



For Sale

# Commercial Site

0.917 Acres | \$1,063,250 / Acre

## 2768 S US Highway 17-92

Casselberry, Florida 32707

### Property Highlights

- 0.92± acre commercial site
- Great visibility with 235 feet of frontage on US 17-92
- CG (General Commercial) Zoning allows many uses
- Good traffic counts – 57,383 AADT
- Located across from Publix and Home Depot
- Great location just south of Dog Track Road with easy access to Ronald Reagan Blvd, SR 436, SR 434 and I-4
- Property has been re-platted
- May or may not require some flood plain mitigation



**Sale Price: \$975,000**

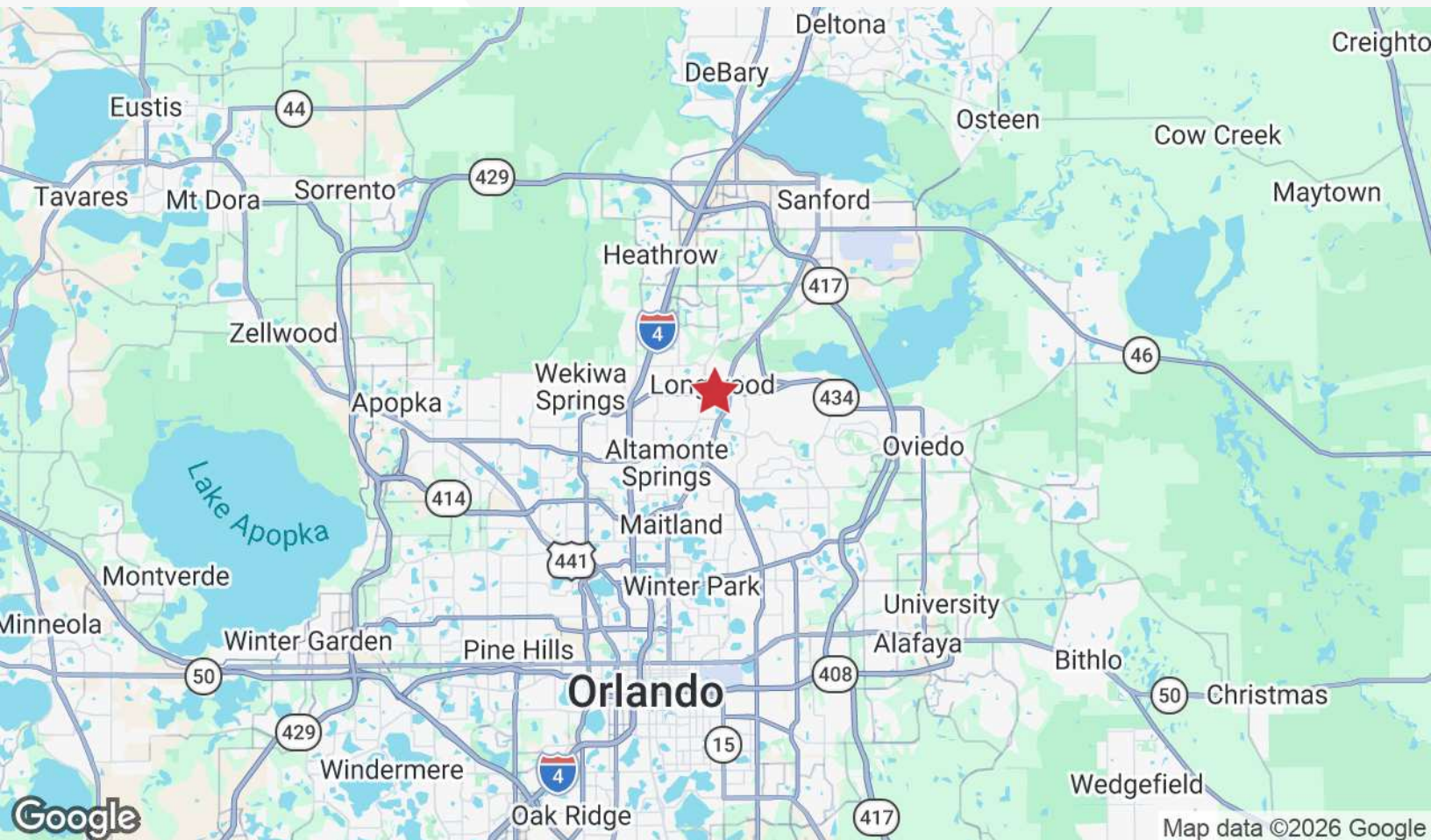
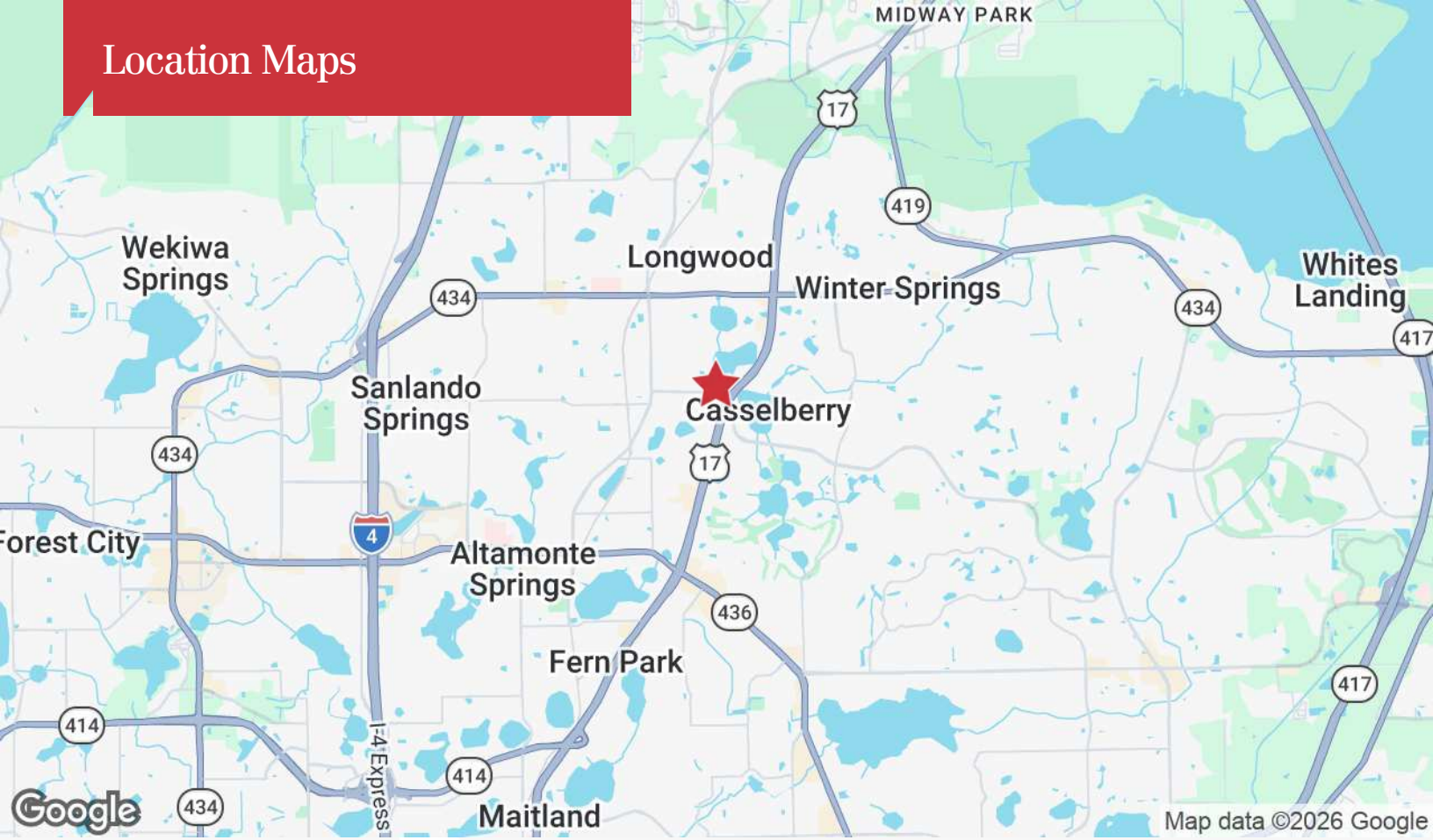
For more information

**Jeffrey Bloom, CCIM**

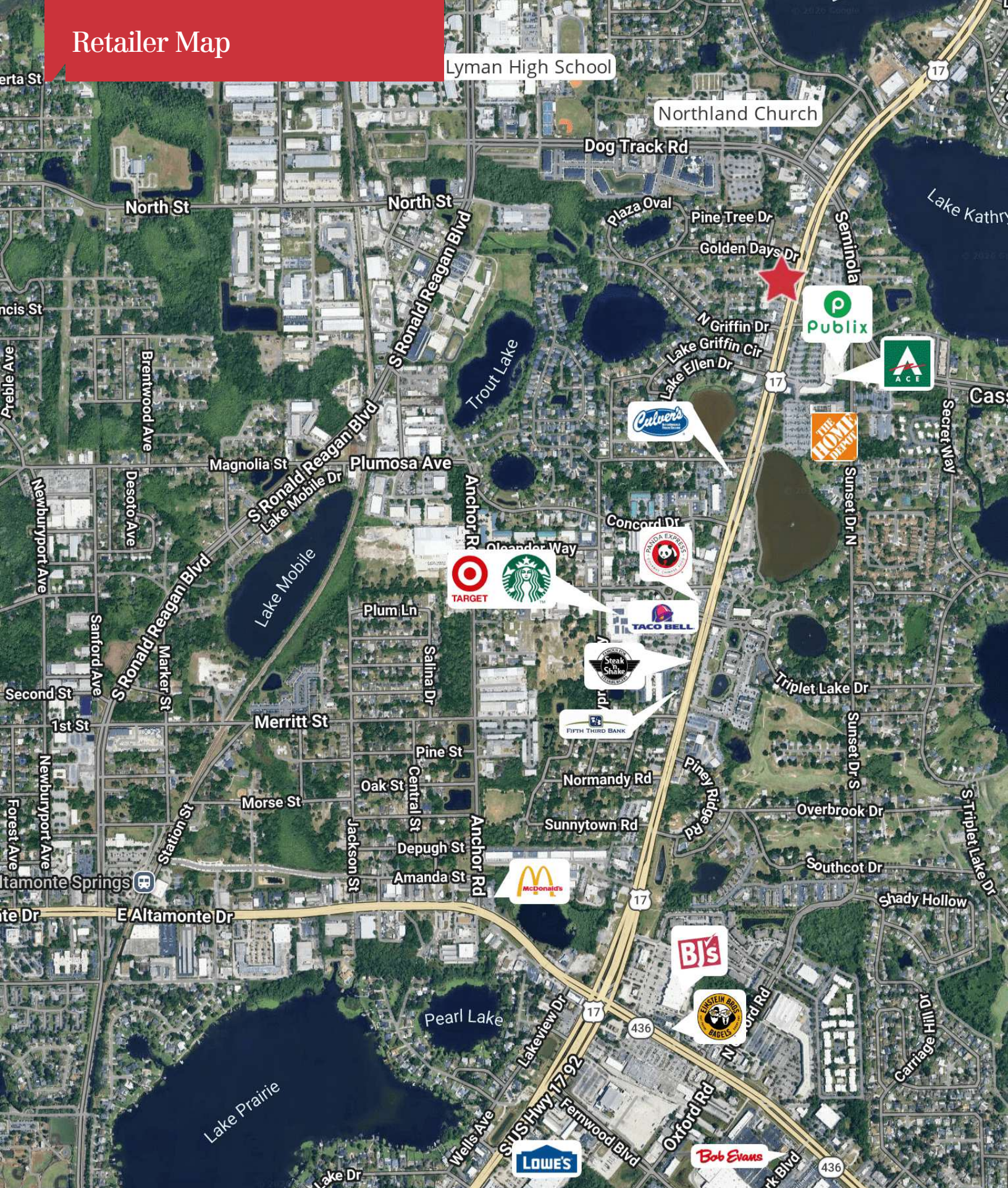
O: 407 949 0709

[jbloom@realvest.com](mailto:jbloom@realvest.com)

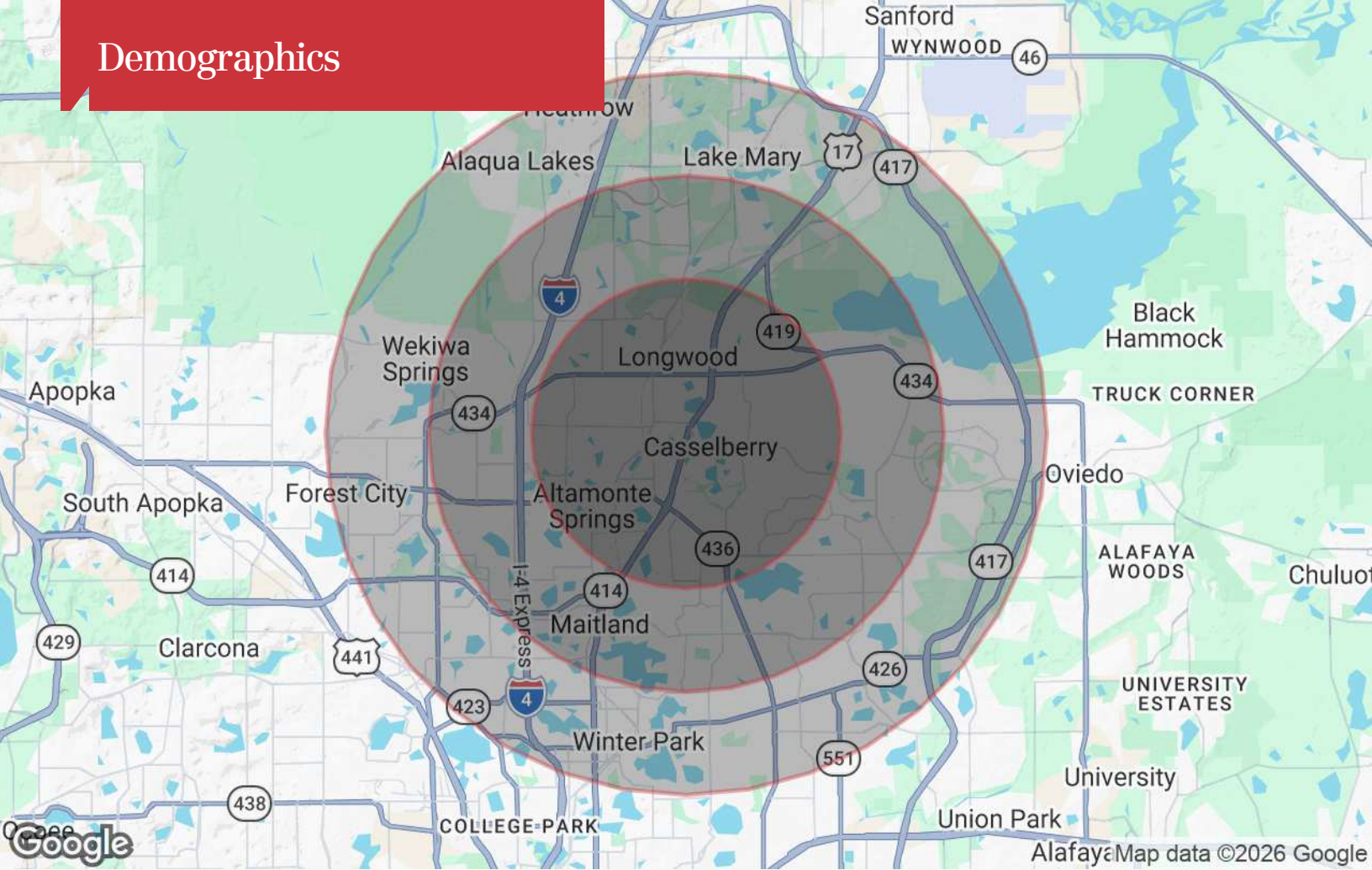
# Location Maps



# Retailer Map



# Demographics



## Population

	3 Miles	5 Miles	7 Miles
TOTAL POPULATION	91,499	221,872	399,524
MEDIAN AGE	40.4	41.2	40.7
MEDIAN AGE (MALE)	39.3	40.0	39.6
MEDIAN AGE (FEMALE)	41.7	42.1	41.6

## Households & Income

	3 Miles	5 Miles	7 Miles
TOTAL HOUSEHOLDS	37,471	92,327	163,247
# OF PERSONS PER HH	2.4	2.4	2.4
AVERAGE HH INCOME	\$87,402	\$104,223	\$109,554
AVERAGE HOUSE VALUE	\$297,322	\$368,947	\$414,663

\* Demographic data derived from 2020 ACS - US Census