

FOR LEASE TARGET SHADOW ANCHORED

111 Melody Ln / 4200 US Hwy 17/92 | Casselberry, FL (Orlando MSA)



HIGHLIGHTS

- One 0.45 acre outparcel for lease, ideal for QSR or retail.
- Excellent visibility and prominent pylon signage available on US Hwy 17-92.
- 8,735 SF (divisible down to 1,500 SF) retail space facing US Hwy 17-92.
- 12,000 SF flex/warehouse space.
- Flexible uses: retail, flex/warehouse, QSR/drive-thru.
- Located in the heart of Downtown Casselberry, FL (Orlando MSA).
- Lighted access from Triplet Lake Drive.
- Be seen by 71,000 vehicles per day!

| Demographics | 1 Mile | 3 Miles | 5 Miles |
|-------------------|----------|----------|-----------|
| Population | 7,183 | 97,755 | 242,987 |
| HH Income | \$75,207 | \$90,449 | \$102,612 |
| Daytime Employees | 9,701 | 98,815 | 286,492 |



[View Property Video](#)



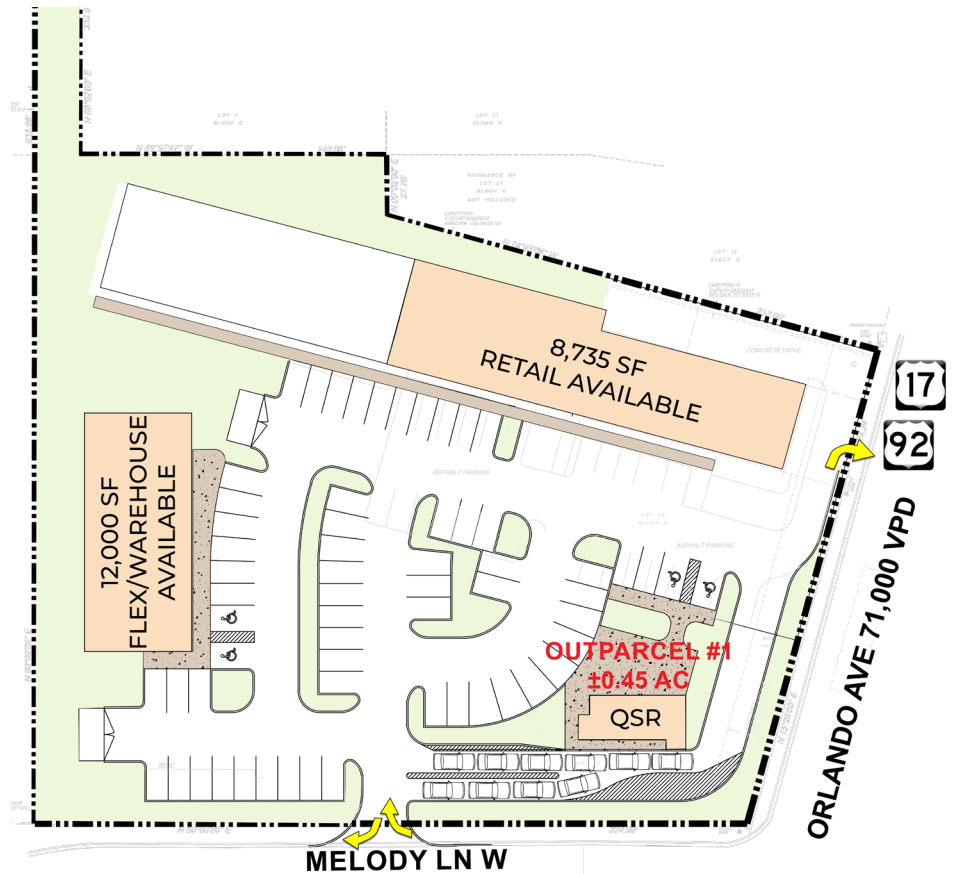
MONTE MITCHELL | Monte@FornessProperties.com | 407.988.0073
DREW FORNESS, CCIM | Drew@FornessProperties.com | 407.960.4740
www.FornessProperties.com | Licensed Real Estate Broker

FOR LEASE TARGET SHADOW ANCHORED

111 Melody Ln / 4200 US Hwy 17/92 | Casselberry, FL (Orlando MSA)



CONCEPTUAL SITE OPTION



FOR LEASE TARGET SHADOW ANCHORED

111 Melody Ln / 4200 US Hwy 17/92 | Casselberry, FL (Orlando MSA)

