

For Sale

# Retail Investment Opportunity

85,560 SF | \$12,000,000 | \$140/SF



## 204 SR 436

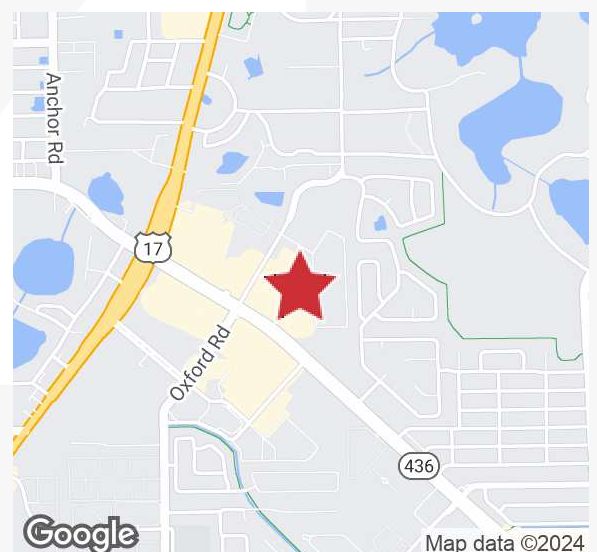
Casselberry, Florida 32707

### Property Highlights

- Great opportunity to acquire large footprint retail store in high traffic location at \$140/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 2 (2024) NOI - \$452,000. Current lease ends 12/27
- 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>	<b>\$12,000,000</b>
<b>Lot Size</b>	<b>7.56 Acres</b>
<b>Building Size</b>	<b>85,560 SF</b>



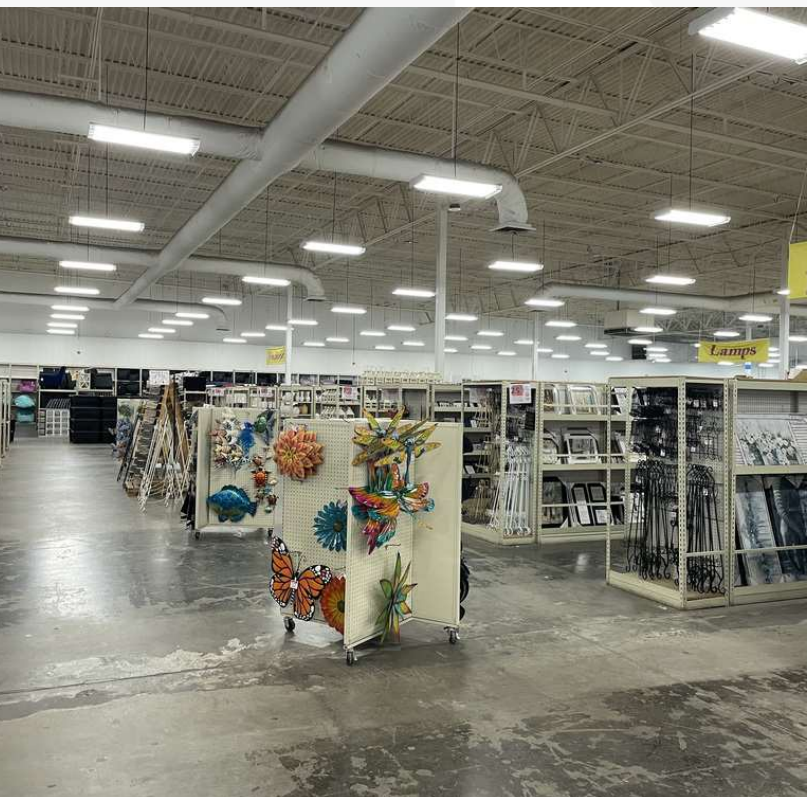
For more information

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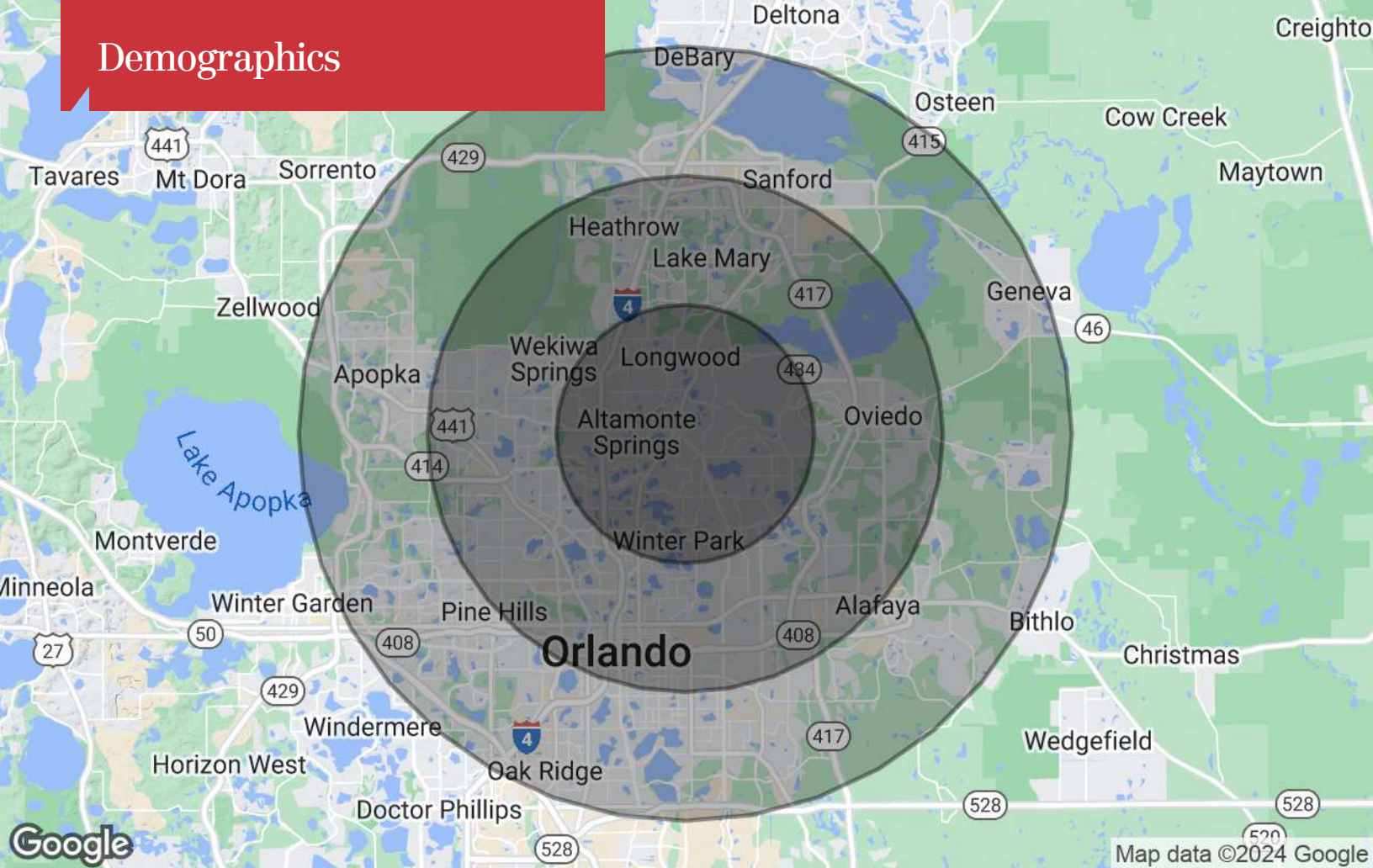
# Aerial & Photos



# Retail Map



# Demographics



## Population

	5 Miles	10 Miles	15 Miles
TOTAL POPULATION	249,209	754,615	1,560,698
MEDIAN AGE	42	40	39
MEDIAN AGE (MALE)	41	39	38
MEDIAN AGE (FEMALE)	44	42	40

## Households & Income

	5 Miles	10 Miles	15 Miles
TOTAL HOUSEHOLDS	104,589	297,687	587,483
# OF PERSONS PER HH	2.4	2.5	2.7
AVERAGE HH INCOME	\$102,422	\$103,927	\$98,961
AVERAGE HOUSE VALUE	\$431,540	\$422,229	\$389,829

\* Demographic data derived from 2020 ACS - US Census