



440 Plumosa Ave, #100
Casselberry, FL 32707
OFFERING MEMORANDUM



EXCLUSIVELY PRESENTED BY:



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CASSELBERRY

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FLORIDA LEGACY REALTY LLC

1004 Plaza Dr, Suite 100

Kissimmee, FL 34743

www.floridalegacyrealty.com





PROPERTY SUMMARY

Offering Price:	\$895,000.00
Building SqFt:	6,000 SqFt
Year Built:	1975
Parcel ID:	07-21-30-0000-2000
Zoning Type:	INDUSTRIAL
County:	Seminole
Coordinates:	28.676233,-81.347772

INVESTMENT SUMMARY

Located in the desirable Casselberry Industrial Corridor, the property offers a great opportunity for owners and also gives investors the chance to purchase at a significant discount, with a huge value-add potential through strategic long-term leasing strategies and potential expansion opportunities. 440 Plumosa Ave, Unit #1010 is a secure 6,000 sq. ft. warehouse storage facility offered at \$895,000, with major area tenants less than a mile away. With direct access to Interstate 4 (I-4), the facility is only a mile away from Winter Park, Altamonte Springs, and Oviedo.



INVESTMENT HIGHLIGHTS

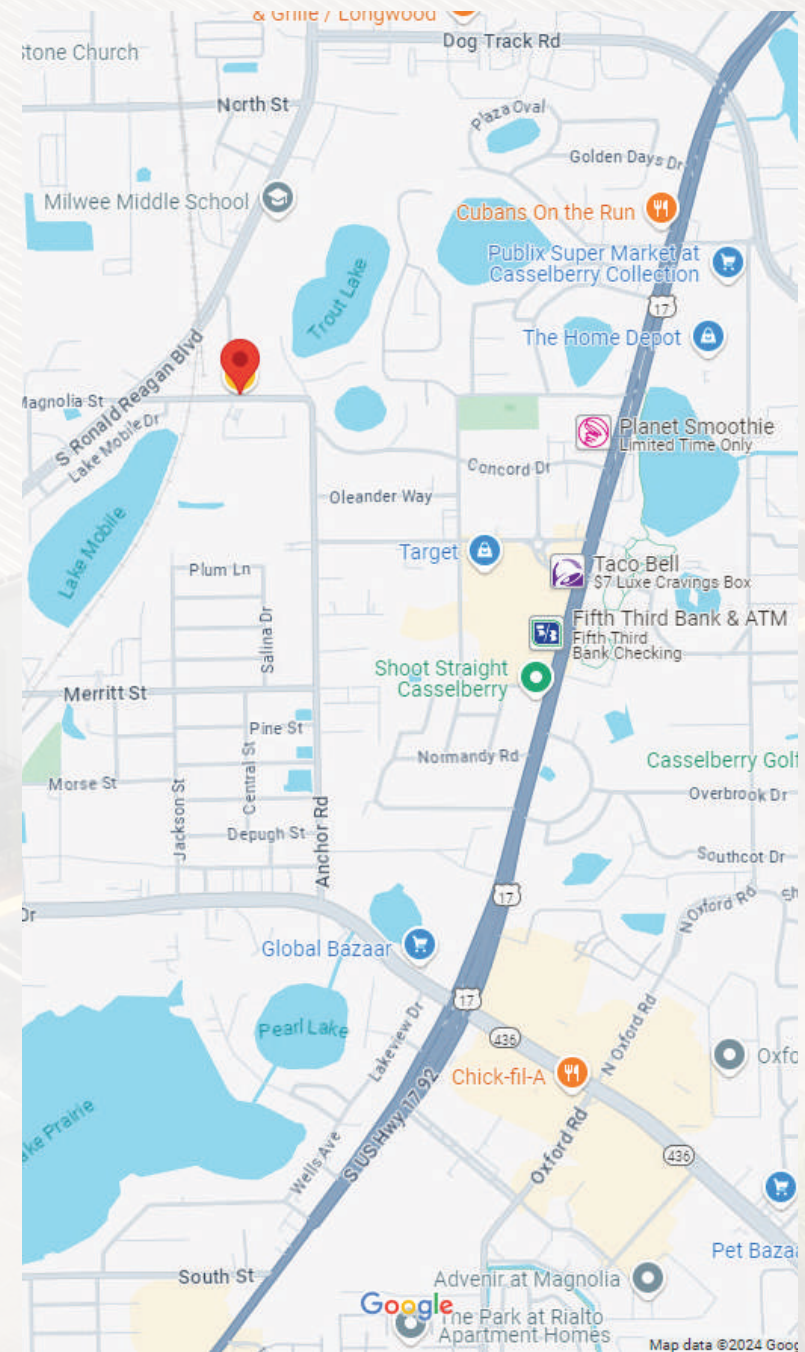
Prime Location: Situated near major highways such as State Road 434 and within proximity to key transportation routes like I-4, offering easy access to surrounding areas.

Versatile Space: The property offers 6,000 sq ft of flexible commercial space—3,000 sq ft of office area and 3,000 sq ft of warehouse, making it suitable for a variety of business needs.

Value Add Potential: The warehouse includes two 10x12 ft roll-up doors, 3-phase power, and ample parking (27 spaces), providing opportunities for further customization and expansion.

Strong Market: Located in a thriving industrial area with stable demand for commercial properties, offering strong long-term investment potential.

Zoning and Usage: Zoned for commercial services (CS), making it a good fit for a range of business operations, from logistics to light industrial uses.









SALES COMPARABLES

Industrial Condo Unit
436 Plumosa Avenue
Casselberry, FL, 32707

Price	\$450,000.00
Sale Date	11/18/2022
Building Size	4,000 SqFt
Number of Units	1



Industrial Condo Unit
2302 Mercator Dr, #102
Orlando FL, 32807

Price	\$730,000.00
Sale Date	11/28/2022
Building Size	4,800 SqFt
Number of Units	1



Industrial Condo Unit
440 Plumosa Ave, #400
Casselberry, FL, 32707

Price	\$865,000.00
Sale Date	05/18/2024
Building Size	4,000 SqFt
Number of Units	1







440

LEASE
14-6402
250-2087

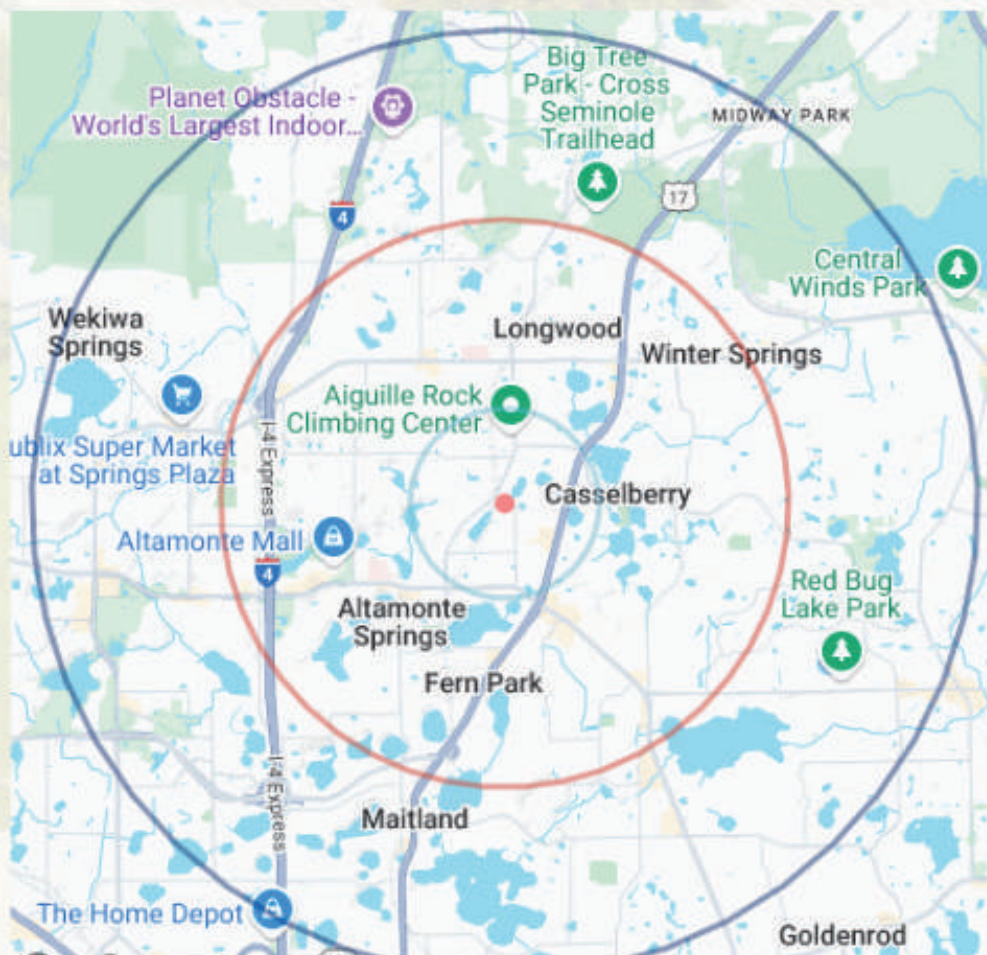




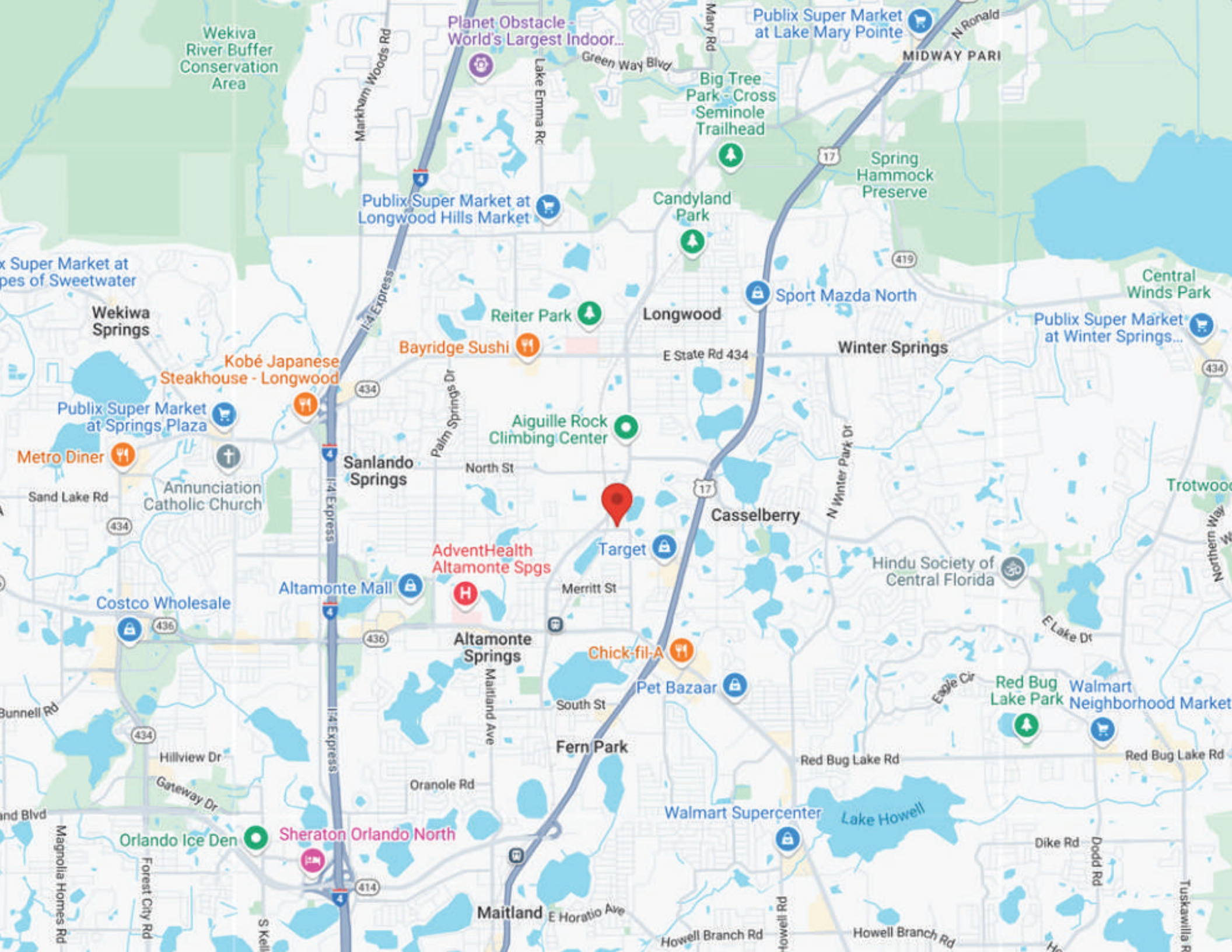
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,046	85,450	208,762
2010 Population	5,108	85,251	209,857
2024 Population	6,468	95,136	234,846
2029 Population	6,494	95,591	236,618
2024-2029 Growth Rate	0.08 %	0.1 %	0.15 %
2024 Daytime Population	11,592	104,915	246,220

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	311	3,390	7,142
\$15000-24999	143	2,009	4,080
\$25000-34999	161	2,343	5,227
\$35000-49999	258	4,012	8,717
\$50000-74999	586	9,046	21,813
\$75000-99999	376	6,578	15,764
\$100000-149999	378	6,089	15,701
\$150000-199999	210	3,334	9,355
\$200000 or greater	144	3,587	11,043
Median HH Income	\$ 65,174	\$ 72,599	\$ 77,928
Average HH Income	\$ 86,892	\$ 100,558	\$ 110,785



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	1,849	35,148	83,738
2010 Total Households	1,927	35,905	87,124
2024 Total Households	2,568	40,388	98,843
2029 Total Households	2,635	41,518	101,606
2024 Average Household Size	2.47	2.33	2.36
2024 Owner Occupied Housing	1,253	23,509	57,306
2029 Owner Occupied Housing	1,360	25,089	61,410
2024 Renter Occupied Housing	1,315	16,879	41,537
2029 Renter Occupied Housing	1,275	16,429	40,196
2024 Vacant Housing	167	2,269	5,921
2024 Total Housing	2,735	42,657	104,764

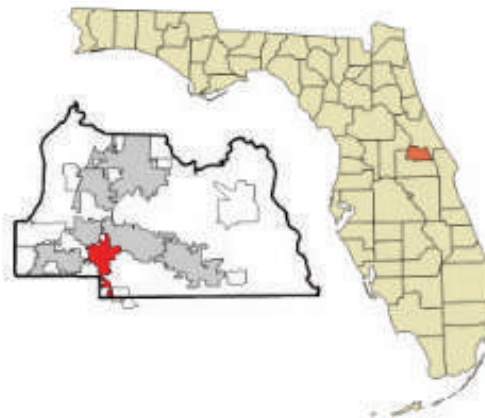






ABOUT CASSELBERRY

Casselberry is a city in Seminole County, Florida, United States. The city is part of the Orlando–Kissimmee–Sanford Metropolitan Statistical Area. Its population was 28,794 at the 2020 census.



CITY OF CASSELBERRY

AREA

City	7.5 sq mi
Land	7 sq mi
Water	0.5 sq mi
Elevation	56 ft

POPULATION

Population	28,794
Density	4,131.73 sq mi

CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from FLORIDA LEGACY REALTY and it should not be made available to any other person or entity without the written consent of FLORIDA LEGACY REALTY.

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**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE FLORIDA LEGACY REALTY ADVISOR
FOR MORE DETAILS.**

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