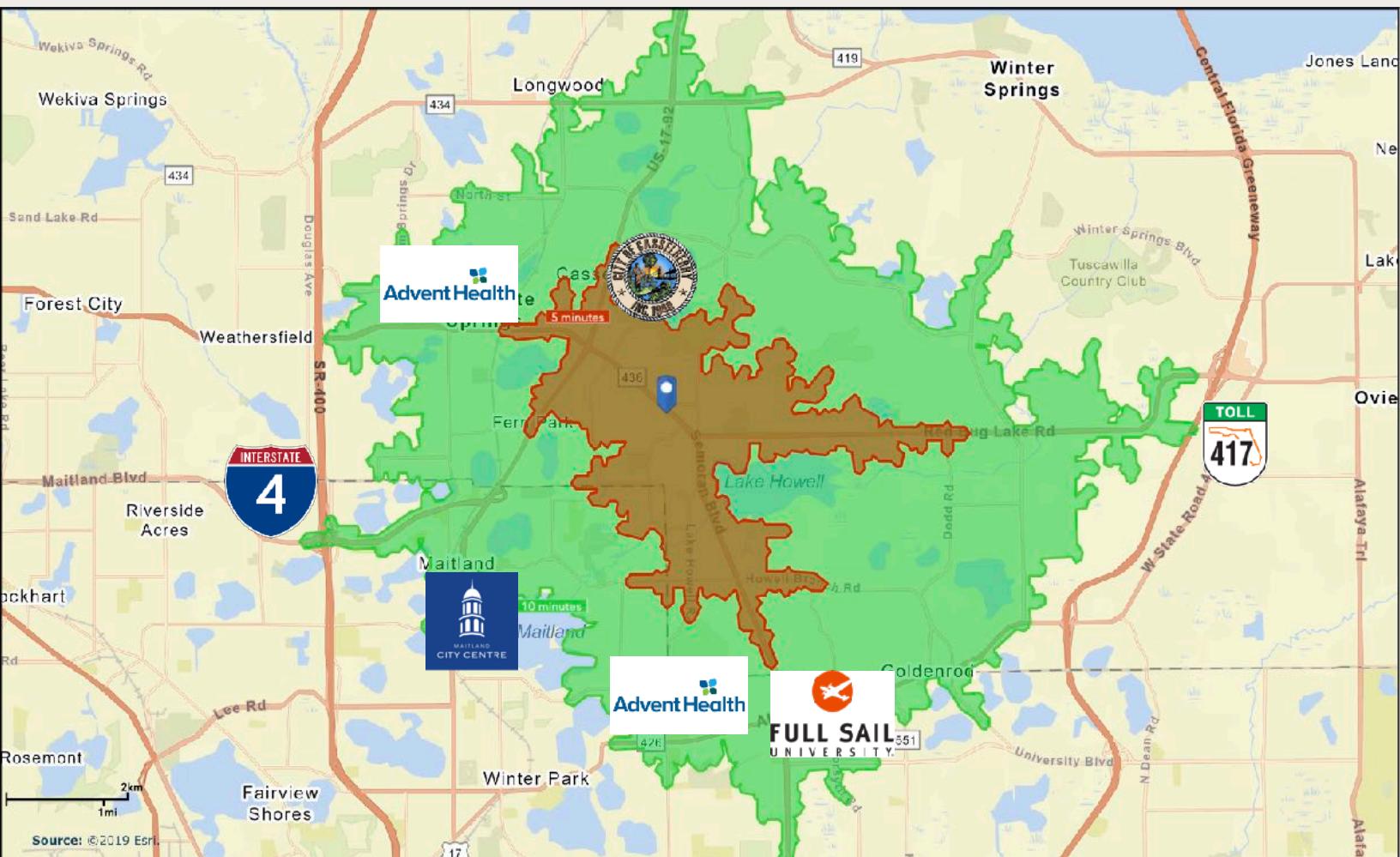
**Common area conference room**

**Newly renovated bathrooms on each floor**

**Remodeled elevator**

**Electronic key card allows for 24 access to tenants**

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## DEMOGRAPHICS (10 MIN DRIVE TIME)

- Population: 126,223
- Median Age: 39.4
- Average Household Size: 2.37
- Median Household Income: \$78,882
- Total Businesses: 6,550
- Total Employees: 53,677
- Located nearby the City of Casselberry offices and less than a 10 minute drive from Maitland City Centre, Full Sail University, AdventHealth - Altamonte Springs, and AdventHealth - Winter Park.
- Easy access to US Hwy 17-92, Interstate 4, SR 417, SR 436 [Semoran], and Red Bug Lake Rd.
- Excellent frontage on Semoran Blvd. with a traffic count of 66,000/day [2025]