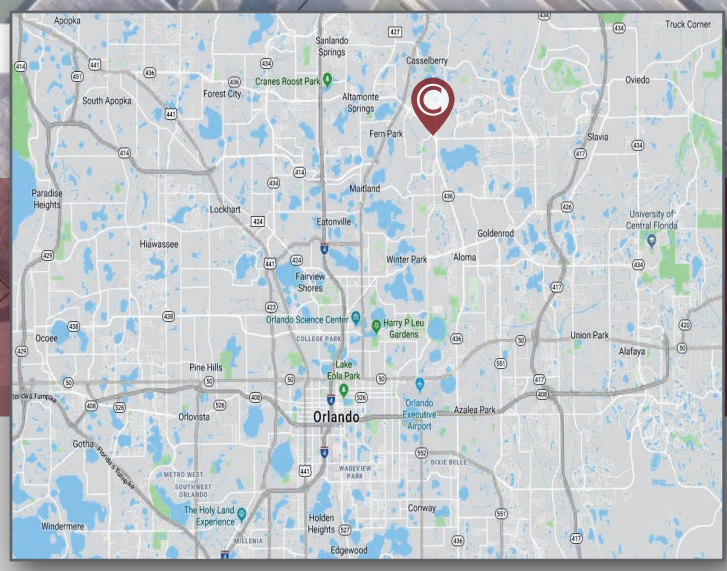


WINTER PARK DR
4 LANES UNDIVIDED



1 Acre Outparcel
980 State Road 436
Casselberry, FL 32707
Lat 28.647, Long -81.323

PROPERTY HIGHLIGHTS

- Ground Lease, Build-to-Suit
- Located in the densely populated Orlando suburb of Casselberry, Florida
- High traffic, recognizable location on the corner of Semoran Boulevard (SR 436) and Red Bug Lake Road with over 64,000 VPD on Semoran and another 34,000 on Red Bug Lake Road
- Combined Traffic Count (2019): 88,800 CPD

DEMOGRAPHICS

	1-Mile Radius	3-Mile Radius	5-Mile Radius
2019 Population	15,267	94,367	251,063
2024 Population	16,019	100,440	269,711
2019 Average HH Income	\$67,774	\$85,349	\$86,704
2019 Median HH Income	\$52,660	\$59,001	\$58,788

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Licensed Real Estate Broker

Leasing Contact:
Rochelle DuBrule
407.581.6248
rdubrule@crossmanco.com



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