

FOR LEASE TARGET SHADOW ANCHORED

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



CONCEPTUAL RENDERING



Demographics	1 Mile	3 Miles	5 Miles
Population	7,255	98,454	243,876
HH Income	\$80,734	\$95,405	\$107,486
Daytime Employees	6,306	55,925	170,174

HIGHLIGHTS

- **Brand New Construction:** new upscale shopping center with modern architecture.
- **Target & PetSmart Shadow Anchored:** High-traffic shadow anchors generating continuous retail cross-shopping.
- **Prime Highway Frontage:** Exceptional visibility with prominent pylon signage on US Hwy 17-92.
- **Massive Traffic Counts:** Be seen by over 71,000 vehicles per day (VPD).
- **Highly Flexible Spaces:** A total of 16,050 SF of premium retail available with 8,850 SF contiguous available (divisible).
- **Retail:** Ideal for traditional retail, medical retail, and QSR uses.
- **Prime Location:** Located in the strategic retail heart of Downtown Casselberry (Orlando MSA).

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SITE PLAN



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