

Space Available

# HOWELL BRANCH CORNERS

2525 Howell Branch Road, Casselberry, FL 32751



## PROPERTY HIGHLIGHTS

Located at the signalized intersection of Semoran Blvd. (SR 436) and Howell Branch Road, this specialty strip center offers great visibility and access. Howell Branch Corners is an outparcel to a 248,683 SF power center, Casselberry Commons, which includes Ross, TJ Maxx, Stein Mart, Five Below, and a host of national and regional tenants.

- 🌿 **Available Space:** Suite 1021 – 3,900 SF
- 🌿 **Co-Tenants:** Planet Smoothie, T-Mobile, Heartland Dental and Starbucks
- 🌿 **GLA:** 14,785 SF
- 🌿 **Land:** 4.84 acres
- 🌿 **Zoning:** CG
- 🌿 **Frontage:** 292' on Howell Branch Road, 351" on Semoran Blvd.
- 🌿 **Pylon Signage:** Available
- 🌿 **Parking:** 4.47 per 1000
- 🌿 **Combined Traffic Count:** 97,072 CBD

## DEMOGRAPHICS 3 Mile 2025

Population	107,041
Households	45,614
Avg. HH Income	\$120,740
Daytime Population	103,984
Median Age	39.5

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## Tenant Roster

SUITE	TENANT	SF
1001	T-Mobile	2,432
1021	AVAILABLE - Former BB&T	3,900
1031	Alloy Personal Training	1,700
1041	Planet Smoothie	993
1045	HOTWORX	1,690
1051	Heartland Dental	2,300
2000	Starbucks	1,750



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