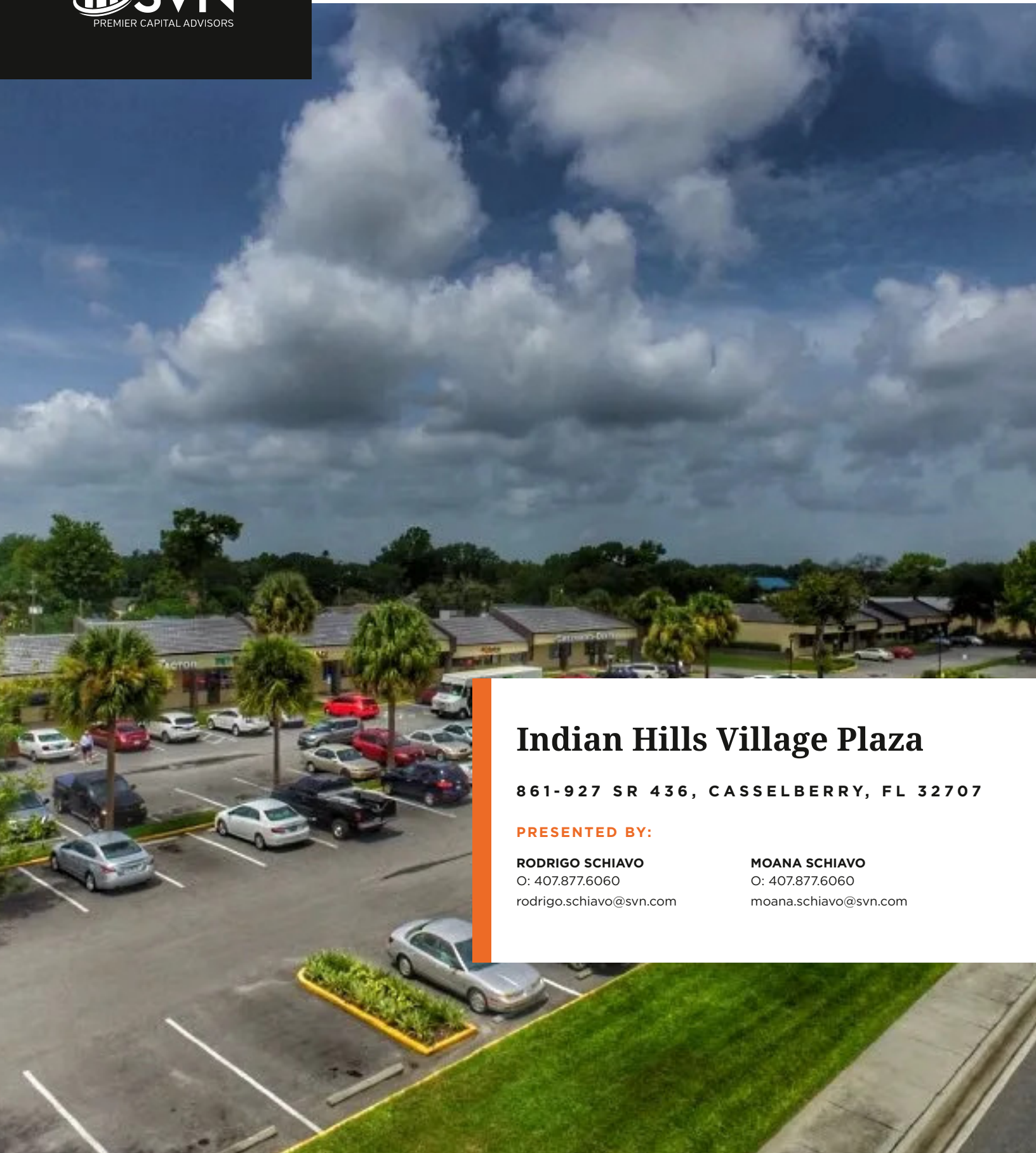




# Retail Space for Lease



## Indian Hills Village Plaza

861-927 SR 436, CASSELBERRY, FL 32707

### PRESENTED BY:

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## LOCATION DESCRIPTION

Premier Capital Advisors is pleased to announce its exclusive representation of Indian Hills Village Shopping Center, a premier retail property located on State Road 436 near Red Bug Lake Road in Casselberry. Rodrigo Schiavo is marketing the retail spaces on behalf of the owner, Rio Belo Investments.

Indian Hills Village Shopping Center offers exceptional retail leasing opportunities in one of Central Florida's growing trade areas.

Strategically located in the heart of Casselberry, the shopping center provides outstanding visibility, strong traffic exposure, and convenient access from both State Road 436 (Semoran Boulevard) and Aloma Avenue. The surrounding area continues to experience significant residential and commercial growth, including newly developed luxury 55+ senior living communities nearby.

Indian Hills Village Shopping Center is also just minutes from Park Avenue and the historic downtown Winter Park district, known for its upscale dining, shopping, and vibrant community atmosphere.

With its prime location, growing demographics, and flexible retail opportunities, Indian Hills Village Shopping Center is an ideal destination for retailers, restaurants, medical users, and service-oriented businesses looking to establish or expand their presence in the Casselberry market.





# PROPERTY SUMMARY

## INDIAN HILLS VILLAGE PLAZA

861-927 SR 436  
CASSELBERRY, FL 32707

### OFFERING SUMMARY

|                |                          |
|----------------|--------------------------|
| LEASE RATE:    | \$11.50 - 14 SF/yr (NNN) |
| CAM:           | \$6.50 SF/yr (NNN)       |
| AVAILABLE SF:  | 1,300 - 4,832 SF         |
| BUILDING SIZE: | 45,655 SF                |

# PROPERTY SUMMARY

Step into a dynamic business environment at this prominent property on Florida 436, home to esteemed tenants including Supercuts, Dominos Pizza, and Fast Signs. With a diverse mix of successful businesses, this location offers an exciting opportunity to join a thriving commercial community. The property's strategic positioning and high-visibility storefronts ensure maximum exposure and foot traffic, making it an ideal choice for businesses seeking to enhance their visibility and reach. Join these esteemed tenants and position your business for success at this prime leasing opportunity on Florida 436.



# LEASE SPACES

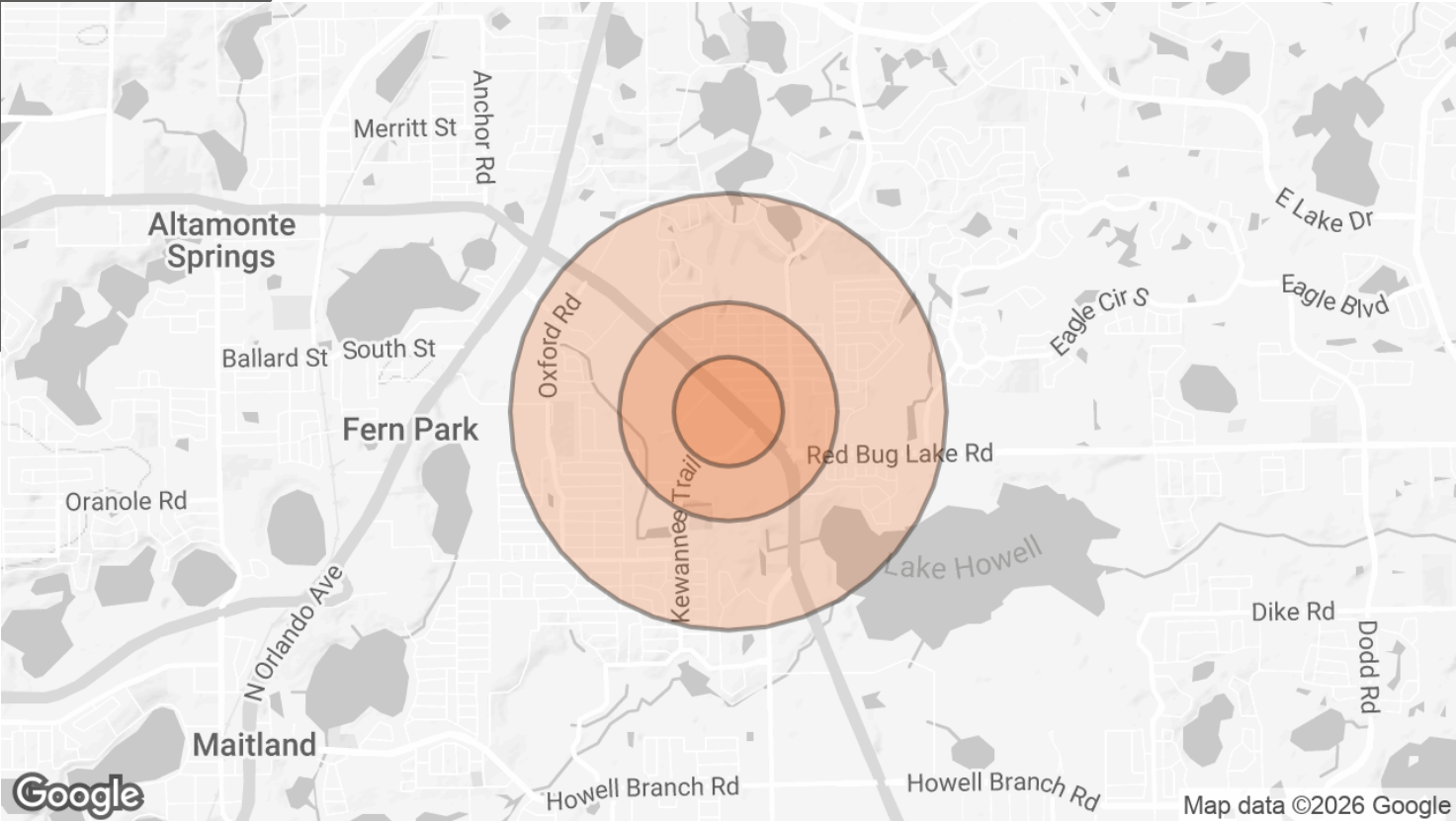
## LEASE INFORMATION

|              |                  |             |                      |
|--------------|------------------|-------------|----------------------|
| LEASE TYPE:  | NNN              | LEASE TERM: | 36 months            |
| TOTAL SPACE: | 1,300 - 4,832 SF | LEASE RATE: | \$11.50 - \$14 SF/yr |

## AVAILABLE SPACES

| SUITE | TENANT    | SIZE (SF) | LEASE TYPE | LEASE RATE    | DESCRIPTION                                                                               |
|-------|-----------|-----------|------------|---------------|-------------------------------------------------------------------------------------------|
| 887   | Available | 1,560 SF  | NNN        | \$13.00 SF/yr | A Common Area Maintenance (CAM) charge of \$6.50/SF applies in addition to the base rent. |
| 917   | Available | 2,700 SF  | NNN        | \$12.50 SF/yr | A Common Area Maintenance (CAM) charge of \$6.50/SF applies in addition to the base rent. |
| 863   | Available | 1,300 SF  | NNN        | \$14.00 SF/yr | A Common Area Maintenance (CAM) charge of \$6.50/SF applies in addition to the base rent. |
| 873   | Available | 4,832 SF  | NNN        | \$11.50 SF/yr | A Common Area Maintenance (CAM) charge of \$6.50/SF applies in addition to the base rent. |

DEMOGRAPHICS MAP & REPORT



| POPULATION           | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------|-----------|--------|
| TOTAL POPULATION     | 1,347      | 4,550     | 14,366 |
| AVERAGE AGE          | 37.7       | 42.2      | 43.2   |
| AVERAGE AGE (MALE)   | 40.3       | 43.5      | 43.3   |
| AVERAGE AGE (FEMALE) | 37         | 41.7      | 42.9   |

| HOUSEHOLDS & INCOME | 0.25 MILES | 0.5 MILES | 1 MILE    |
|---------------------|------------|-----------|-----------|
| TOTAL HOUSEHOLDS    | 521        | 1,883     | 6,181     |
| # OF PERSONS PER HH | 2.6        | 2.4       | 2.3       |
| AVERAGE HH INCOME   | \$72,958   | \$77,472  | \$86,868  |
| AVERAGE HOUSE VALUE | \$281,486  | \$272,706 | \$307,648 |

2023 American Community Survey (ACS)