

**FOR
LEASE**

FREE STANDING COMMERCIAL BUILDING
VACANT BANK LOCATION

487 STATE ROAD 436 CASSELBERRY, FL



CONTACT

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PROPERTY HIGHLIGHTS

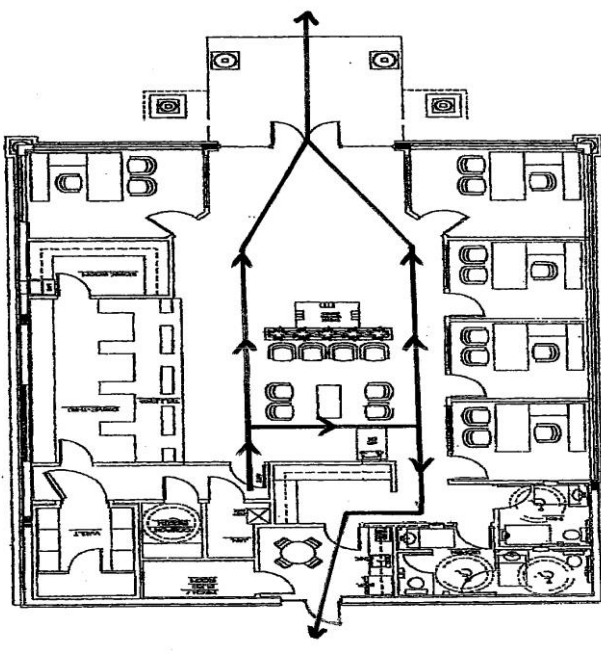
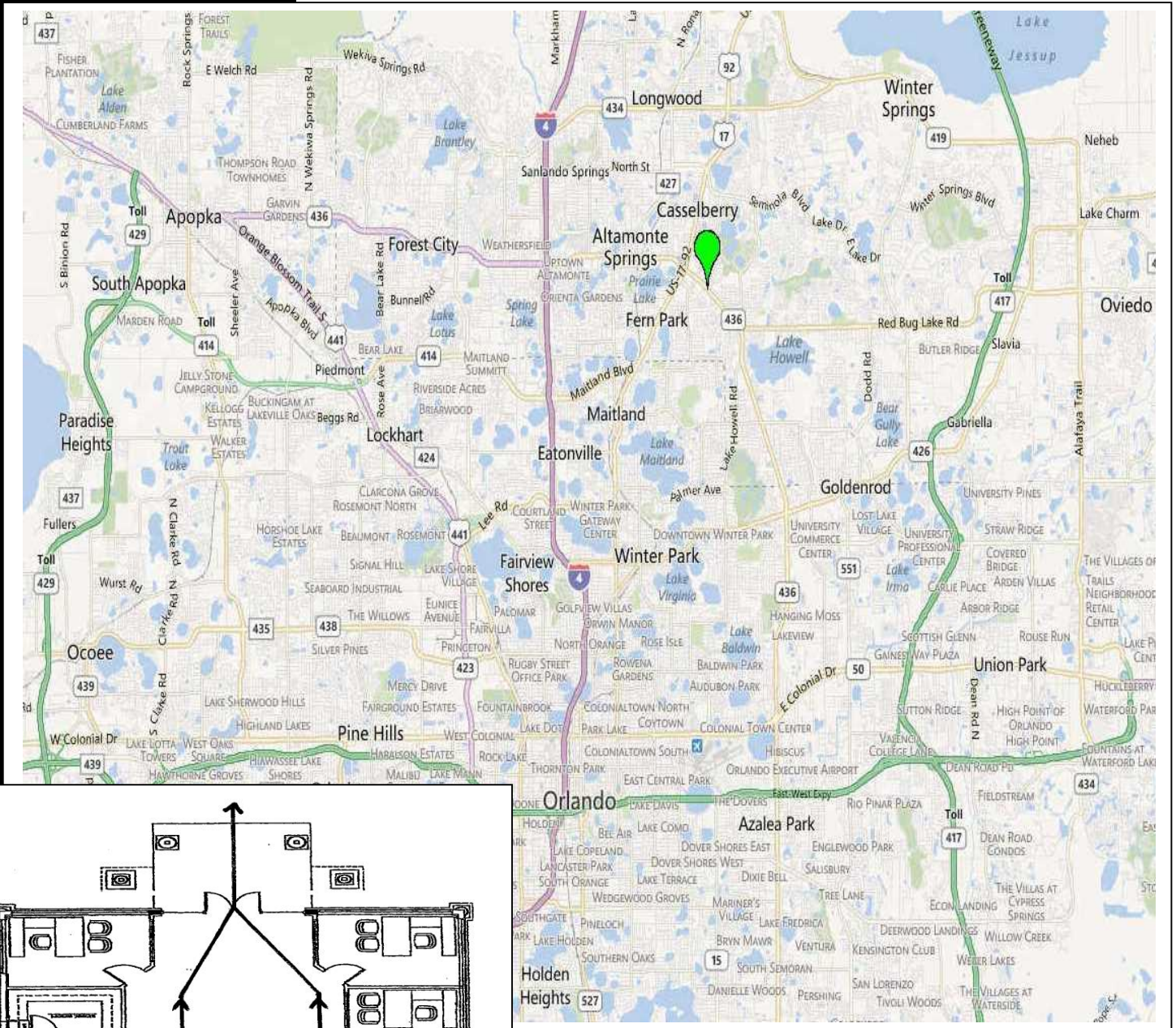
- 3,000 SF Commercial Bank Location built in 2002
- Flexible Footprint that can be Used for Several Uses
- Concrete Block Construction with Multiple Drive Thru Lanes
- Safe and Bank FF&E Still in Place
- .55 Acre Commercial Site with 16 Parking Spaces
- Explosive Retail Area close to I-4, HW 17-92, Red Bug Road, SR 426, and CR 427
- Lease Option Available (see broker for details)
- **Rental Amount: \$5,500 NNN (10 Year Term Minimum)**

This information is from sources we deem reliable and is subject to prior sale, lease, withdrawal without notice, or change in prices, rates, or conditions. No representation is made as to the accuracy of any information furnished.

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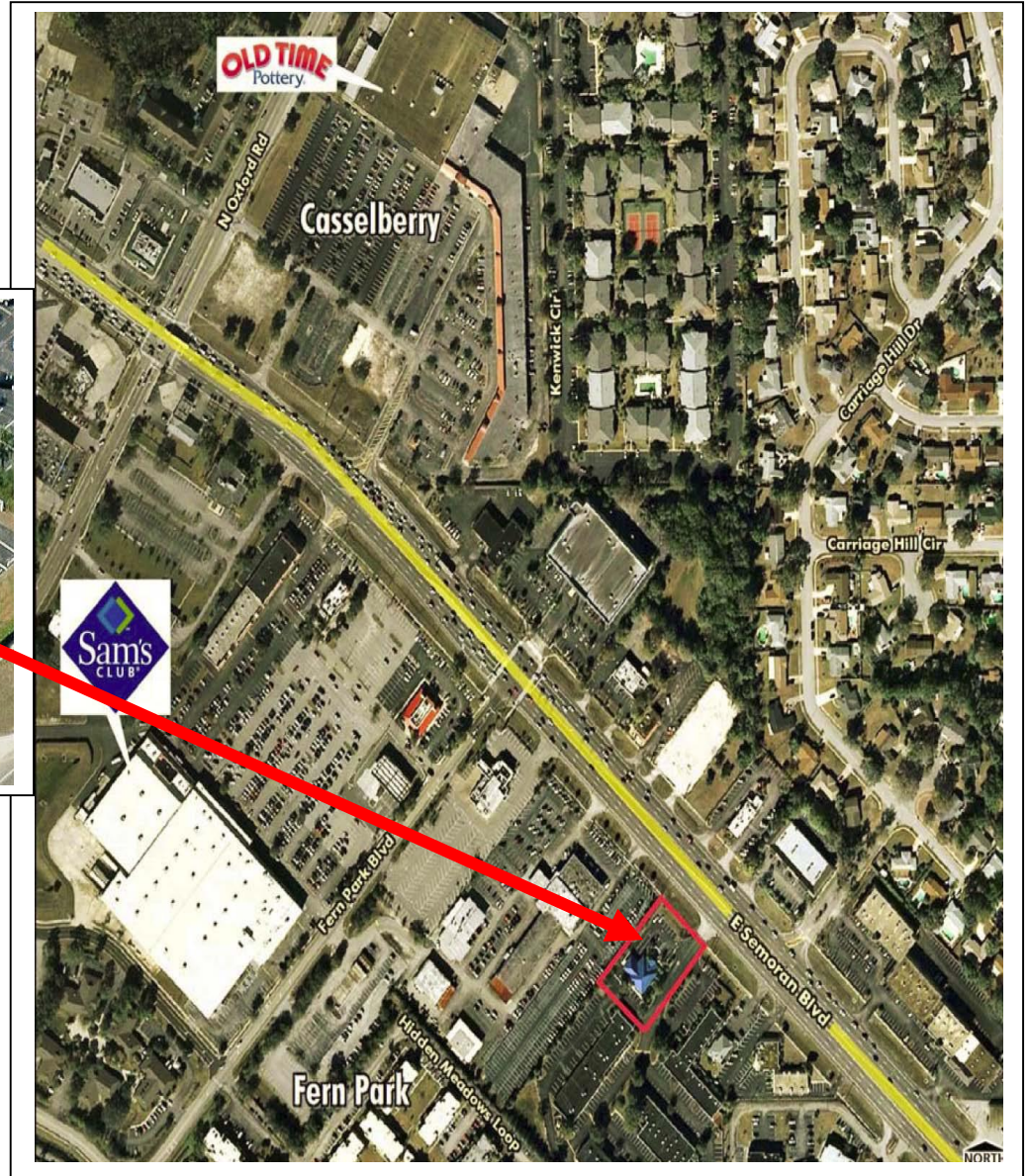
- Flexible floor plan suited for both retail banking uses, office uses, and or can be converted into fast food use with the existing drive thru lanes in place.
- Close to Major Intersection of HW 17-92

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2011 ESTIMATED DEMOGRAPHICS	1 mile	3 mile	5 mile
Population	13,135	82,615	218,640
2011-2016 Projected Population Growth	0.01%	1.04%	1.74%
Number of Households	5,589	34,336	88,862
Average Age	40	40	39
Average Household Income	\$58,537	\$65,535	\$69,392

Traffic Counts for Semoran Blvd: 51,500 AADT (FDOT)

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