



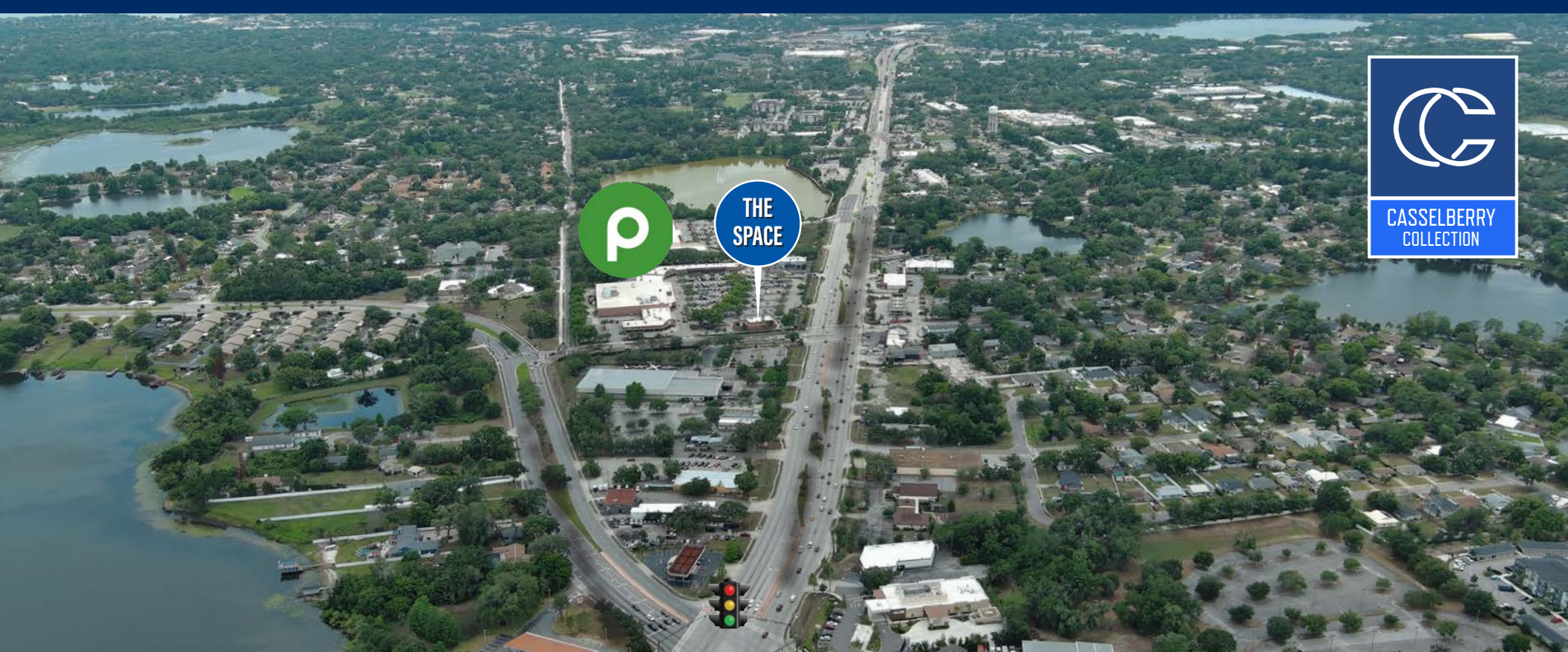
High-Visibility Publix Outparcel Freestanding Restaurant Opportunity



3315 S US HIGHWAY 17-92 CASSELBERRY, FL 32707

±5,340 SF Second-Generation Restaurant On
Signalized Corner With Strong Retail Co-Tenancy





Publix Outparcel Restaurant Opportunity High-Visibility Freestanding Building in Casselberry

This opportunity is a freestanding $\pm 5,340$ SF building on a high-visibility outparcel to a Publix-anchored center in Casselberry. Located at a signalized intersection with strong access to US 17-92 and SR 436, the site offers excellent exposure, dedicated parking, monument signage, and multiple ingress/egress points.

Built in 2013 and formerly occupied by Applebee's, the property is well-suited for a second-generation restaurant, reducing buildout time and cost. Surrounded by major retailers like Publix, Target, Home Depot, Starbucks, Wawa, and PetSmart, it benefits from strong traffic and a dense, affluent customer base within the Orlando MSA.

Ideal for restaurant, retail, medical, or service users seeking a prime, high-traffic location in an established retail corridor.

HIGHLIGHTS

- $\pm 5,340$ SF freestanding building (former Applebee's) Located on a Publix-anchored outparcel with strong daily traffic drivers
- Signalized hard corner with excellent visibility and access
- Second-generation restaurant with existing infrastructure in place Dedicated on-site parking (± 45 spaces)
- Monument signage along US Highway 17-92
- Multiple points of ingress/egress for easy circulation Surrounded by national retailers including Publix, Target, Home Depot, Starbucks, Wawa, and PetSmart
- Positioned within a dense residential trade area with strong household incomes Immediate access to SR 436 (Semoran Blvd) and regional connectivity Ideal for full-service restaurant, fast casual, QSR (subject to approvals), medical, or service retail Rare freestanding opportunity within an established retail corridor



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Property Aerials



CASSELBERRY
COLLECTION



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Exteriors



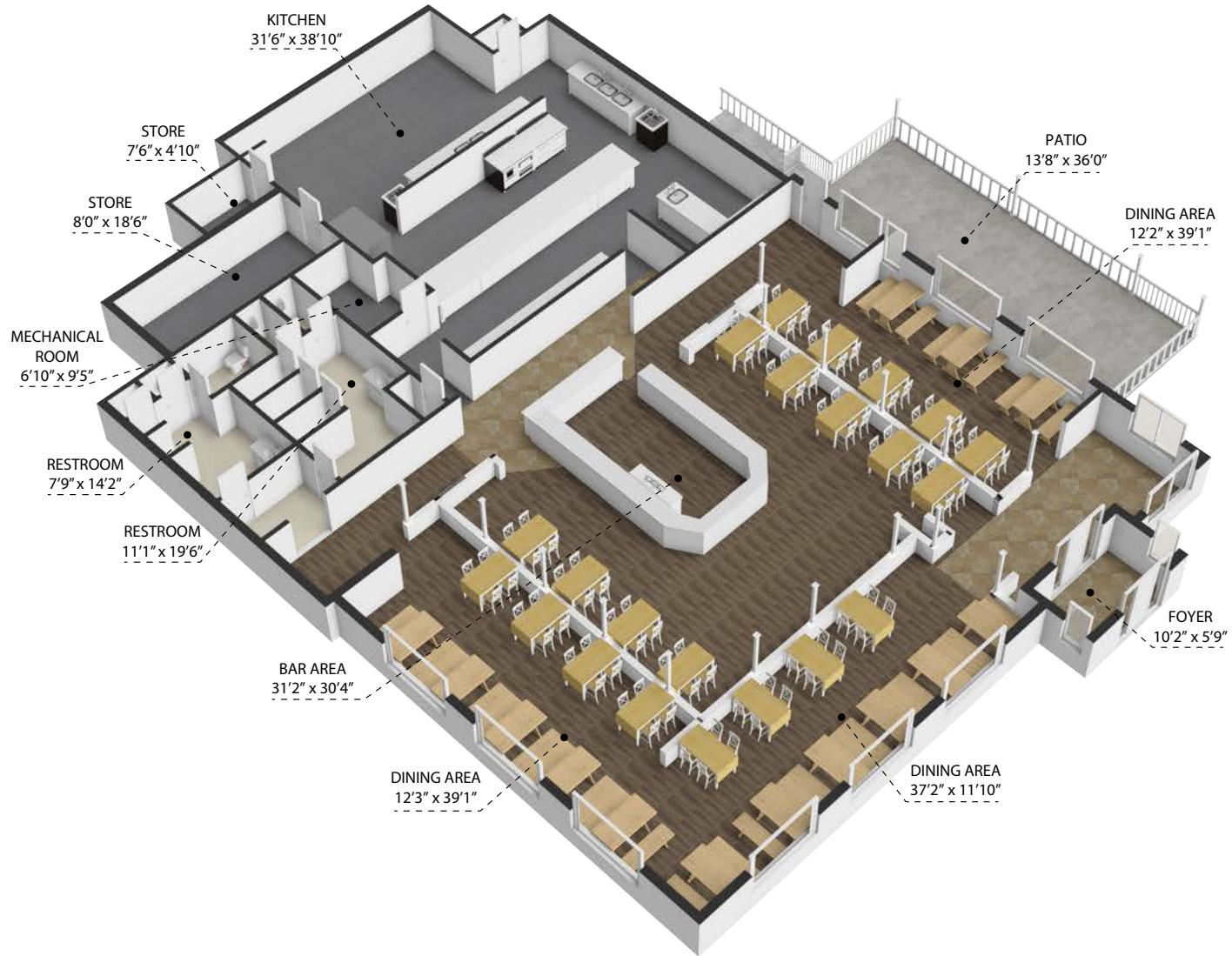
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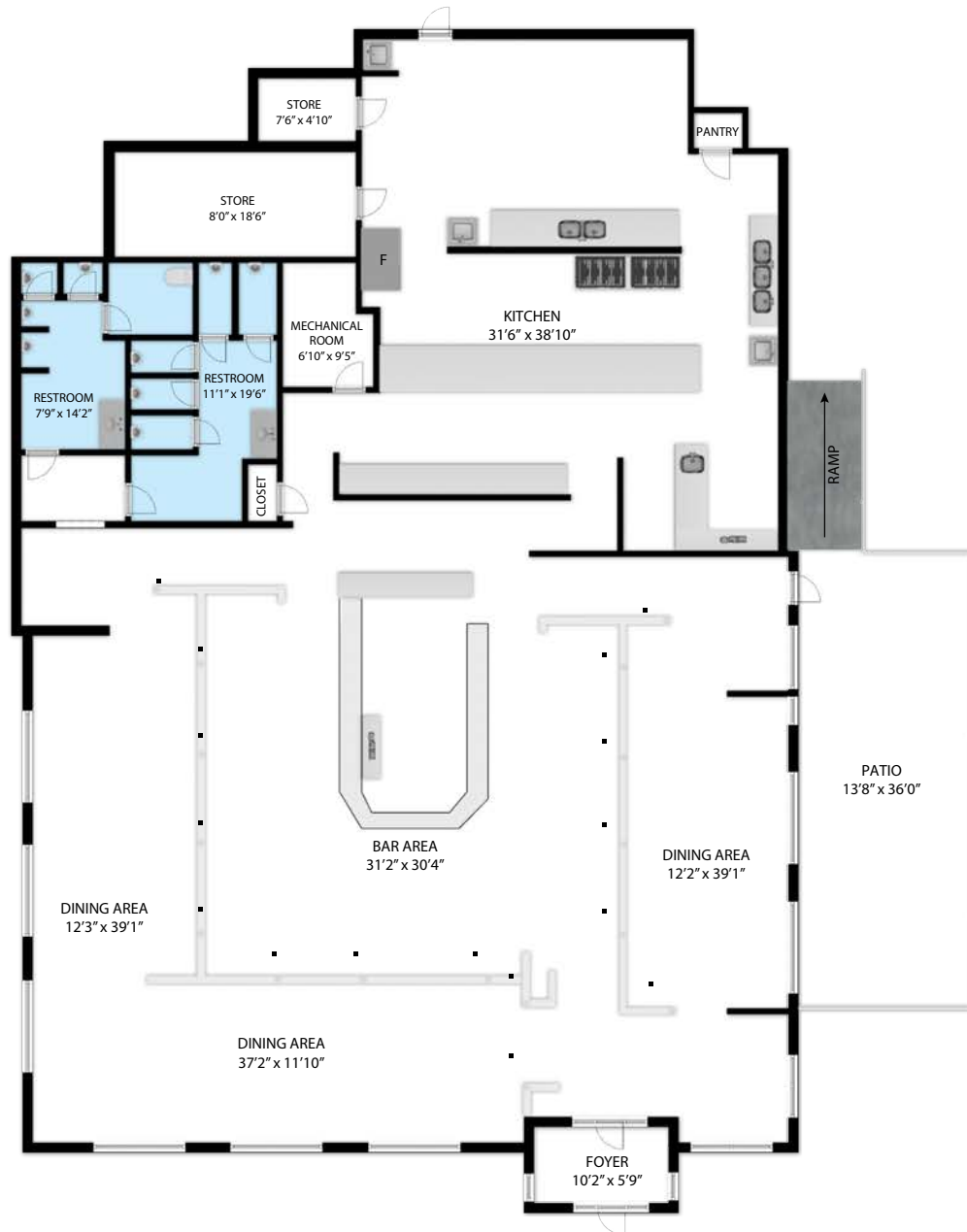
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3D Layout | ±5,340 SF



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Front of House Interiors



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Kitchen Interiors



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Location Aerial



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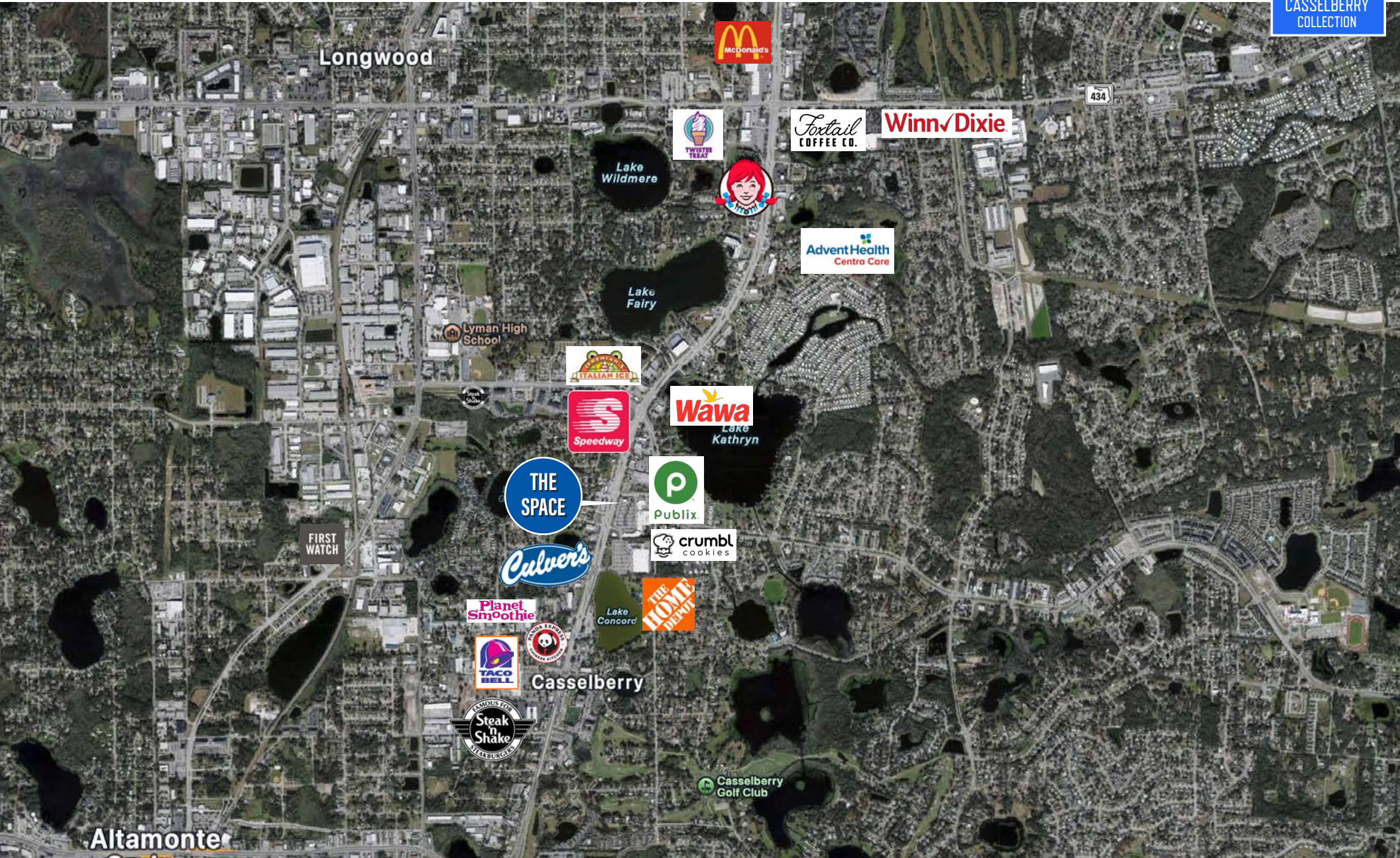
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Points of Interest



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