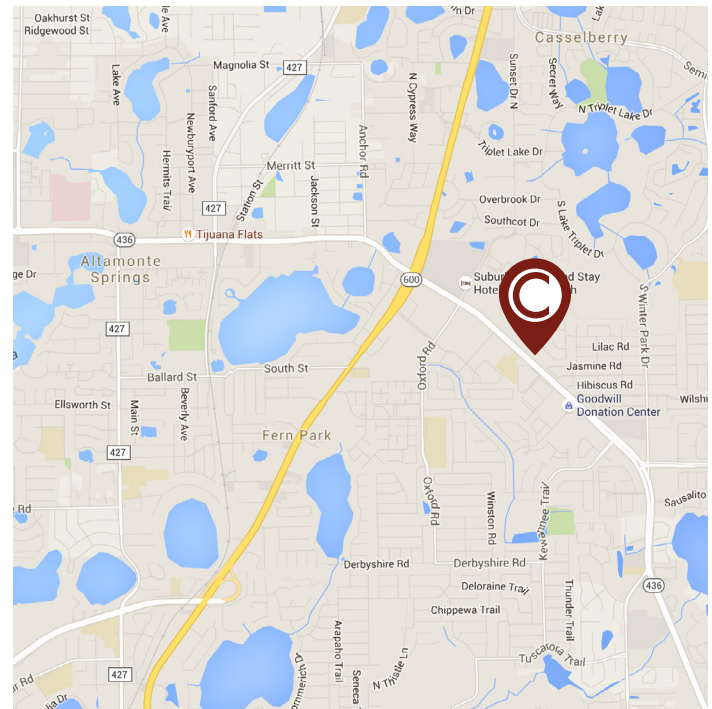


## PROPERTY HIGHLIGHTS

- Orlando MSA
- Great visibility on State Road 436 in Casselberry, FL
- Parking ratio 4 per 1,000 SF
- Retail and Office space available
- Tenants include: Hungry Howie's, Mechanics Plus, Green Bar Irish Pub & Wings
- Short term leasing opportunity
- Traffic Count (2015): 64,200 CPD



Leasing Contact:

**Rochelle DuBrule**

407.581.6248

rdubrue@crossmanco.com

For a complete directory of our listings visit our website:

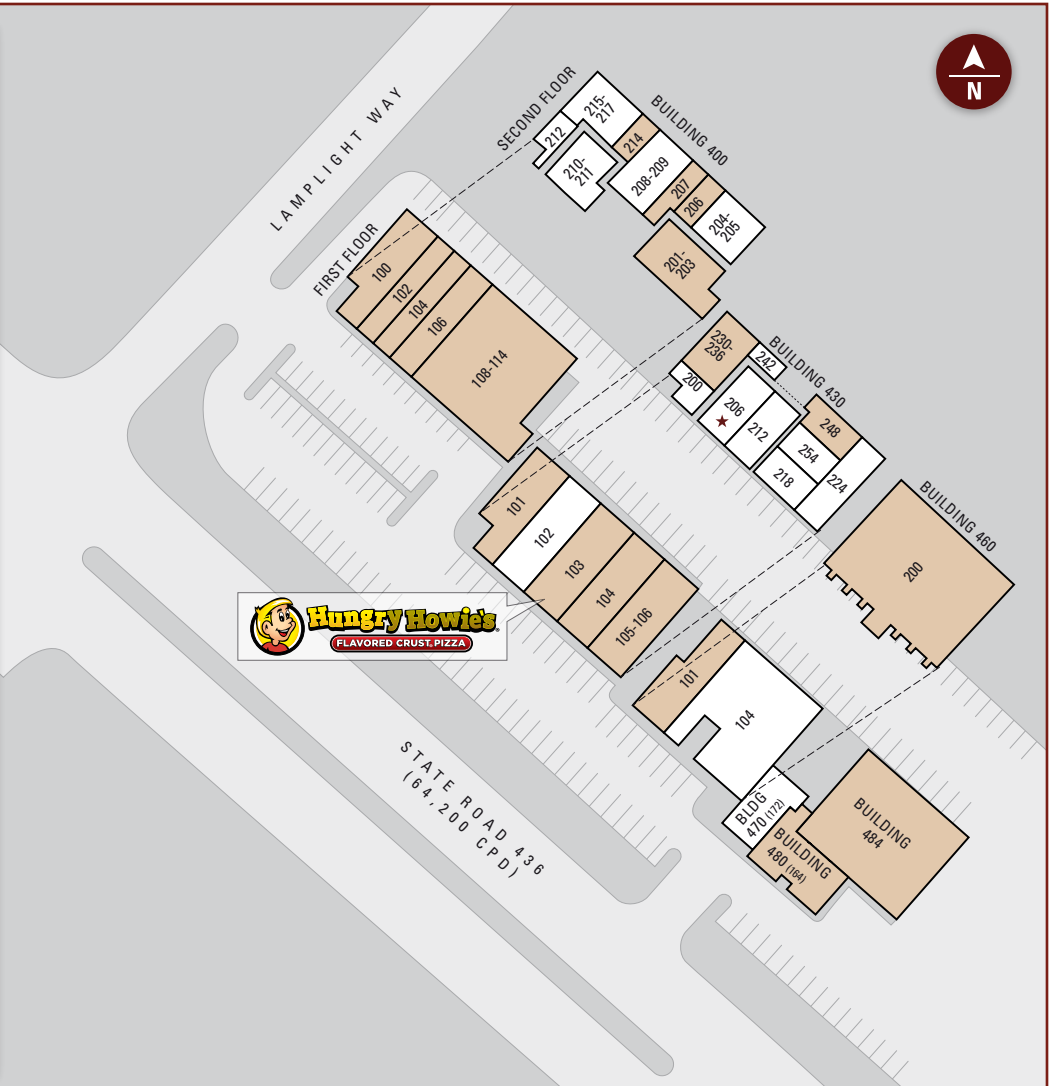
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Licensed Real Estate Broker

**SITE PLAN**

TENANT ROSTER			
BLDG	STE	TENANT	SIZE
400	100	Value Dental	1,640
400	102	Buena Villa Spa	900
400	104	Orlando Hearing Aid Center	900
400	106	Touchup Barber Shops	1,430
400	108-114	The Green Bar LLC	4,662
400	201-203	Children's Home Society	1,320
400	204-205	AVAILABLE	700
400	206	Alert Background	350
400	207	L&L Investments	460
400	208-209	AVAILABLE	1,040
400	210-211	AVAILABLE	1,100
400	212	AVAILABLE	350
400	214	The Green Bar LLC	306
400	215-217	AVAILABLE	940
430	101	Edward Kurstak	1,580
430	102	AVAILABLE	1,900
430	103	Hungry Howie's	1,900
430	104	Quantum Shifts	1,900
430	105-106	Kel's Rod & Reel	1,850
430	200	AVAILABLE	500
430	206	AVAILABLE (* MOVE IN READY)	1,016
430	212	AVAILABLE	1,016
430	218	AVAILABLE	680
430	224	AVAILABLE	1,170
430	230	DiAnna Ashton Inc	1,033
430	242	AVAILABLE	350
430	248	Zargo's Liguistics	662
430	254	AVAILABLE	671
460	101	Republican Party	1,650
460	104	AVAILABLE	4,186
460	200	Health & Beauty Institute of America	6,000
470	172	AVAILABLE	2,443
480	164	Schill Chiropractic	1,450
484		Mechanics Plus Inc	4,800
<b>TOTAL</b>			<b>52,855</b>

AVAILABLE  
  LEASED  
  NOT OWNED




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Demographics	1-Mile Radius	3-Mile Radius	5-Mile Radius
2015 Population	12,209	83,056	229,991
2020 Population	12,229	84,560	239,157
2015 Average HH Income	\$57,355	\$69,006	\$72,227
2015 Median HH Income	\$45,429	\$50,907	\$52,314