

**FOR SALE  
OR LEASE**

**FREE STANDING COMMERCIAL BUILDING**  
**VACANT BANK LOCATION**

**491 SEMORAN BLVD CASSELBERRY, FL**



**CONTACT**

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**Results Real Estate Partners, LLC**

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108 Commerce Street, Suite 200  
Lake Mary, Florida 32746

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**PROPERTY HIGHLIGHTS**

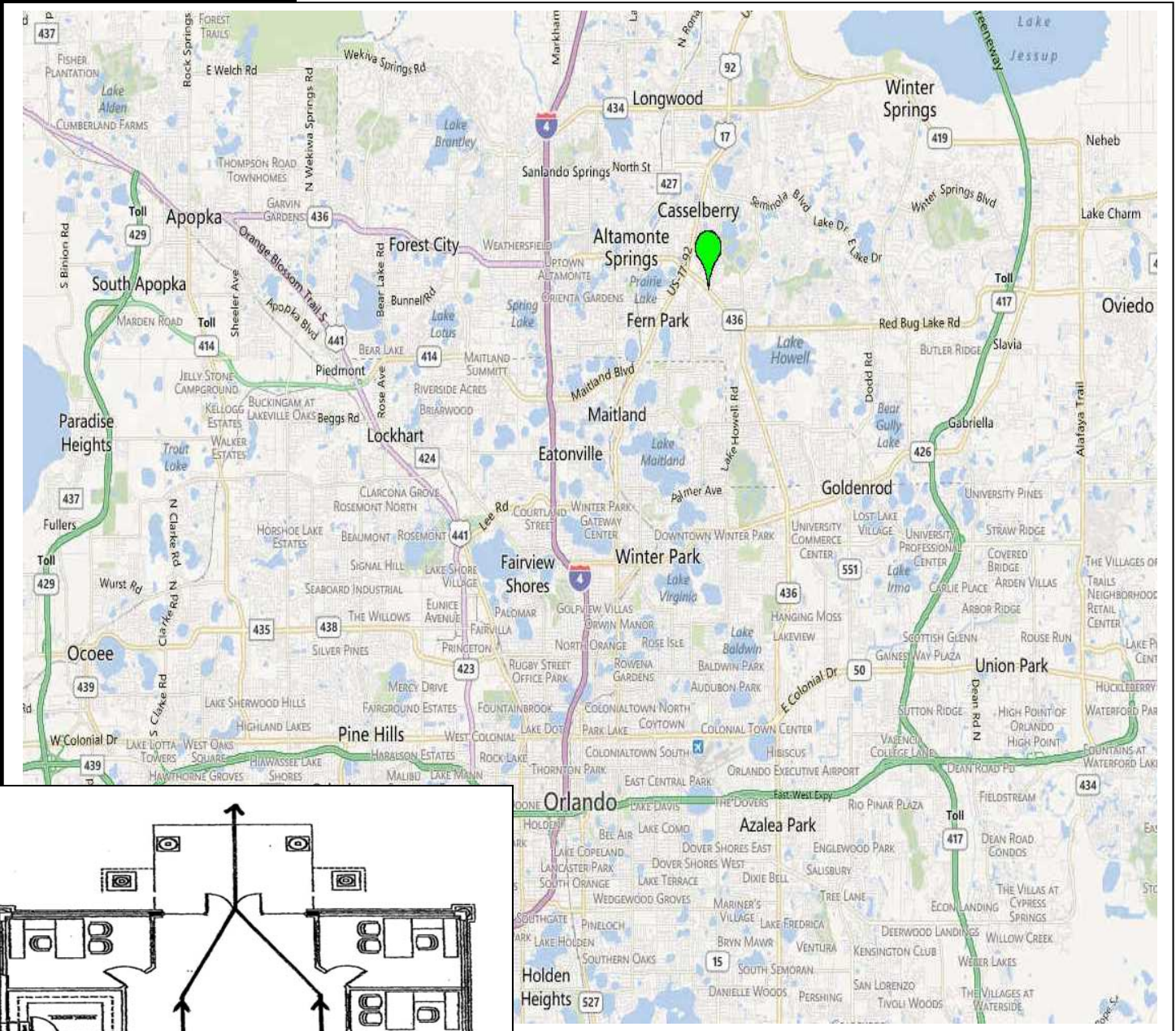
- 3,000 SF Commercial Bank Location built in 2002
- Flexible Footprint that can be Used for Several Uses
- Concrete Block Construction with Multiple Drive Thru Lanes
- Safe and Bank FF&E Still in Place
- .55 Acre Commercial Site with 16 Parking Spaces
- Flexible Landlord, Flexible Terms, with Lease Option Available
- 90% Financing Available (see broker for details)
- Explosive Retail Area close to I-4, HW 17-92, Red Bug Road, SR 426, and CR 427
- Sale Price: **\$625,000**
- Lease Rate: **\$19.00 NNN**

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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

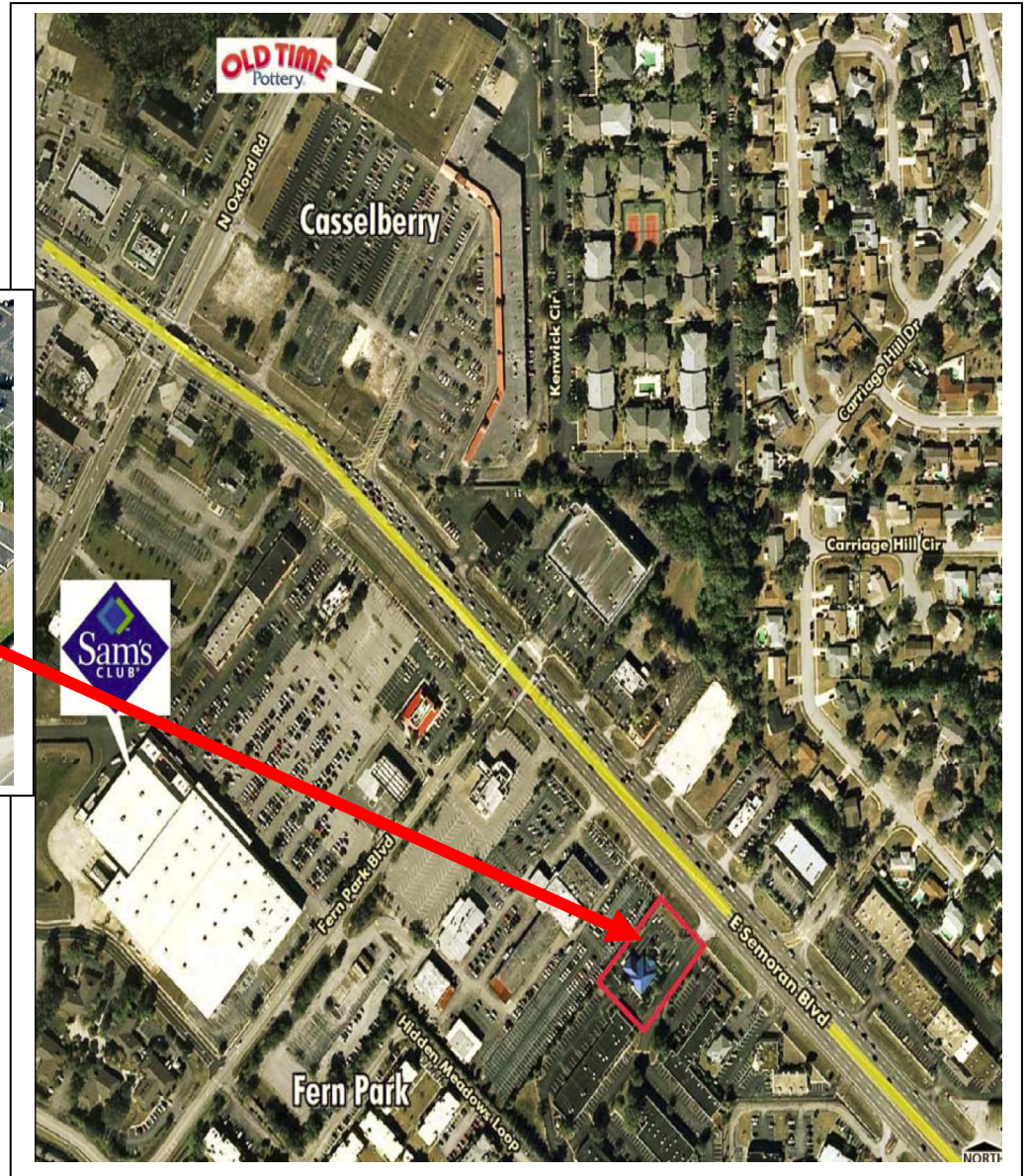
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**2011 ESTIMATED DEMOGRAPHICS**

	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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