

Casselberry Redevelopment

2904-2906 Lakeview Dr. Casselberry, FL 32730

Palkiper
Commercial Real Estate Services
Licensed Real Estate Broker



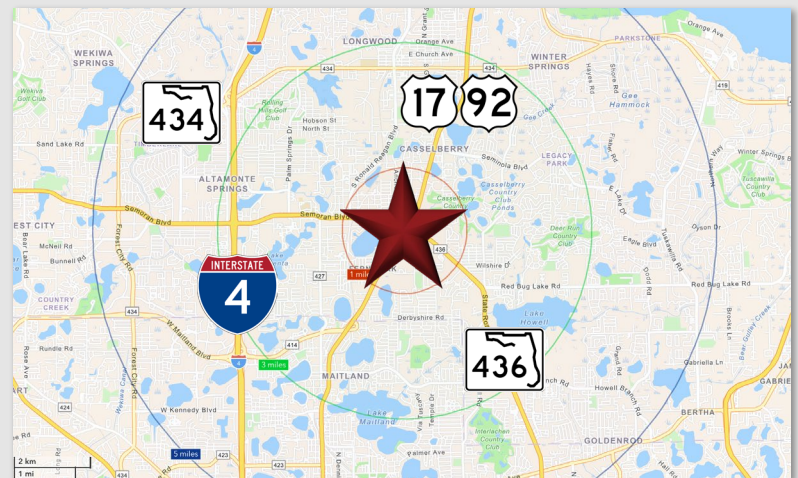
LOCATION HIGHLIGHTS

Located at the corner of Pine Street and Lakeview Drive, just off SR 436 and US 17-92, with strong traffic counts of 48,000 AADT on SR 436. It sits next to the Axios Center and is surrounded by national retailers and dining options such as Target, Lowe's, ALDI, Chipotle, Chick-fil-A, Starbucks, and Einstein Bros. Its central location provides convenient access to major thoroughfares, including I-4 and the 414.

LISTING HIGHLIGHTS

- Two parcels totaling **±0.60 acres**
- **Zoned Office/Residential and Commercial General**, with the city of Casselberry
- Major Thoroughfare Mixed-Use FLU
- **Existing building**: 1,252 SF single-family residential with 2 beds 2 baths
- **Existing parking lot**: 36 spaces

Please do not disturb tenant



2026 DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
Population	10,597	95,380	256,947
Median HH Income	\$74,464	\$77,412	\$82,927
Average HH Income	\$84,149	\$104,916	\$113,188

CONTACT FOR MORE INFORMATION

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