



FOR SALE

1110 SEMINOLA BOULEVARD | CASSELBERRY, FLORIDA 32707

±0.74 AC

PERMIT-READY 5,013 SF FLEX/OFFICE BUILDING

ZONING: GENERAL COMMERCIAL

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The Opportunity

ADDRESS

1110 Seminola Boulevard
Casselberry, FL 32707

PRICE

\$515,000

SIZE

±0.74 AC

ZONING

City of Casselberry (CG) [CLICK HERE FOR PERMITTED USES](#)

AP Construction Contractor, LLC has retained Lee & Associates Central Florida as its exclusive agent in the sale of a permit-ready, small-bay commercial pad at 1110 Seminola Blvd in Casselberry, FL. The subject is a ±0.74-acre General Commercial (CG) infill parcel with direct frontage on Seminola Boulevard, a Seminole County arterial carrying roughly 22,500 vehicles per day, within the Orlando MSA. A complete permit-set of civil and architectural drawings has been prepared for a single-story, ±5,013 SF owner-user office building with back-of-house storage, and a site permit application is on file with the City of Casselberry (SPR25-000013). The property is delivered with public water and sewer, a designed 17-space parking field, and stormwater and floodplain compensation already engineered.

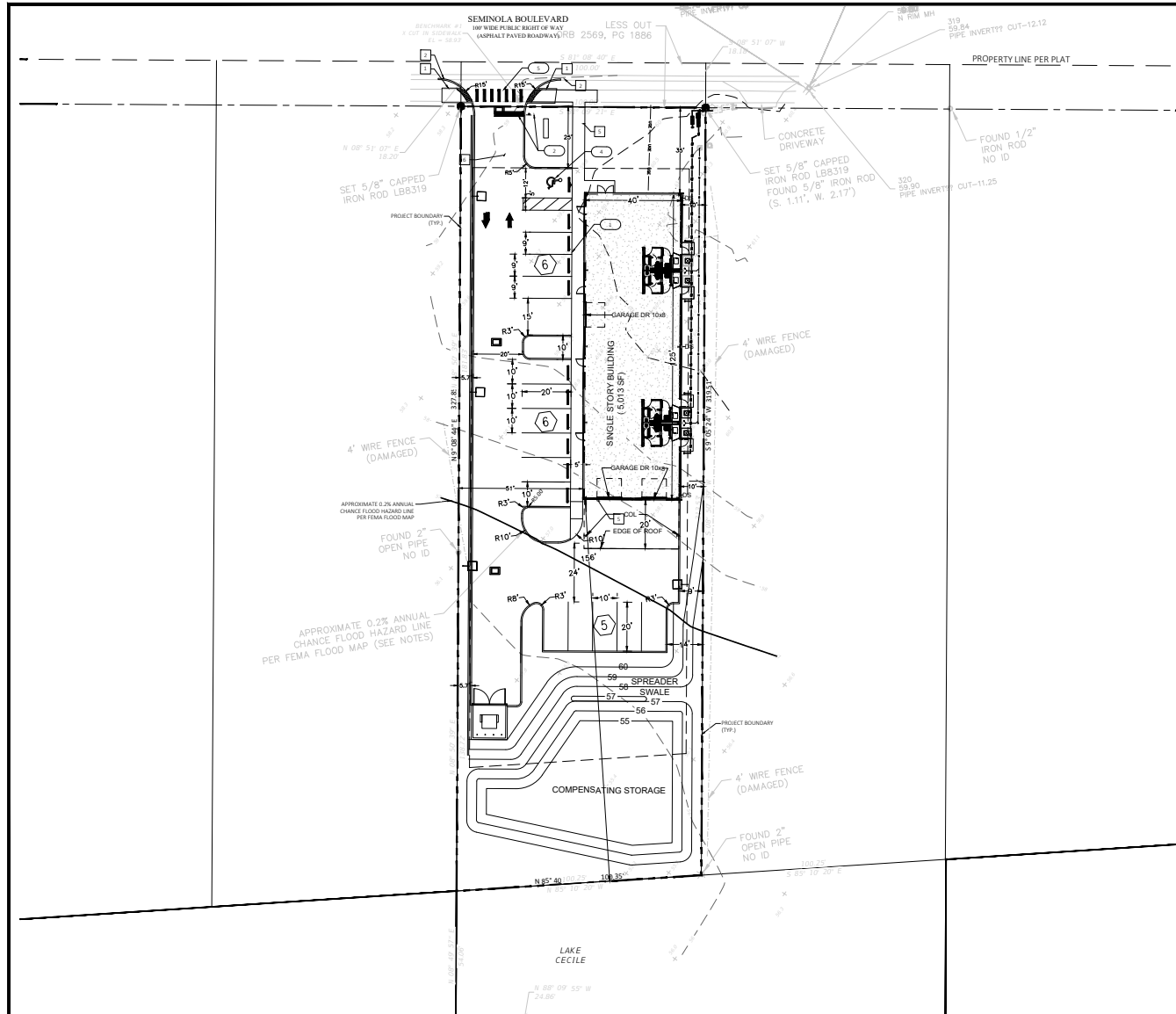


SITE HIGHLIGHTS

Size:	±0.74 Acres
Location:	South side of Seminola Blvd, west of Winter Park Dr, fronting Lake Cecile
Zoning:	CG
Entitlements:	Single Story, ±5,013 SF (permit set complete)
Utilities:	City of Casselberry Water & Sewer
Retention:	Engineered
Construction Plans:	Completed (civil & architectural)
Frontage Road:	Seminola Boulevard
Road Frontage:	±100 Feet
Parcel:	09-21-30-5BM-0A00-0100



CIVIL SITE PLAN



SITE INFORMATION

PARCEL ID: 09-21-30-5BM-0A00-0100
SITE AREA: 31,704.00 SF, 0.73 ACRES
ZONING: C-G
LAND USE: COM-COMMERCIAL
MAX F.A.R. 0.35
F.A.R. PROVIDED = 0.16
PROPOSED USE: FLEX SPACE (OFFICE/WAREHOUSE)

MAX BUILDING HEIGHT: 35'
PROPOSED BUILDING HEIGHT: 20'

SETBACKS: FRONT - 35'
SIDE - 10'
REAR: 156'

BUFFERS: FRONT: 25'
SIDE (WEST): 5.7'
SIDE (EAST): 10'
REAR: 61'

REQUIRED PARKING:
OFFICE: 3 SPACES/1,000 SF OF GFA
TOTAL REQUIRED = 15 SPACES

PROVIDED PARKING:
STANDARD = 16
HANDICAP = 1
TOTAL SPACES PROVIDED = 17

PROPOSED PROJECT AREA:
PROP. BUILDING 5,013 Sq.Ft. 0.11 Acres
PAVEMENT/CURB 10,715 Sq.Ft. 0.25 Acres
TOTAL IMPERVIOUS 15,728 Sq.Ft. 0.36 Acres (49%)
TOTAL PERVIOUS 15,977 Sq.Ft. 0.37 Acres (51%)
TOTAL AREA: 31,705 Sq.Ft. 0.73 Acres(100%)

OPEN SPACE CALCULATIONS:
PROP. IMPERVIOUS 49%
PROP. PERVIOUS 51%

GENERAL NOTES:
* ALL UTILITIES SHALL BE UNDERGROUND PURSUANT TO CODE (SEC. 18-33) INCLUDING ELECTRICAL POWER, CABLE, TELEPHONE, ETC.
* ALL THERMOPLASTIC PIPE IS USED IT SHALL MEET ALL CITY MATERIAL AND INSTALLATION REQUIREMENTS AS SPECIFIED IN THE CITY'S STANDARD & SPECIFICATIONS INCLUDING CLASS I BEDDING, HP POLYPROPYLENE PIPE (NOT HDPE-N-12), LASTER PROFILING, INSTALLATION PER ASTM D2321, ETC. (SEE UNDER ONLINE FORMS ON WEBSITE)

TLE GENERAL NOTES:

1. LOCATION OF UTILITIES (NOTED THESE DRAWINGS) NOT BE INSTALLED BENEATH PLAYGROUND AREA.
2. PLAYGROUND GRADING NOT TO EXCEED 1/4" PER FT.
3. EXTERIOR LIGHTING WILL BE DESIGNED IN CIVIL DESIGN PHASE.
4. MAILBOX EXACT LOCATION TBD WITH USPS.

PAVEMENT MARKINGS & SIGNAGE

- 1 DIRECTIONAL ARROWS
- 2 24" WIDE WHITE STOP BAR W/ 24" STOP SIGN (R1-1)
- 3 PAVEMENT STRIPING (4" WHITE)
- 4 HANDICAP PAVEMENT SYMBOLS WITH HANDICAP SIGN
- 5 PEDESTRIAN CROSSWALK

SITE NOTES

- 1 SIDEWALK RAMP
- 2 FDOT TYPE D CURB
- 3 MONOLITHIC CURB AND SIDEWALK
- 4 ASPHALT PAVEMENT
- 5 CONCRETE SIDEWALK

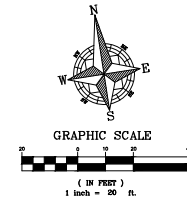
- 6 CONCRETE PAVEMENT
- 7 BKE RACK
- 8 MONUMENT SIGN
- 9 FIRE HYDRANT
- 10 WHEEL STOP

- 15 RESERVED
- 16 4" WHITE THERMOPLASTIC (25')
- 17 SWITCH BACK PEDESTRIAN RAMP (FINAL DESIGN/MATERIAL BY OTHERS)
- 18 RETAINING WALL
- 19 FIRE DEPARTMENT CONNECTION

- 20 GREASE TRAP

LEGEND:

- 6 NUMBER OF PARKING SPACES



1110 SEMINOLA BLVD
SITE PLAN
CASSELBERRY, FLORIDA

NO.	DATE	DESCRIPTION / REVISION
1	12.2024	ISSUED FOR PERMIT

RCE CONSULTANTS, LLC
1417 AVENUE DRIVE
ALBUQUERQUE, NEW MEXICO 87106
PHONE: 505.462.4542
EMAIL: RCE@RCECONSULTANTS.NET

Engineer of Record

Lawrence Palmer
00074

This seal has been electronically signed and sealed by Lawrence Palmer, P.E., on the date of the seal. Printed name of this document are not to be used for any other project without the signature of the Engineer of Record.

PROJECT #:
12-2025

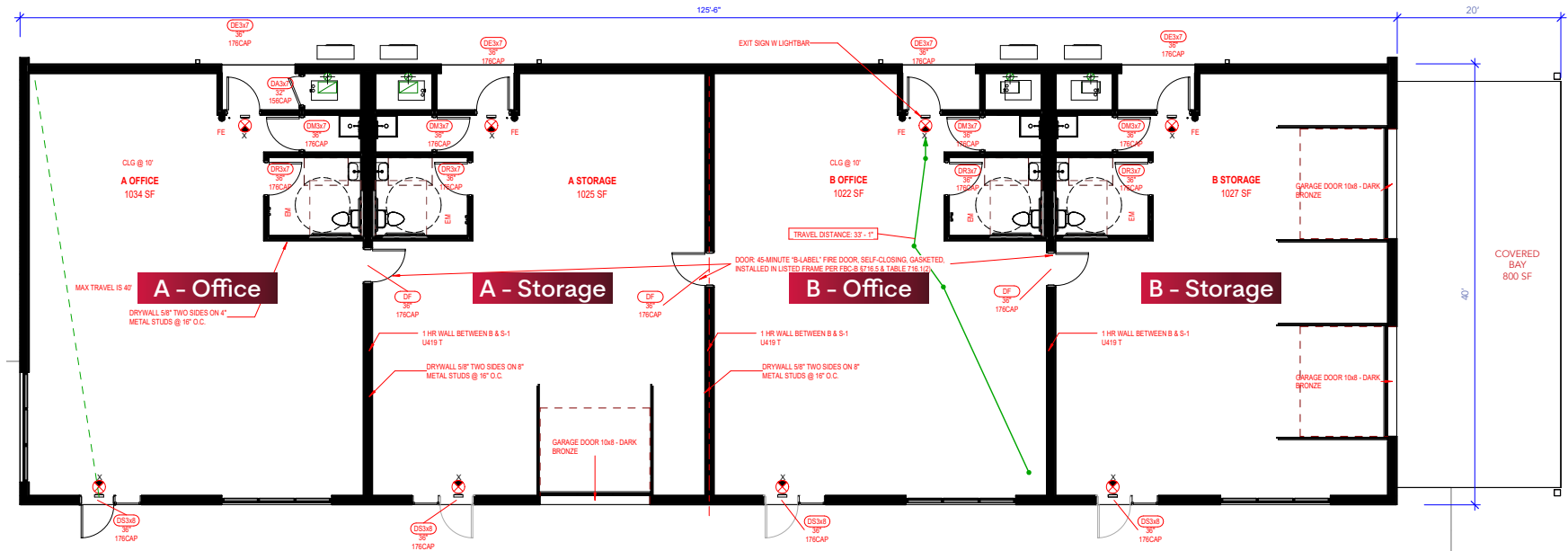
DRAWN: SK CHECKED: LMP

APRIL 2025 SHEET: C-3.0

SCALE: 1"=20'

SITE PLAN

FLOOR PLAN



UNIT MIX AS DRAWN

Suite A - Office	±1,034 SF
Suite A - Storage	±1,025 SF
Suite A Total	±2,059 SF
Suite B - Office	±1,022 SF
Suite B - Storage	±1,027 SF
Suite B Total	±2,049 SF
Common/Service	Balance of ±5,013 SF

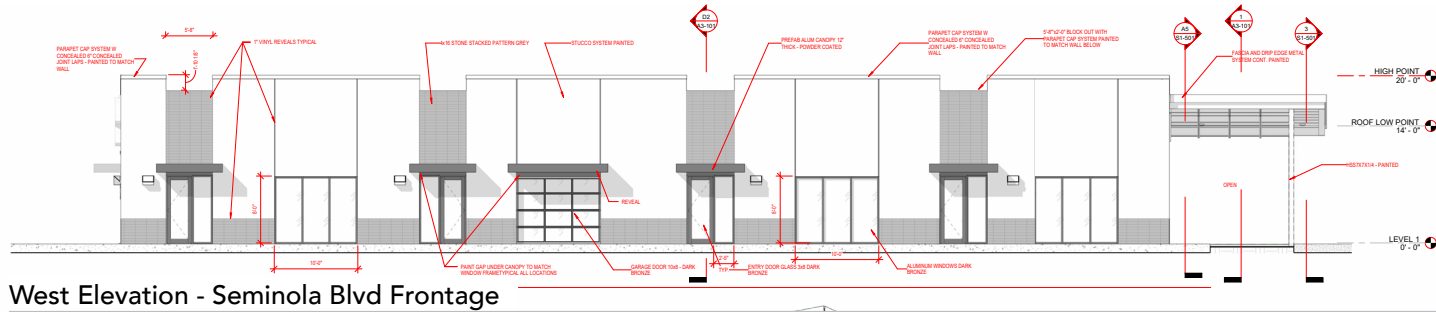
The permitted plan delivers two flex suites, each pairing a finished office front with storage/warehouse rear served by a 10'x8' grade-level roll-up door. Each suite carries its own restrooms and mop sink.

Demising is conventional, so a buyer can hold the building as two tenancies, occupy one side and lease the other, or take the whole ±5,013 SF as a single owner-user footprint.

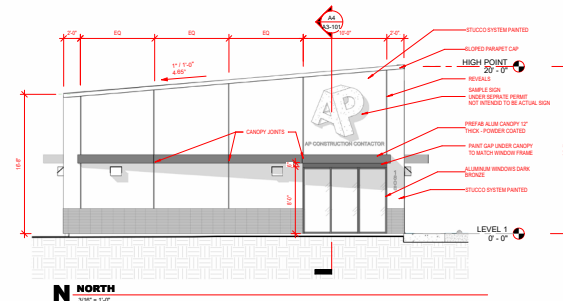
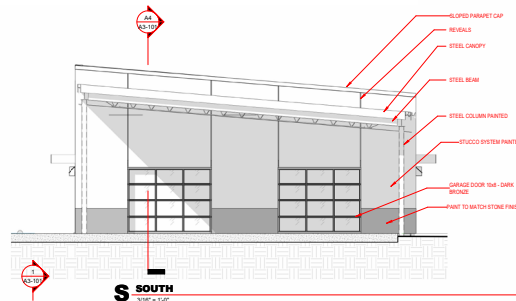
Reconfiguration is subject to permit revision.

Areas are as labeled on the architect's plan and are approximate. Buyer to verify all dimensions and areas.

ELEVATIONS



Architect's Massing View

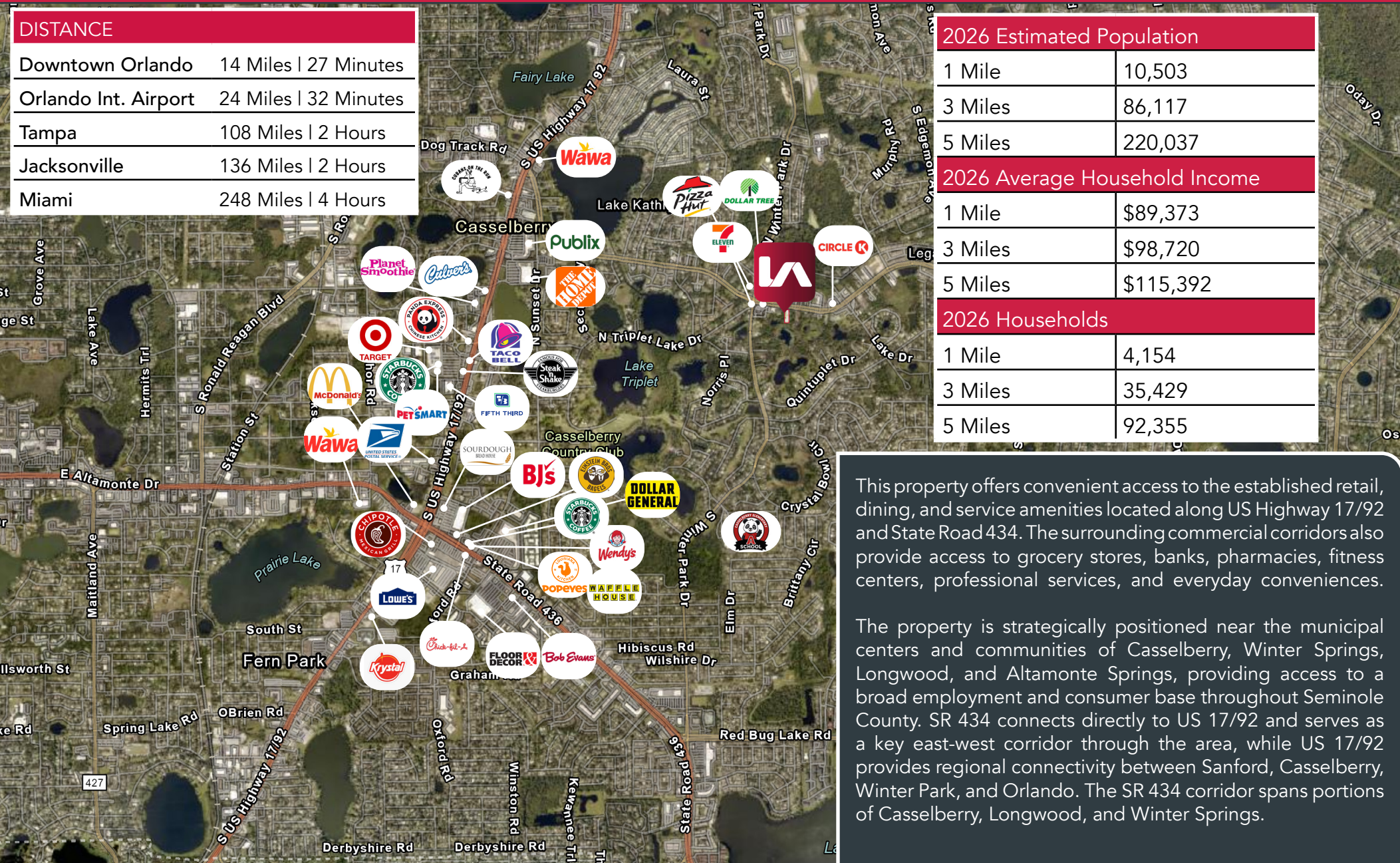


South and North Elevations

Painted stucco over masonry with stacked-stone accent banding, dark-bronze aluminum storefront and windows, prefabricated aluminum entry canopies and a sloped parapet cap. Roof high point 20'-0"; low point 14'-0".

Monument signage at the Seminola Boulevard frontage plus building signage in the parapet blackout above each entry. Full architectural set (A1 and A2 series) available upon execution of a confidentiality agreement.

LOCATION & DEMOGRAPHIC OVERVIEW





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