

# Lake Ellen Retail/ Office Duplex

3490 S US Hwy 17-92, Casselberry, FL 32707

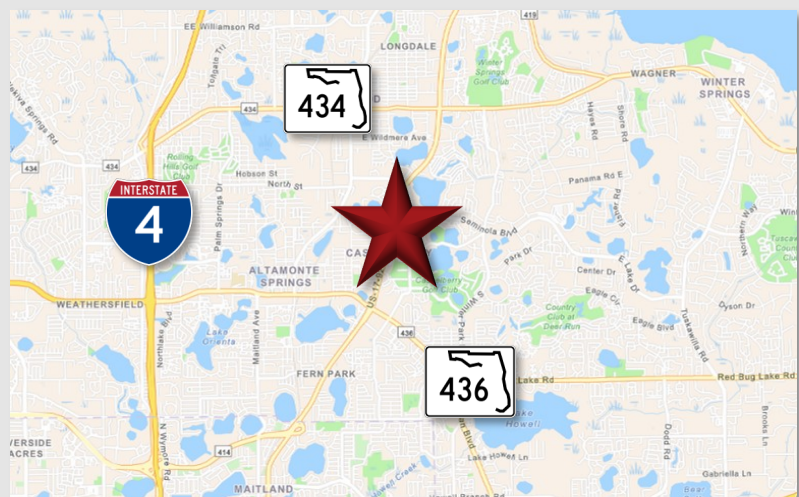
 **Palkiper**  
Commercial Real Estate Services



Price: \$500,000

## LOCATION DETAILS

Located near the corner of Plumosa Ave and US Hwy 17-92 with a high traffic count of over 56,500 CPD between SR 434 and SR 436. Directly across from Home Depot and nearby Publix. Less than 3 miles from The Altamonte Mall, multiple retail centers, and over 150 restaurants. Half a mile from Target and Casselberry City Center.



## PROPERTY DETAILS

- ± 2,110 SF Retail/Office Duplex
- ± 99.7' Frontage on S US 17-92
- ± 0.31 Acres
- Zoned General Commercial
- 11 Parking spaces
- Beautiful lakefront view
- **100% Leased**

2021 DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
Population	6,475	94,704	230,747
Average HH Income	\$64,917	\$77,349	\$92,512
Median HH Income	\$51,691	\$58,966	\$66,307

## CONTACT FOR MORE INFORMATION

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11/30/21