

RETAIL FOR LEASE

87 E 436 State Rd, Casselberry, FL 32718



OFFERING SUMMARY

AVAILABLE SF:	5,610 SF
LEASE RATE:	\$17.00 SF/month (NNN)
LOT SIZE:	0.38 Acres
YEAR BUILT:	1959
BUILDING SIZE:	5,610 SF
ZONING:	CG

PROPERTY OVERVIEW

Restaurant property for lease on high visibility retail corridor! This freestanding building is ready for immediate occupancy and all existing restaurant equipment is available for tenant use. Over 30 parking spaces are available with the adjacent parcel as part of the lease. The interior space has two dining rooms with a floor plan of over 5,610 sf. This restaurant space presents a terrific opportunity for a restaurant owner to occupy the space and maximize the return on their investment quickly.

KW COMMERCIAL
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9161 Narcoossee Road, Ste. 107
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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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POPULATION	1 MILE	3 MILES	5 MILES
Total population	12,253	87,127	213,489
Median age	36.2	38.6	39.1
Median age (male)	34.4	36.6	37.6
Median age (Female)	39.1	40.3	40.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,209	35,743	84,327
# of persons per HH	2.4	2.4	2.5
Average HH income	\$60,327	\$70,189	\$75,725
Average house value	\$223,752	\$248,331	\$285,605

* Demographic data derived from 2010 US Census

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