

FOR SALE
OR
LEASE

Automotive Car Dealership

485 State Road 436
Casselberry, FL 32707



CONFIDENTIAL LISTING

**NO SITE VISITS
WITHOUT
LISTING BROKER**



PROPERTY HIGHLIGHTS

- 47,031 SF Auto Sales and Service Facility on 5.82 Acres of Land
- Nice Indoor Showroom with Salesman Offices and Finance Areas
- (4) Buildings that can be Leased Separately from the Main Facility
- 12,000 SF Paint and Body Facility with Downward Draft Paint Booths in Place can be Leased for \$12,000 NNN a month
- 5.82 Acres of Land with a 7.2/1000 Parking Ratio on Main Lot
- 29 Service Bays on Main Building with Lifts and FF&E in Place
- Video Surveillance, IT/Server Room, ADA Compliant
- Easy Access to I-4, HW 17-92, Red Bug Lake Road, Maitland Blvd, SR 434 and Aloma Ave
- Owner has Additional 2.79 Acres of Contiguous Land Available for Future Expansion or Overflow Parking. (See Broker for details)
- Landlord will Improve Space or Subdivide for Credit Tenant
- Great Redevelopment Facility with Access from SR 436 and Fern Park Blvd and beside Sam's Wholesale Warehouse
- Up to 100% Financing Available (see broker for details)
- **Lease Amount: \$30,000 NNN**
- **For Sale: \$5,995,000**

CONTACT

Vincent F. Wolle, CCIM, SIOR
407.448.1823 *mobile*
CREManager@Gmail.com

Results Real Estate Partners, LLC
Licensed Commercial Real Estate Brokers
108 Commerce Street, Suite 200
Lake Mary, Florida 32746

407.647.0200 *main*
407.647.0205 *fax*

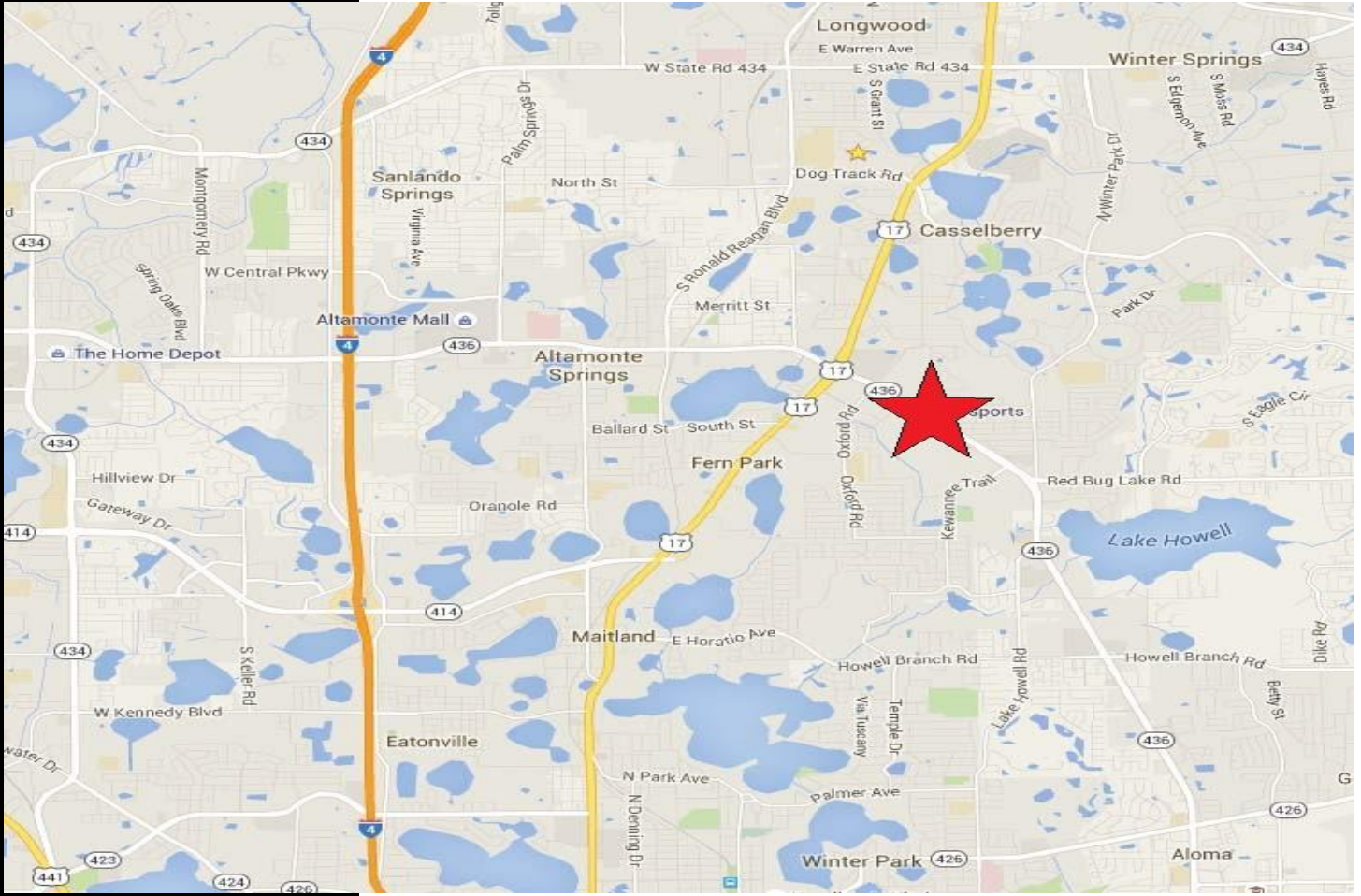
www.ResultsREPartners.com

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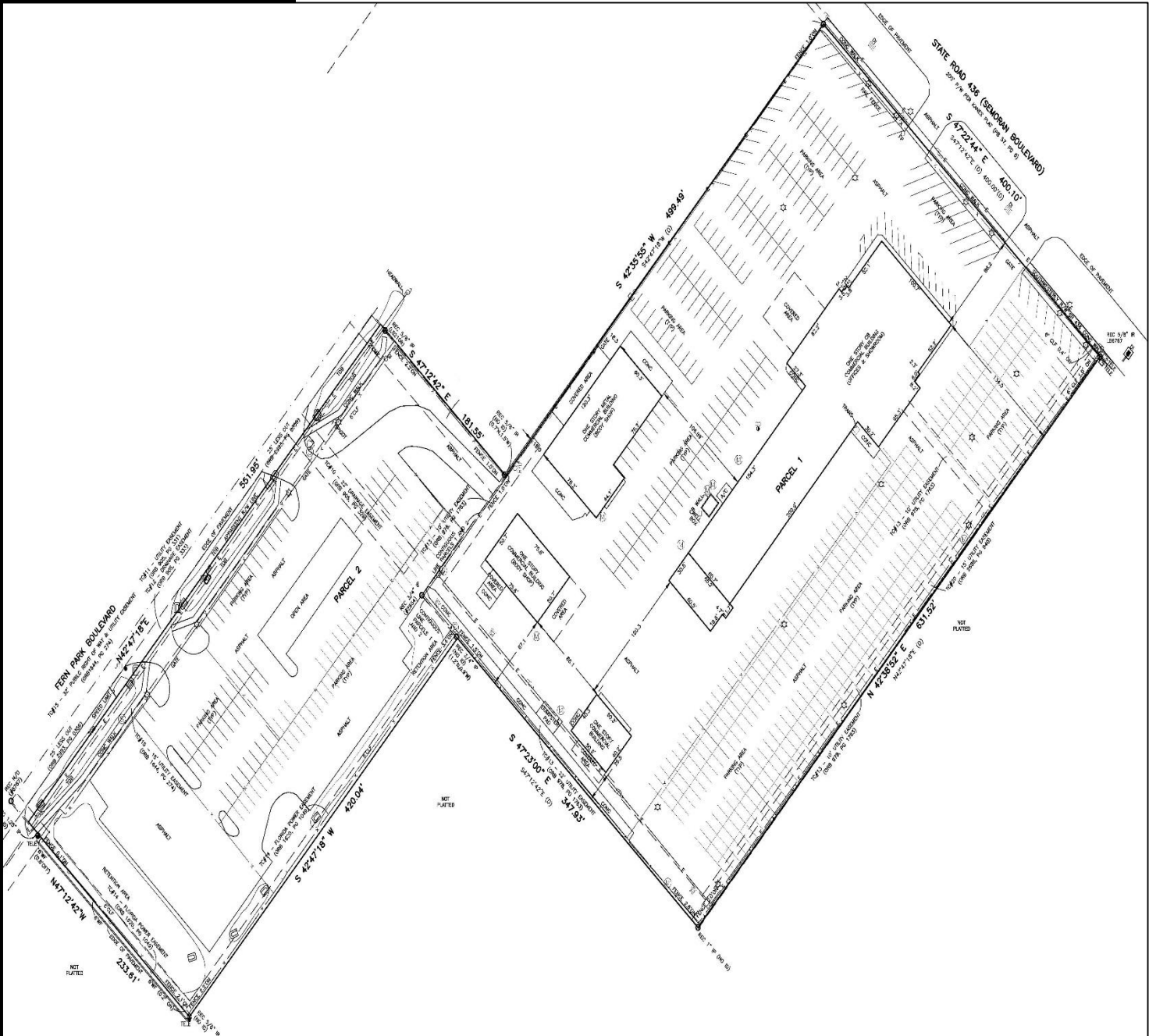


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C O N T A C T

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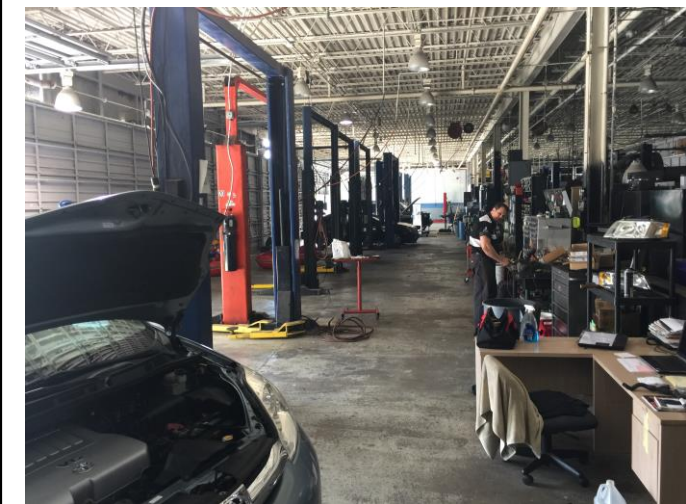
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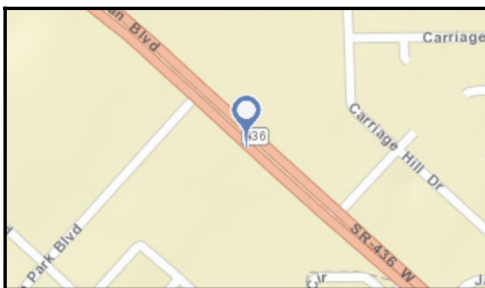
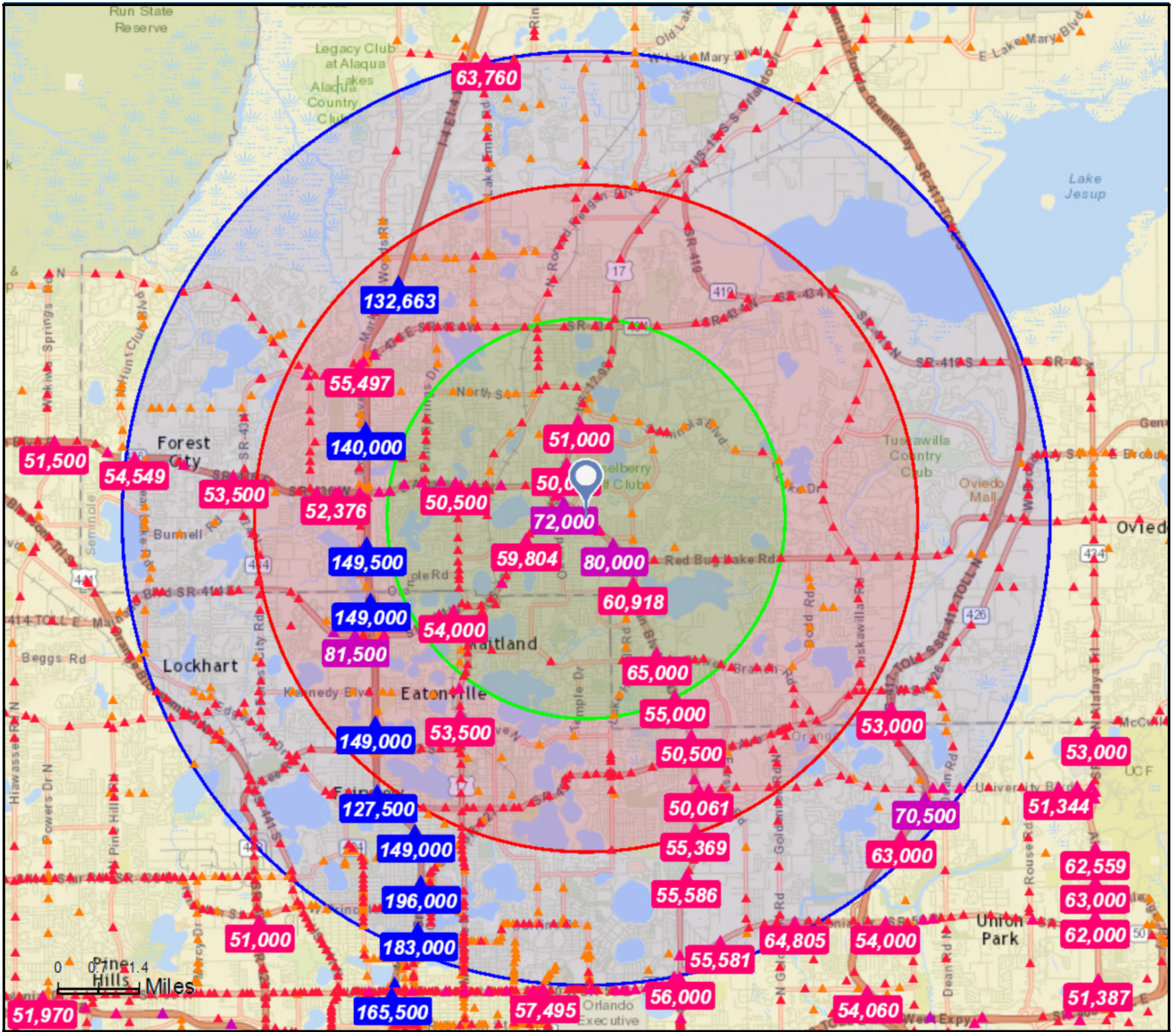
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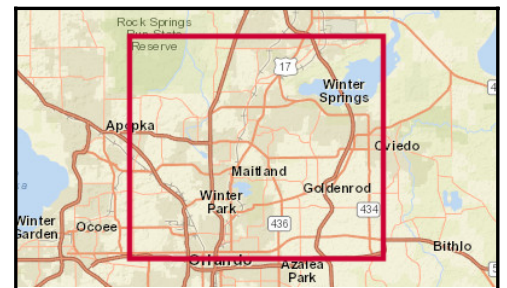
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- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day





Demographic and Income Profile

485 SR-436 E, Casselberry, Florida, 32707
 Ring: 3 mile radius

Prepared by Esri
 Latitude: 28.65591
 Longitude: -81.33412

Summary	Census 2010	2015	2020
Population	83,418	83,763	85,433
Households	35,413	35,765	36,566
Families	21,224	21,202	21,548
Average Household Size	2.33	2.32	2.32
Owner Occupied Housing Units	22,638	21,358	21,695
Renter Occupied Housing Units	12,775	14,406	14,872
Median Age	40.3	41.3	41.7
Trends: 2015 - 2020 Annual Rate	Area	State	National
Population	0.40%	1.05%	0.75%
Households	0.44%	1.05%	0.77%
Families	0.32%	0.95%	0.69%
Owner HHs	0.31%	0.91%	0.70%
Median Household Income	2.38%	2.89%	2.66%

Households by Income	2015		2020	
	Number	Percent	Number	Percent
<\$15,000	4,186	11.7%	3,847	10.5%
\$15,000 - \$24,999	4,207	11.8%	3,139	8.6%
\$25,000 - \$34,999	4,096	11.5%	3,453	9.4%
\$35,000 - \$49,999	5,071	14.2%	4,873	13.3%
\$50,000 - \$74,999	7,079	19.8%	7,859	21.5%
\$75,000 - \$99,999	4,621	12.9%	5,625	15.4%
\$100,000 - \$149,999	3,825	10.7%	4,360	11.9%
\$150,000 - \$199,999	1,179	3.3%	1,675	4.6%
\$200,000+	1,501	4.2%	1,735	4.7%
Median Household Income	\$50,741		\$57,069	
Average Household Income	\$68,597		\$78,154	
Per Capita Income	\$29,449		\$33,630	

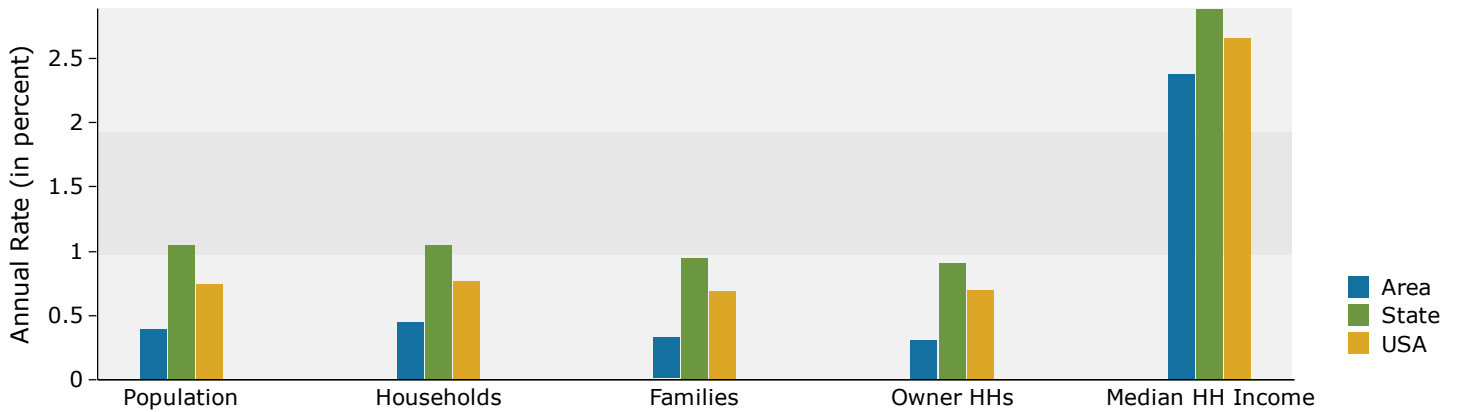
Population by Age	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	4,365	5.2%	4,161	5.0%	4,207	4.9%
5 - 9	4,547	5.5%	4,289	5.1%	4,256	5.0%
10 - 14	4,688	5.6%	4,539	5.4%	4,520	5.3%
15 - 19	5,233	6.3%	4,419	5.3%	4,423	5.2%
20 - 24	5,801	7.0%	5,752	6.9%	4,866	5.7%
25 - 34	11,512	13.8%	12,311	14.7%	13,008	15.2%
35 - 44	10,972	13.2%	10,212	12.2%	10,837	12.7%
45 - 54	12,779	15.3%	11,897	14.2%	10,740	12.6%
55 - 64	10,681	12.8%	11,437	13.7%	11,973	14.0%
65 - 74	6,573	7.9%	8,173	9.8%	9,295	10.9%
75 - 84	4,326	5.2%	4,433	5.3%	5,018	5.9%
85+	1,942	2.3%	2,140	2.6%	2,291	2.7%

Race and Ethnicity	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
White Alone	68,117	81.7%	66,770	79.7%	66,517	77.9%
Black Alone	7,310	8.8%	7,885	9.4%	8,533	10.0%
American Indian Alone	290	0.3%	319	0.4%	361	0.4%
Asian Alone	2,128	2.6%	2,291	2.7%	2,535	3.0%
Pacific Islander Alone	58	0.1%	67	0.1%	74	0.1%
Some Other Race Alone	3,189	3.8%	3,696	4.4%	4,225	4.9%
Two or More Races	2,326	2.8%	2,736	3.3%	3,187	3.7%
Hispanic Origin (Any Race)	14,717	17.6%	17,180	20.5%	20,281	23.7%

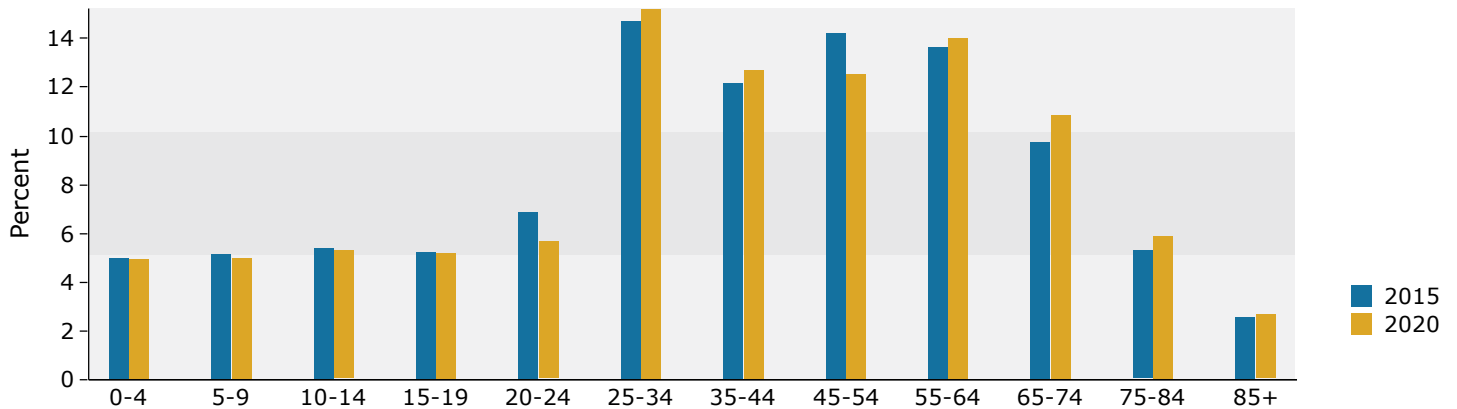
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

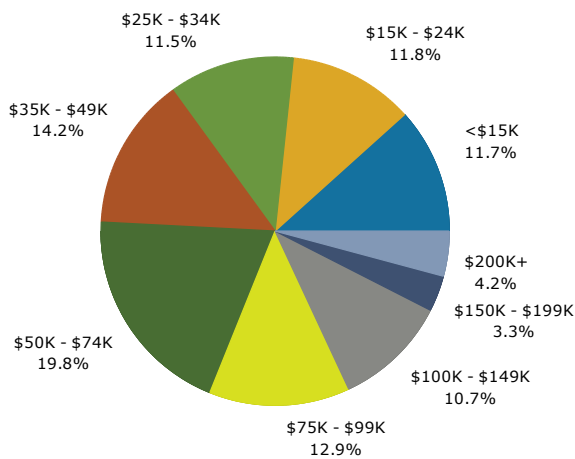
Trends 2015-2020



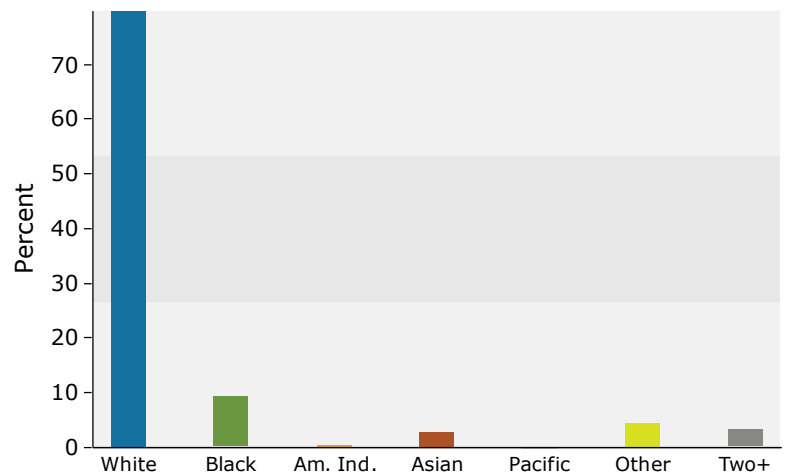
Population by Age



2015 Household Income



2015 Population by Race



2015 Percent Hispanic Origin: 20.5%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.



Demographic and Income Profile

485 SR-436 E, Casselberry, Florida, 32707
 Ring: 5 mile radius

Prepared by Esri
 Latitude: 28.65591
 Longitude: -81.33412

Summary	Census 2010	2015	2020
Population	227,284	231,782	240,943
Households	95,626	98,142	102,433
Families	57,594	58,367	60,392
Average Household Size	2.34	2.33	2.32
Owner Occupied Housing Units	59,336	56,583	58,451
Renter Occupied Housing Units	36,290	41,559	43,982
Median Age	39.5	40.4	40.8
Trends: 2015 - 2020 Annual Rate	Area	State	National
Population	0.78%	1.05%	0.75%
Households	0.86%	1.05%	0.77%
Families	0.68%	0.95%	0.69%
Owner HHs	0.65%	0.91%	0.70%
Median Household Income	2.52%	2.89%	2.66%

Households by Income	2015		2020	
	Number	Percent	Number	Percent
<\$15,000	11,252	11.5%	10,640	10.4%
\$15,000 - \$24,999	10,400	10.6%	7,869	7.7%
\$25,000 - \$34,999	10,531	10.7%	8,852	8.6%
\$35,000 - \$49,999	14,297	14.6%	13,738	13.4%
\$50,000 - \$74,999	19,085	19.4%	21,453	20.9%
\$75,000 - \$99,999	12,070	12.3%	15,105	14.7%
\$100,000 - \$149,999	11,591	11.8%	13,517	13.2%
\$150,000 - \$199,999	4,381	4.5%	5,984	5.8%
\$200,000+	4,535	4.6%	5,274	5.1%
Median Household Income	\$52,314		\$59,254	
Average Household Income	\$72,177		\$81,850	
Per Capita Income	\$30,614		\$34,832	

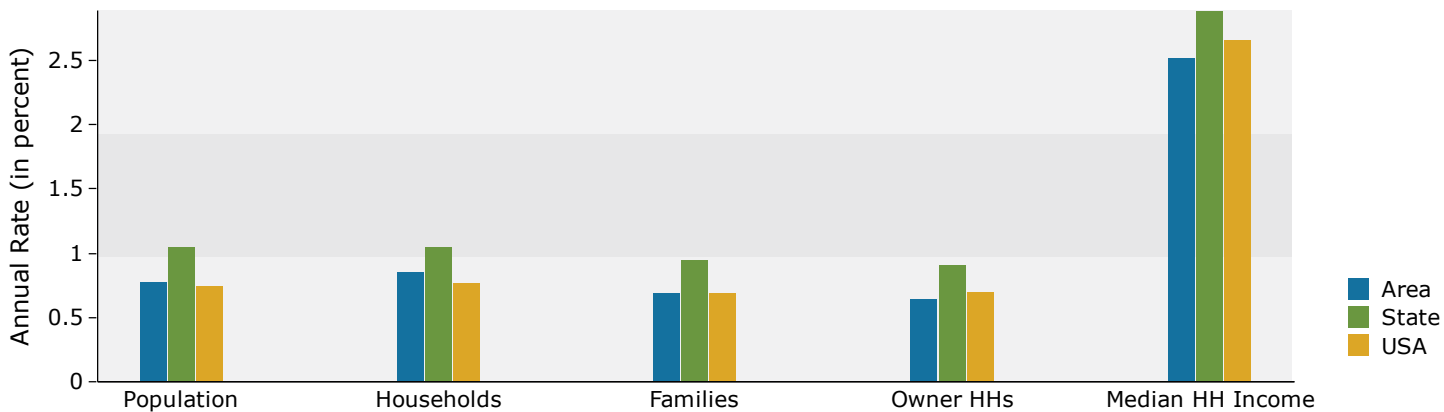
Population by Age	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	11,639	5.1%	11,259	4.9%	11,692	4.9%
5 - 9	12,342	5.4%	11,698	5.0%	11,770	4.9%
10 - 14	13,414	5.9%	12,628	5.4%	12,630	5.2%
15 - 19	15,544	6.8%	13,801	6.0%	13,502	5.6%
20 - 24	16,943	7.5%	17,689	7.6%	16,083	6.7%
25 - 34	31,193	13.7%	33,797	14.6%	36,540	15.2%
35 - 44	29,639	13.0%	27,884	12.0%	30,202	12.5%
45 - 54	34,826	15.3%	32,763	14.1%	29,729	12.3%
55 - 64	28,352	12.5%	31,114	13.4%	33,274	13.8%
65 - 74	16,775	7.4%	21,704	9.4%	25,428	10.6%
75 - 84	11,129	4.9%	11,421	4.9%	13,511	5.6%
85+	5,487	2.4%	6,025	2.6%	6,583	2.7%

Race and Ethnicity	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
White Alone	182,135	80.1%	180,951	78.1%	183,147	76.0%
Black Alone	22,175	9.8%	24,302	10.5%	27,013	11.2%
American Indian Alone	749	0.3%	830	0.4%	953	0.4%
Asian Alone	6,813	3.0%	7,501	3.2%	8,523	3.5%
Pacific Islander Alone	139	0.1%	164	0.1%	190	0.1%
Some Other Race Alone	8,668	3.8%	10,200	4.4%	11,882	4.9%
Two or More Races	6,604	2.9%	7,833	3.4%	9,235	3.8%
Hispanic Origin (Any Race)	39,818	17.5%	47,176	20.4%	56,697	23.5%

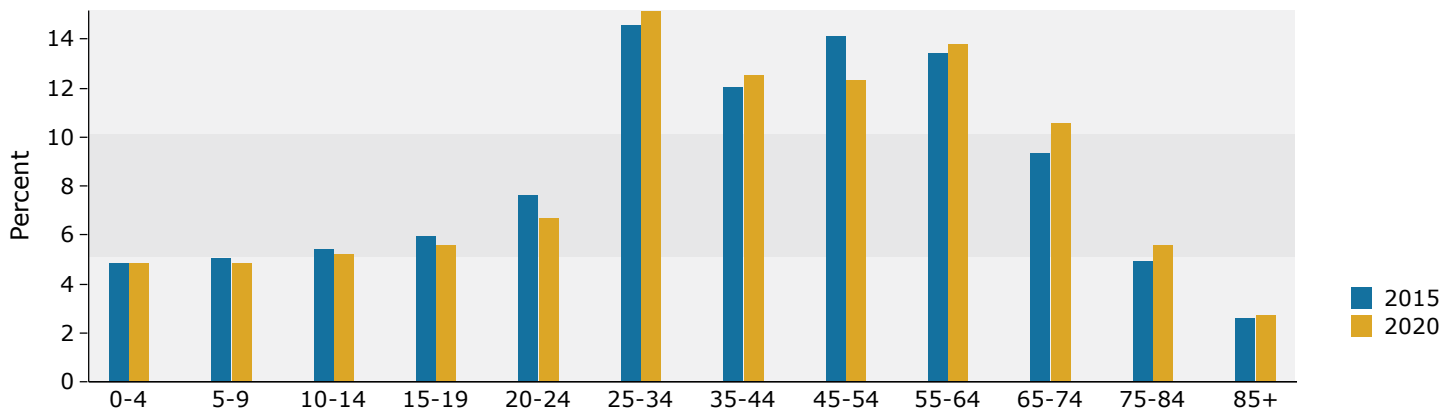
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

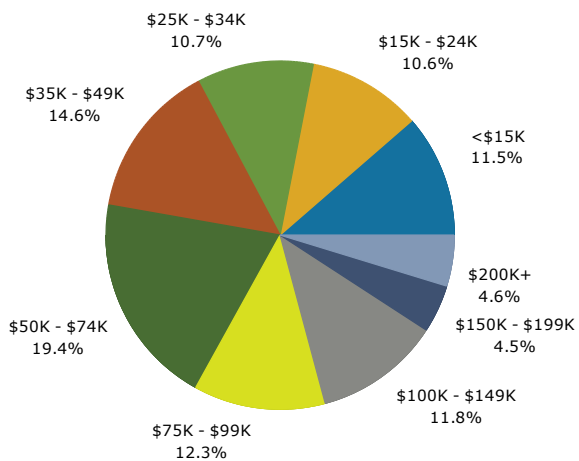
Trends 2015-2020



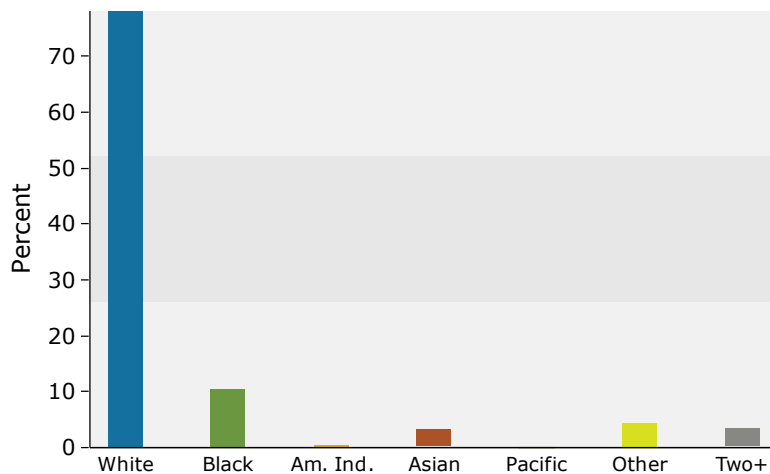
Population by Age



2015 Household Income



2015 Population by Race



2015 Percent Hispanic Origin: 20.4%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.



Demographic and Income Profile

485 SR-436 E, Casselberry, Florida, 32707
 Ring: 7 mile radius

Prepared by Esri
 Latitude: 28.65591
 Longitude: -81.33412

Summary	Census 2010	2015	2020
Population	386,477	398,970	418,772
Households	160,829	166,850	175,772
Families	97,038	99,428	103,800
Average Household Size	2.37	2.36	2.35
Owner Occupied Housing Units	97,388	93,467	97,242
Renter Occupied Housing Units	63,441	73,383	78,531
Median Age	38.2	39.0	39.2
Trends: 2015 - 2020 Annual Rate	Area	State	National
Population	0.97%	1.05%	0.75%
Households	1.05%	1.05%	0.77%
Families	0.86%	0.95%	0.69%
Owner HHs	0.80%	0.91%	0.70%
Median Household Income	2.61%	2.89%	2.66%

Households by Income	2015		2020	
	Number	Percent	Number	Percent
<\$15,000	19,393	11.6%	18,530	10.5%
\$15,000 - \$24,999	17,070	10.2%	12,877	7.3%
\$25,000 - \$34,999	16,720	10.0%	13,926	7.9%
\$35,000 - \$49,999	24,322	14.6%	23,571	13.4%
\$50,000 - \$74,999	31,825	19.1%	36,187	20.6%
\$75,000 - \$99,999	20,245	12.1%	25,321	14.4%
\$100,000 - \$149,999	20,413	12.2%	24,040	13.7%
\$150,000 - \$199,999	8,289	5.0%	11,257	6.4%
\$200,000+	8,572	5.1%	10,064	5.7%
Median Household Income	\$53,258		\$60,571	
Average Household Income	\$74,516		\$84,538	
Per Capita Income	\$31,315		\$35,637	

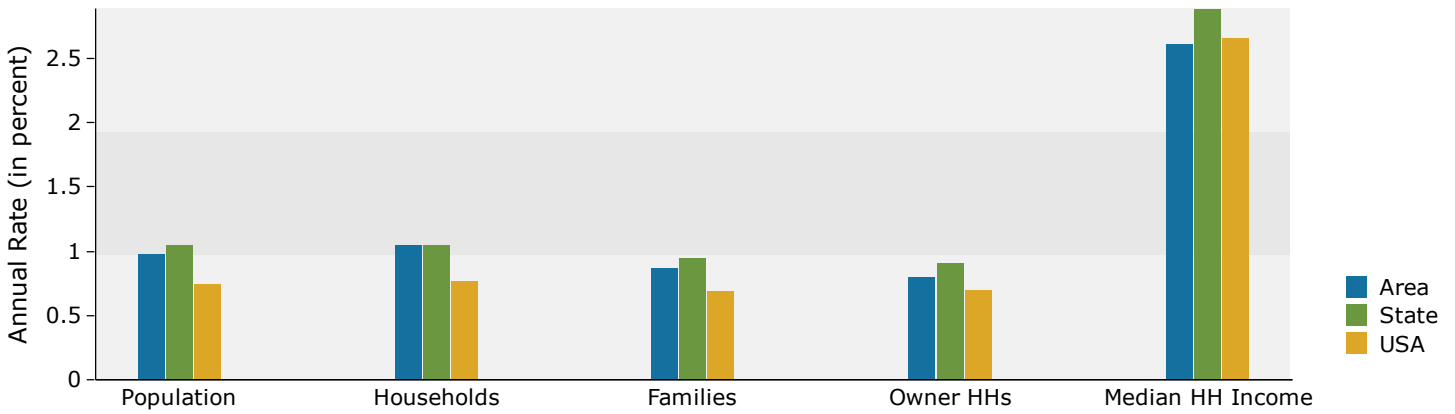
Population by Age	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	20,321	5.3%	19,933	5.0%	21,090	5.0%
5 - 9	20,962	5.4%	20,428	5.1%	20,759	5.0%
10 - 14	23,101	6.0%	21,765	5.5%	22,091	5.3%
15 - 19	26,975	7.0%	24,133	6.0%	23,313	5.6%
20 - 24	30,774	8.0%	32,038	8.0%	29,660	7.1%
25 - 34	55,295	14.3%	61,390	15.4%	68,630	16.4%
35 - 44	51,663	13.4%	49,556	12.4%	53,257	12.7%
45 - 54	60,002	15.5%	56,538	14.2%	51,893	12.4%
55 - 64	46,949	12.1%	53,154	13.3%	56,941	13.6%
65 - 74	25,937	6.7%	34,106	8.5%	41,129	9.8%
75 - 84	16,626	4.3%	17,242	4.3%	20,551	4.9%
85+	7,872	2.0%	8,687	2.2%	9,456	2.3%

Race and Ethnicity	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
White Alone	306,630	79.3%	308,346	77.3%	315,101	75.2%
Black Alone	38,313	9.9%	42,300	10.6%	47,277	11.3%
American Indian Alone	1,265	0.3%	1,418	0.4%	1,633	0.4%
Asian Alone	13,822	3.6%	15,421	3.9%	17,703	4.2%
Pacific Islander Alone	226	0.1%	260	0.1%	293	0.1%
Some Other Race Alone	14,912	3.9%	17,698	4.4%	20,765	5.0%
Two or More Races	11,309	2.9%	13,526	3.4%	16,001	3.8%
Hispanic Origin (Any Race)	68,811	17.8%	82,464	20.7%	99,982	23.9%

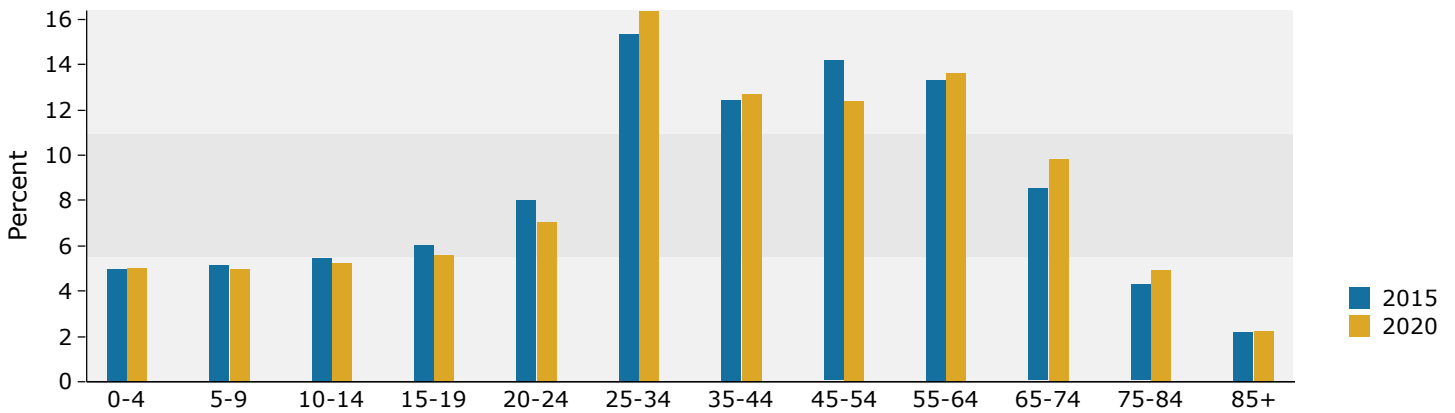
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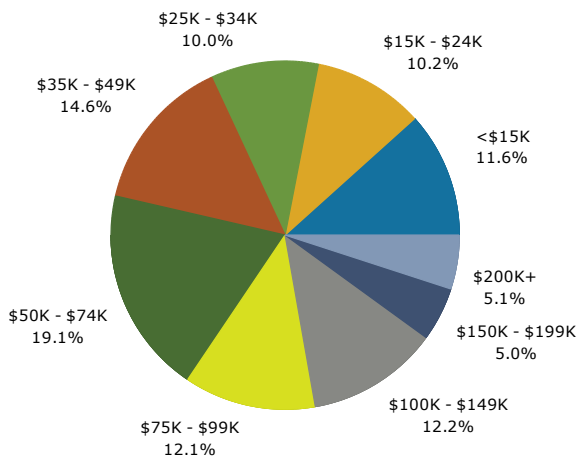
Trends 2015-2020



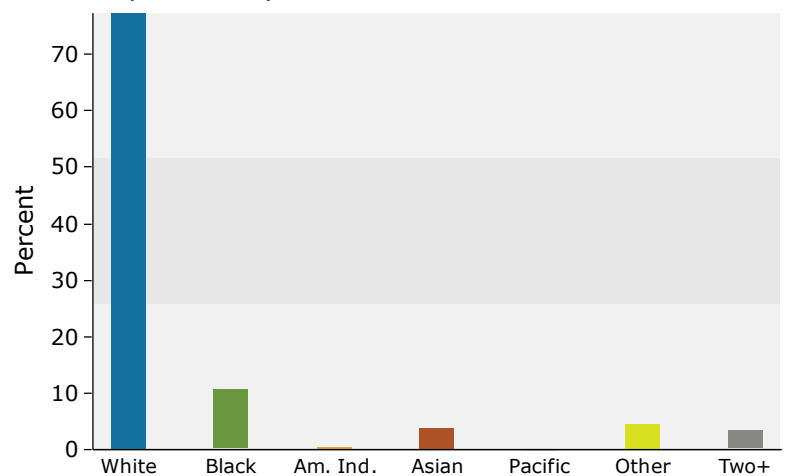
Population by Age



2015 Household Income



2015 Population by Race



2015 Percent Hispanic Origin: 20.7%