

Casselberry Vacant Land

1324 Lake Dr. Casselberry, FL 32707

Palkiper
Commercial Real Estate Services
Licensed Real Estate Broker



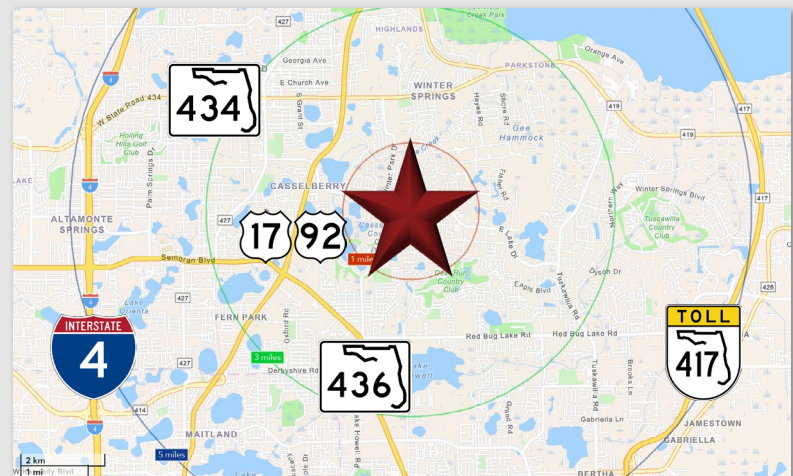
For Sale: \$2,600,000

LOCATION HIGHLIGHTS

This site is located on Lake Dr. just off of Seminola Blvd. with a daily traffic count of 22,500 cars per day. Adjacent to Glen Academy Preschool and across from Circle K. Less than 2 miles from US Hwy 17-92 providing a quick commute to Altamonte Springs and Maitland, and less than 5 miles from I-4.

LISTING HIGHLIGHTS

- **2.21± acres** vacant land
- 295± ft frontage on Lake Dr
- **Zoned for General Commercial** with the city of Casselberry
- **Retention and utilities in place**
- Access and off-site improvements completed
- **Previously approved for an assisted living facility**



2026 DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
Population	10,182	87,686	216,641
Median HH Income	\$76,882	\$81,543	\$86,898
Average HH Income	\$93,074	\$99,054	\$115,665

Contact For More Information

Marie Shorey, CCIM

(407) 383-8142

Marie@palkiper.com