

FOR LEASE
PROFESSIONAL OFFICE
MEDICAL OFFICE
RETAIL SPACE
AVAILABLE



853 STATE ROAD 436, CASSELBERRY, FL 32707

Beautifully renovated two-story building with suites that are perfect for professional offices, medical offices, or retail.

Multiple suites available ranging from 429-3735 SF which can be split or combined depending on unit location up to 4,216 SF.

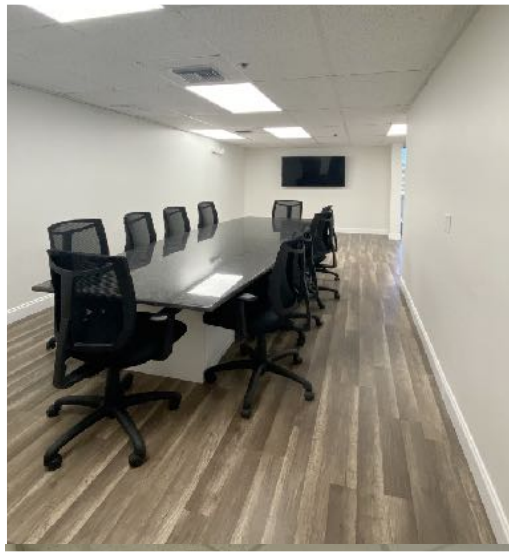
Ample parking (3.5/1000 SF)

Zoning: CG



KAVEH ALBEKORD
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Welcoming common area with new porcelain tile throughout

Common area conference room

Newly renovated bathrooms on each floor

Remodeled elevator



Electronic key card allows for 24 access to tenants

New flooring of tenant's choice provided

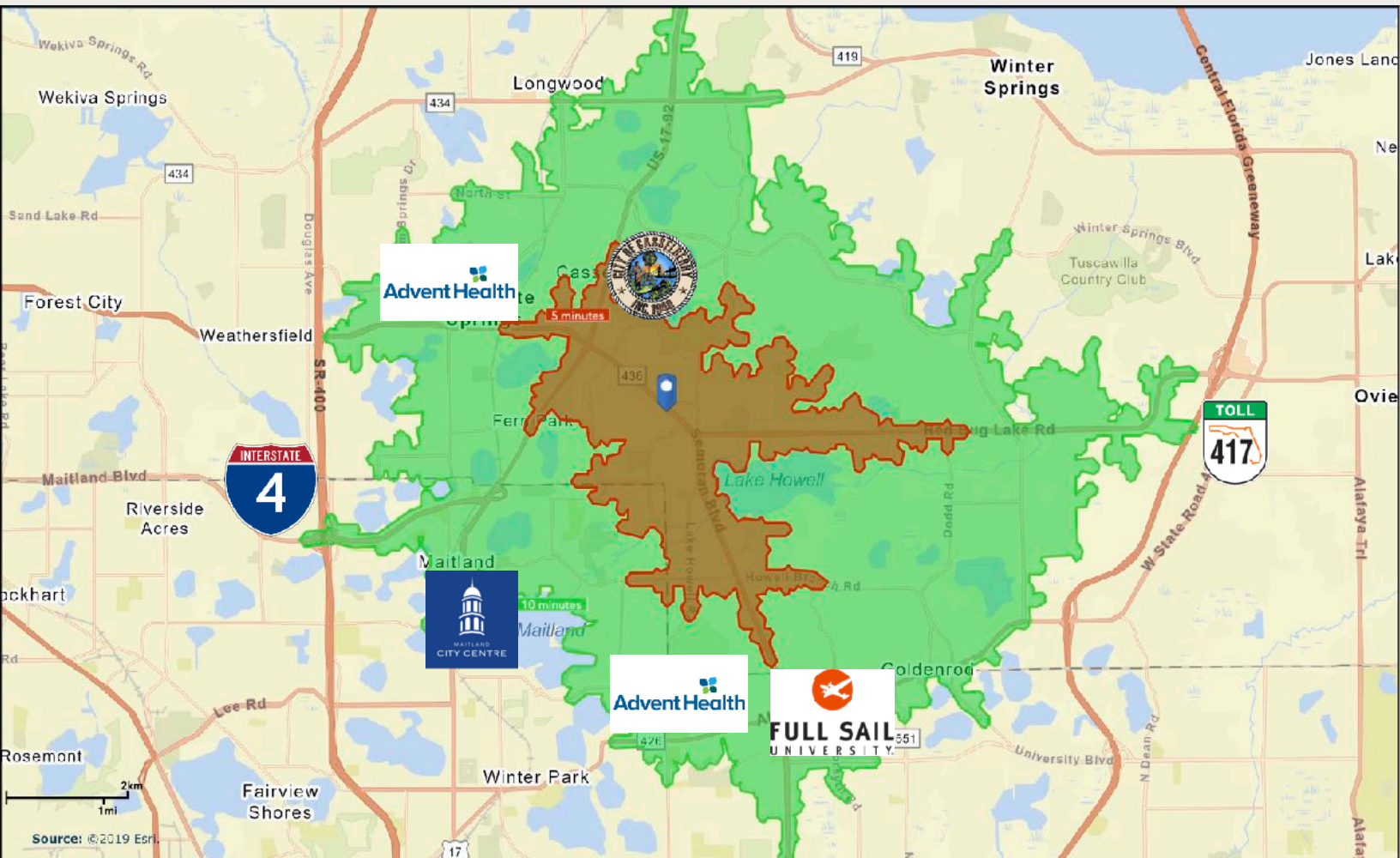


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DEMOGRAPHICS [10 MIN DRIVE TIME]

- Population: 127,549
- Median Age: 41.1
- Average Household Size: 2.37
- Median Household Income: \$57,684
- Total Businesses: 6,758
- Total Employees: 54,406
- Located nearby the City of Casselberry offices and less than a 10 minute drive from Maitland City Centre, Full Sail University, AdventHealth - Altamonte Springs, and AdventHealth - Winter Park.
- Easy access to US Hwy 17-92, Interstate 4, SR 417, SR 436 (Semoran), and Red Bug Lake Rd.
- Excellent frontage on Semoran Blvd. with a traffic count of 64,000/day (2012)