

CAMBRIDGE OAKS PLAZA



Retail Spaces For Lease

3950 S US Highway 17-92 | Casselberry, FL 32707

**AVISON
YOUNG**

Property overview

Cambridge Oaks Plaza
Casselberry, FL



PROPERTY INFORMATION

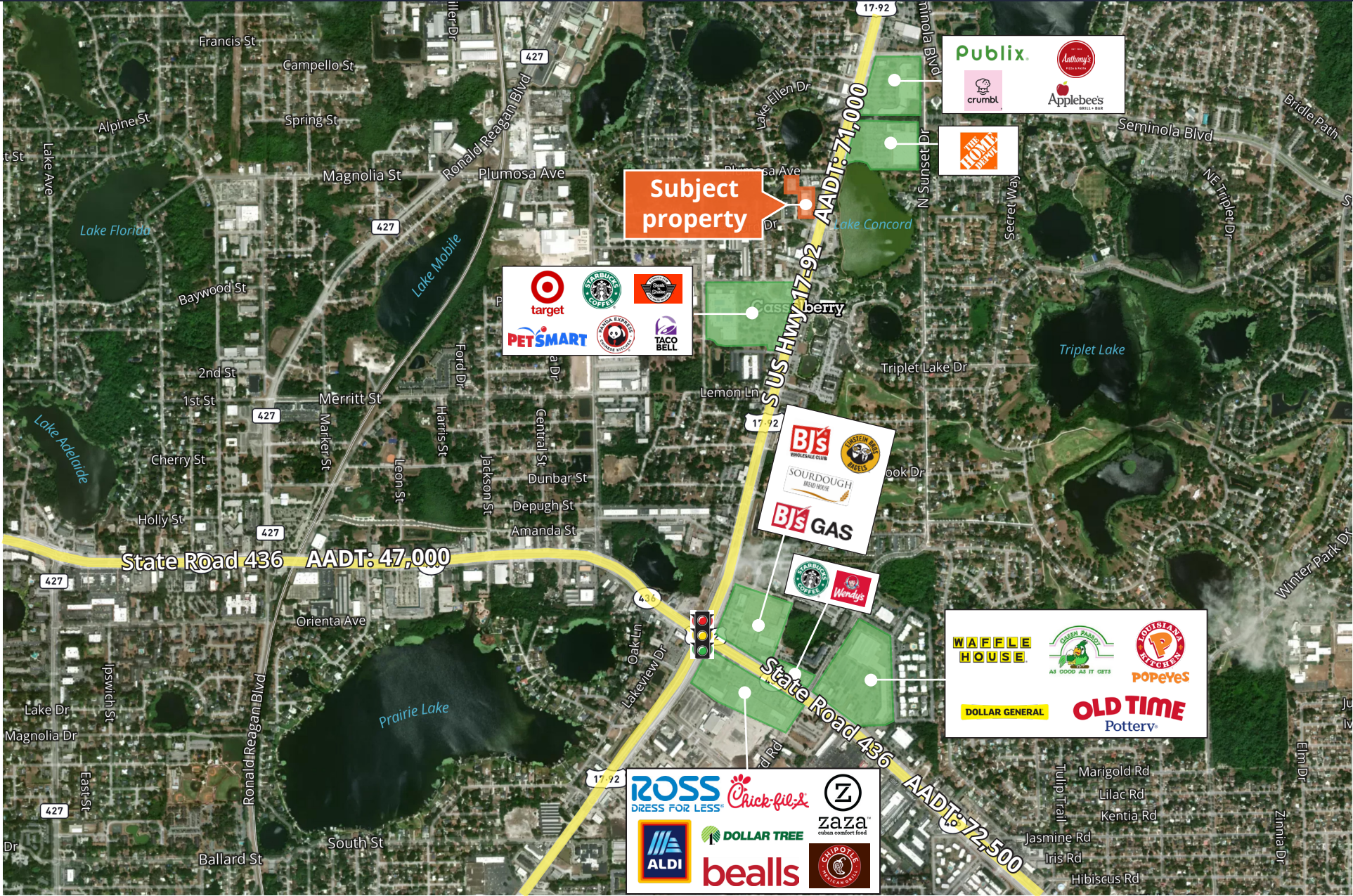
Cambridge Oaks Plaza is a well-located retail strip center that is situated in a high-traffic area with excellent visibility from HWY US 17-92. The center is anchored with a variety of national, regional, and local tenants, including a pharmacy, a gym, multiple restaurants and smoothie shops, and, gym.

- 32,192± SF Building size
- Suite 1000: 1,860± SF*
- Suite 1008 - 1016: 2,200± SF*
- Suite 2064: 1,260± SF
- Suite 2072-2080: 2,520± SF
- Zoning: CG
- Surrounded by national retailers such as Publix, Target, Home Depot, Ross and much more
- Located with SBA Hubzone and Opportunity Zone
- Excellent visibility from S US Hwy 17-92 with 71,000 Vehicles Per Day
- 129 Parking spaces available

**Suite 1000-1016 are contiguous for a total of 4,060± SF*

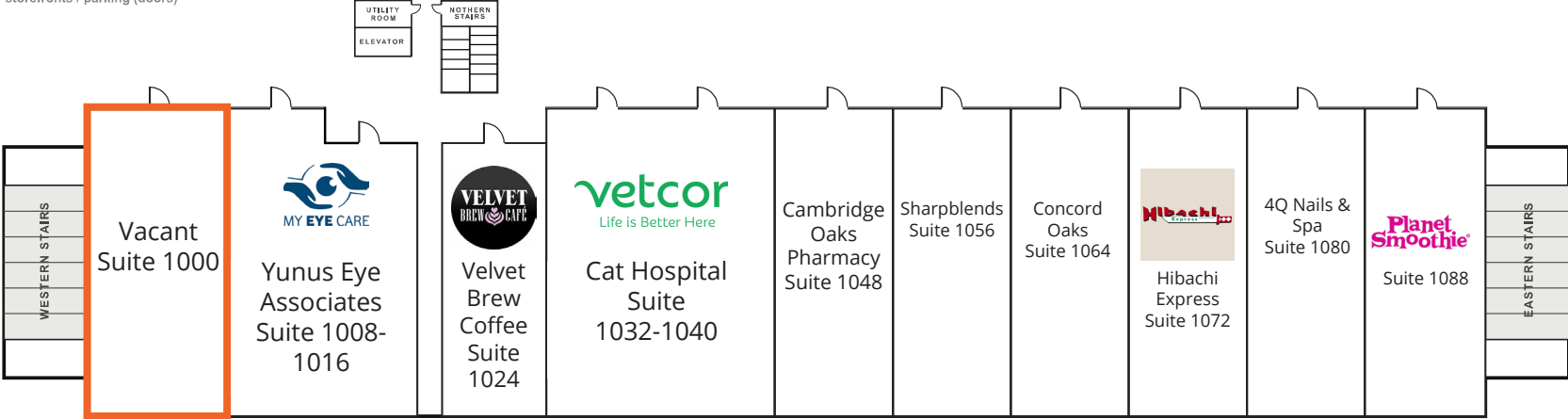
Aerial map

Cambridge Oaks Plaza
Casselberry, FL



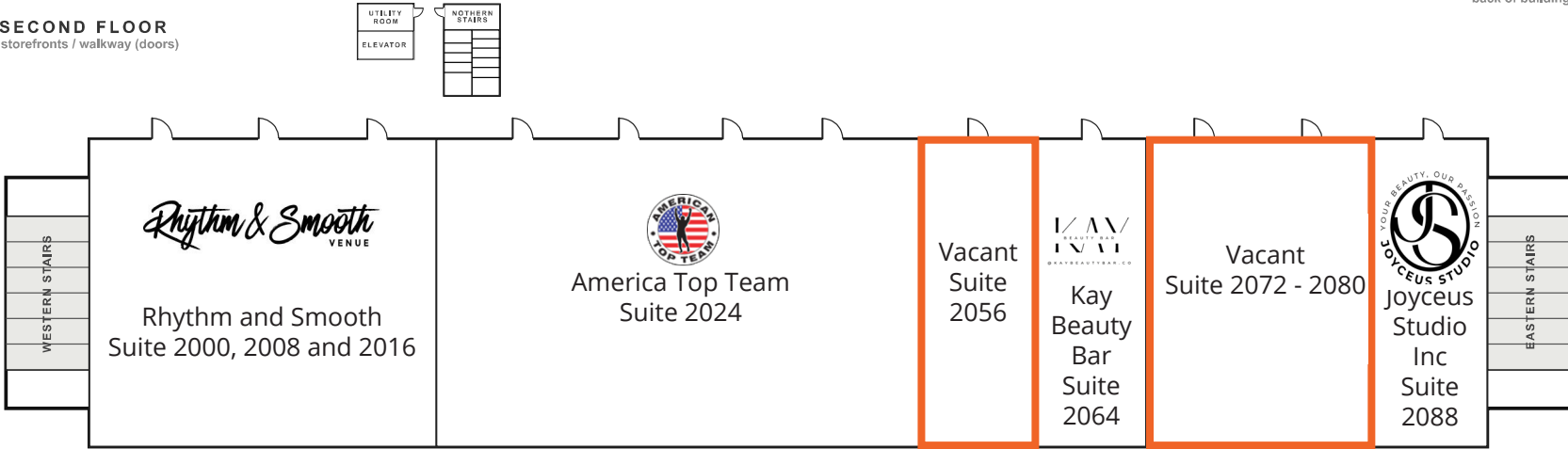
Availabilities

FIRST FLOOR
storefronts / parking (doors)



back of building

SECOND FLOOR
storefronts / walkway (doors)



back of building

Suite 1000: 1,860 ± SF

Cambridge Oaks Plaza
Casselberry, FL



Suite 2064: 1,260 ± SF

Cambridge Oaks Plaza
Casselberry, FL



Suite 2072-2080: 2,520± SF

Cambridge Oaks Plaza
Casselberry, FL



Exterior photos

Cambridge Oaks Plaza
Casselberry, FL



Demographics

Cambridge Oaks Plaza
Casselberry, FL



Population: Over 235,000 people within a five mile radius.



Density: Over 104,000 households within a five mile radius.



Employment: Employment population of over 140,000 within a five mile radius.

Population	1 Mile	3 Miles	5 Miles
Total population	7,458	96,799	235,153
Median age	42	41	40

Households & Income	1 Mile	3 Miles	5 Miles
Total households	3,499	43,497	104,711
Average HH income	\$77,535	\$97,200	\$114,110

Businesses	1 Mile	3 Miles	5 Miles
Total businesses	681	7,567	20,412
Total employees	4,874	46,997	140,846

Employment	1 Mile	3 Miles	5 Miles
Travel to Work by Driving	2,177	36,410	89,130

Quality of Life	1 Mile	3 Miles	5 Miles
Cost of Living Index	101	98	95
Employment Opportunity Index	140	139	138



Income: Average household income of \$114,110 within a five mile radius.



Age: Median age of 40 within a five mile radius.

If you would like to discuss this further,
please get in touch.



Bill Nguyen, Vice President
407.440.6658
bill.nguyen@avisonyoung.com

Visit us online
avisonyoung.com

© 2025. Avison Young. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein. Some imagery may have been edited using AI tools for visualization purpose.

**AVISON
YOUNG**