

For Sale

# Retail Investment Opportunity

85,560 SF | \$9,000,000 | \$105/SF



## 204 SR 436

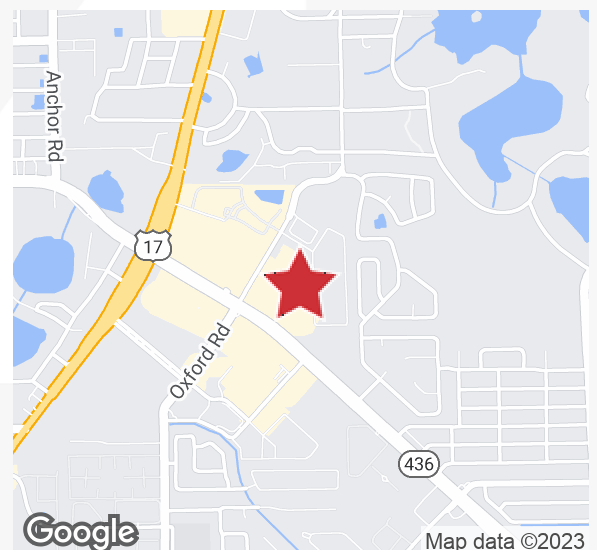
Casselberry, Florida 32707

### Property Highlights

- Great opportunity to acquire large footprint retail store in high traffic location at \$105 / SF
- Located on extremely busy SR 436 (Semoran Blvd) and only seconds from SR 436 and US Hwy 17-92 intersection
- Currently occupied by Old Time Pottery and offers a Year 1 (2023) NOI - \$452,000
- Upon expiration, investor can lease out at current market rate and receive a high cash on cash return
- Old Time Pottery recently restructured and is focusing on its best performing stores
- Potential redevelopment opportunity in great location
- 200 feet of frontage on busy SR 436 (Semoran Blvd) with 54,000 AADT
- Adjacent to Oxford Square, a 58,444 SF shopping center
- Additional development opportunity - retail outparcel for restaurant, convenience store, etc.

### OFFERING SUMMARY

|                      |             |
|----------------------|-------------|
| <b>Sale Price</b>    | \$9,000,000 |
| <b>Lot Size</b>      | 7.56 Acres  |
| <b>Building Size</b> | 85,560 SF   |



**Sale Price: \$9,000,000**

For more information

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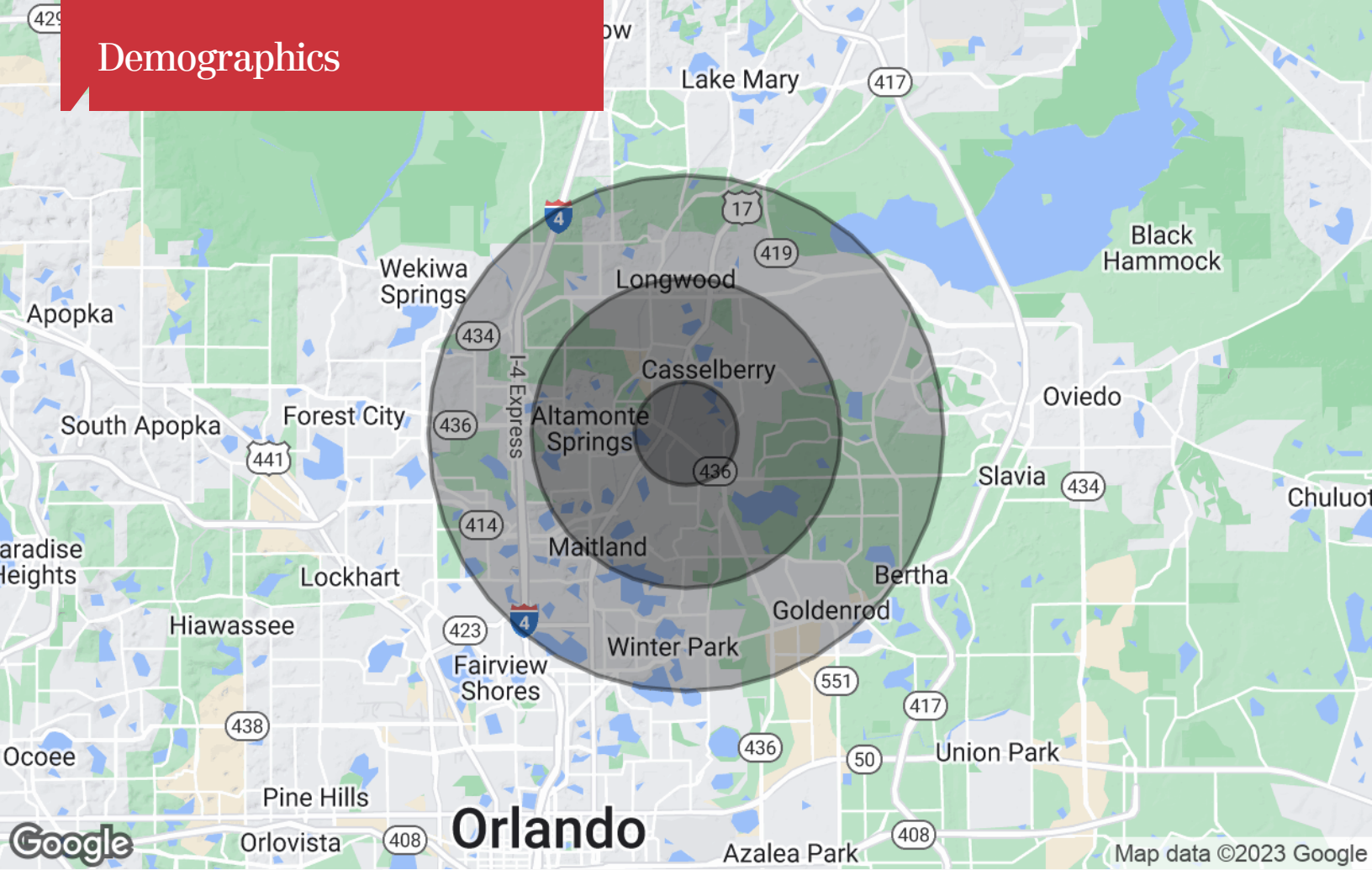
# Aerial & Photos



# Retail Map



# Demographics



## Population

|                     | 1 Mile | 3 Miles | 5 Miles |
|---------------------|--------|---------|---------|
| TOTAL POPULATION    | 10,267 | 84,928  | 224,651 |
| MEDIAN AGE          | 41.3   | 40.4    | 38.9    |
| MEDIAN AGE (MALE)   | 39.3   | 38.6    | 37.1    |
| MEDIAN AGE (FEMALE) | 43.2   | 42.3    | 40.8    |

## Households & Income

|                     | 1 Mile    | 3 Miles   | 5 Miles   |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS    | 4,142     | 33,447    | 87,446    |
| # OF PERSONS PER HH | 2.5       | 2.5       | 2.6       |
| AVERAGE HH INCOME   | \$56,226  | \$69,866  | \$74,855  |
| AVERAGE HOUSE VALUE | \$237,205 | \$293,167 | \$300,463 |

\* Demographic data derived from 2020 ACS - US Census