For Sale **Retail Investment Opportunity** 85,560 SF | \$9,000,000 | \$105/SF



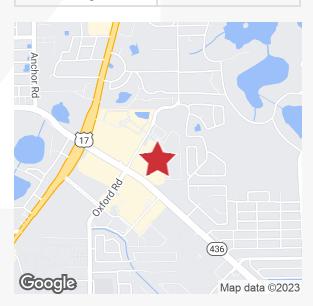
Casselberry, Florida 32707

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.

Sale Price: \$9,000,000

OFFERING SUMMARY		
Sale Price	\$9,000,000	
Lot Size	7.56 Acres	
Building Size	85,560 SF	



For more information Paul P. Partyka, CCIM, MiCP, CIPS 0: 407 341 0805 ppartyka@realvest.com



1.09.23

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubl its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Unless otherwise noted, the property is being offered as-is, where is, with all faults.









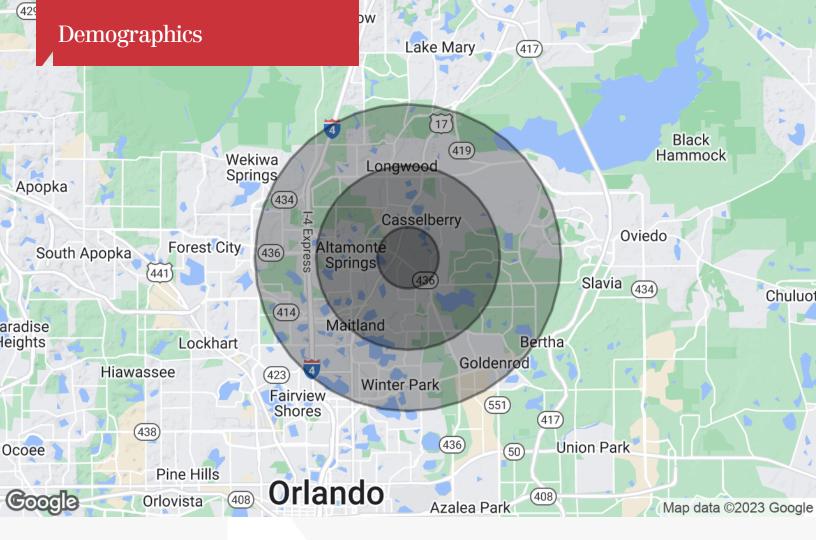
The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Unless otherwise noted, the property is being offered as-is, where is, with all faults.



Map data @2022 Google Imagery @2022 , Lake County, Maxar Technologies, U.S. Geological Survey



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Unless otherwise noted, the property is being offered as-is, where is, with all faults.



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	
		\$293,167	\$300,463	

* Demographic data derived from 2020 ACS - US Census



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Unless otherwise noted, the property is being offered as-is, where is, with all faults.