

***For Sale / Lease***

S US 17-92 & Concord Dr | Casselberry, FL



**MARA FRUMKIN**  
407.563.6121  
mara.frumkin@srsre.com





## For Sale / Lease

S US 17-92 & Concord Dr  
Casselberry, FL

\* Last pad remaining. Don't miss out in joining an incredible trade area!

### Property Specifications

AVAILABLE NORTH PARCEL

2.07 AC

UNDER CONTRACT | SOUTH PARCEL 1

1.27 AC

UNDER CONTRACT | SOUTH PARCEL 2

0.76 AC



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### About the Property

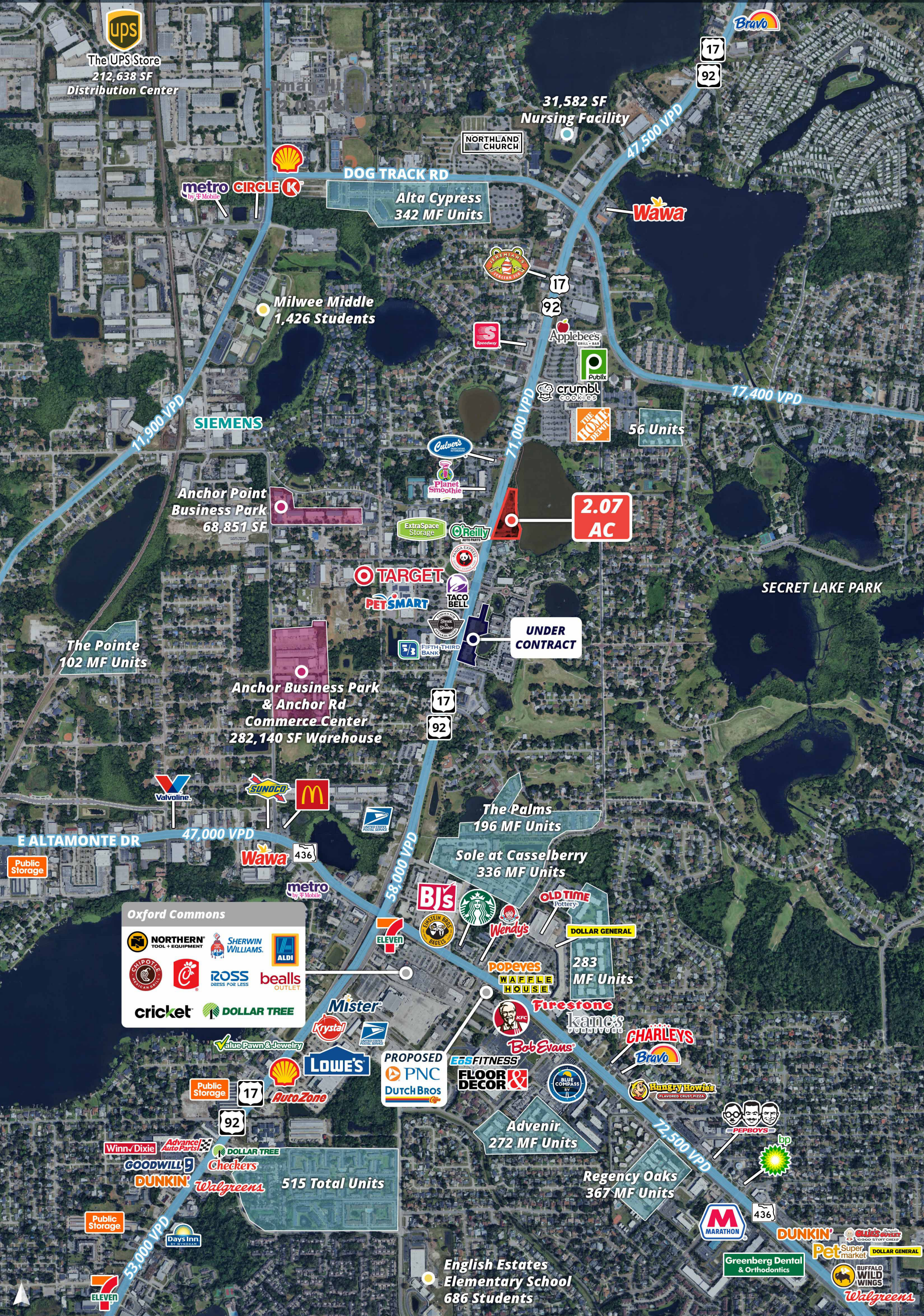
- **High-Visibility Location:** Available parcel at a signalized intersection on US Hwy 17-92, a major retail corridor with strong traffic counts.
- **Ideal for Retail & QSR:** Perfect for drive-thru restaurants, retail, medical, or service-oriented businesses looking to capitalize on high exposure.
- **Strong Surrounding Demographics:** Densely populated area and a mix of national and local retailers nearby.
- **Easy Access & Connectivity:** Convenient ingress/egress from US Hwy 17-92 & Concord Dr, with proximity to SR 436 and major commuter routes.

### Traffic Counts

US Hwy 17-92	58,000 VPD
SR 436	69,000 VPD
Year: 2025   Source: FDOT	

### Nearby Retailers





**ups**  
 The UPS Store  
 212,638 SF  
 Distribution Center

**Alta Cypress**  
 342 MF Units

31,582 SF  
 Nursing Facility

**Milwee Middle**  
 1,426 Students

**Anchor Point Business Park**  
 68,851 SF

**Anchor Business Park & Anchor Rd Commerce Center**  
 282,140 SF Warehouse

**The Pointe**  
 102 MF Units

**The Palms**  
 196 MF Units

**Sole at Casselberry**  
 336 MF Units

**Oxford Commons**

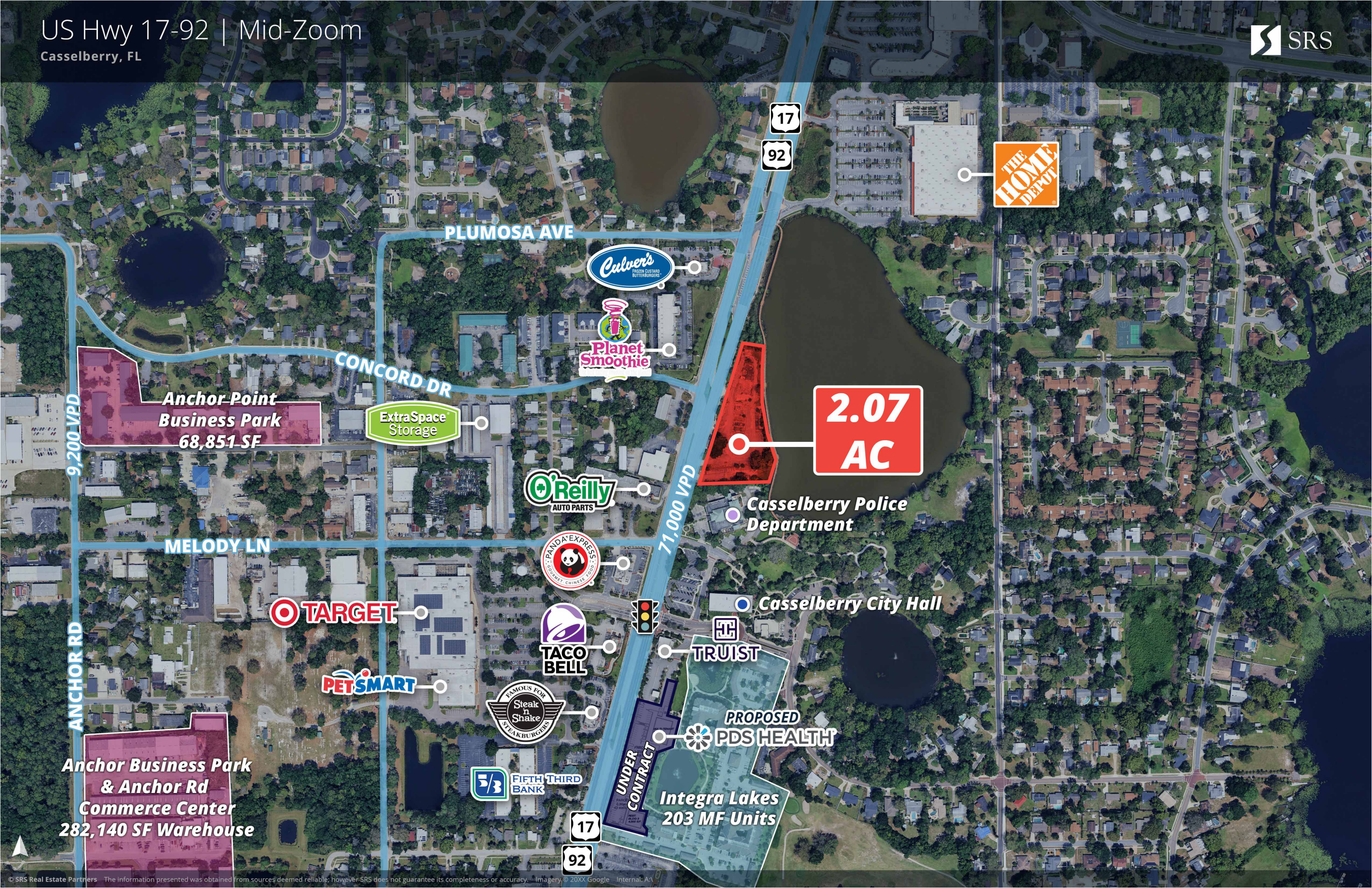
- NORTHERN TOOL & EQUIPMENT
- SHERWIN WILLIAMS
- ALDI
- CHIPOTLE MEXICAN GRILL
- ROSS DRESS FOR LESS
- bealls OUTLET
- cricket
- DOLLAR TREE

**515 Total Units**

**Advenir**  
 272 MF Units

**Regency Oaks**  
 367 MF Units

**English Estates Elementary School**  
 686 Students



**Anchor Point  
Business Park**  
68,851 SF

**Anchor Business Park  
& Anchor Rd  
Commerce Center**  
282,140 SF Warehouse

**2.07  
AC**

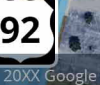


**UNDER CONTRACT**  
**Integra Lakes**  
203 MF Units

**PROPOSED  
PDS HEALTH**

**Casselberry Police  
Department**

**Casselberry City Hall**





CONCORD DR

69,000 VPD

2.07 AC



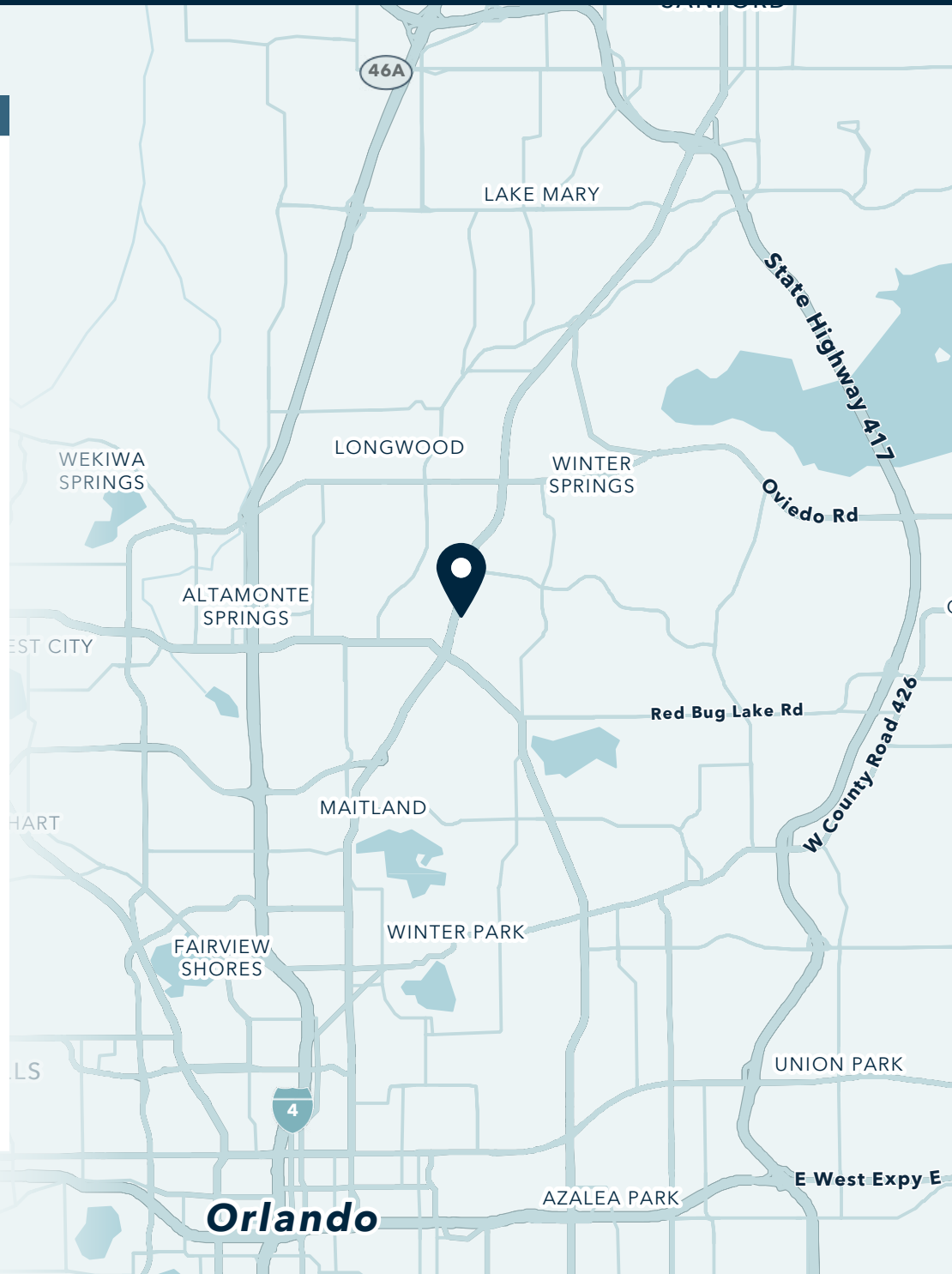
Casselberry Police Department





## Area Snapshot

	1 MILE	3 MILES	5 MILES
<b>Population</b>			
2025 Estimated Population	8,384	94,997	234,484
2030 Projected Population	8,819	97,222	239,398
Proj. Annual Growth 2025 to 2030	1.02%	0.46%	0.42%
<b>Daytime Population</b>			
2025 Daytime Population	11,868	98,241	247,150
Workers	7,609	55,922	145,523
Residents	4,259	42,319	101,627
<b>Income</b>			
2025 Est. Average Household Income	\$84,639	\$96,310	\$111,120
2025 Est. Median Household Income	\$70,650	\$73,880	\$81,377
<b>Households &amp; Growth</b>			
2025 Estimated Households	3,591	40,638	99,012
2030 Estimated Households	3,812	42,212	102,534
Proj. Annual Growth 2025 to 2030	1.20%	0.76%	0.70%
<b>Race &amp; Ethnicity</b>			
2025 Est. White	50%	61%	61%
2025 Est. Black or African American	23%	11%	11%
2025 Est. Asian or Pacific Islander	4%	4%	4%
2025 Est. American Indian or Native Alaskan	0%	0%	0%
2025 Est. Other Races	23%	24%	23%
2025 Est. Hispanic (Any Race)	26%	27%	26%

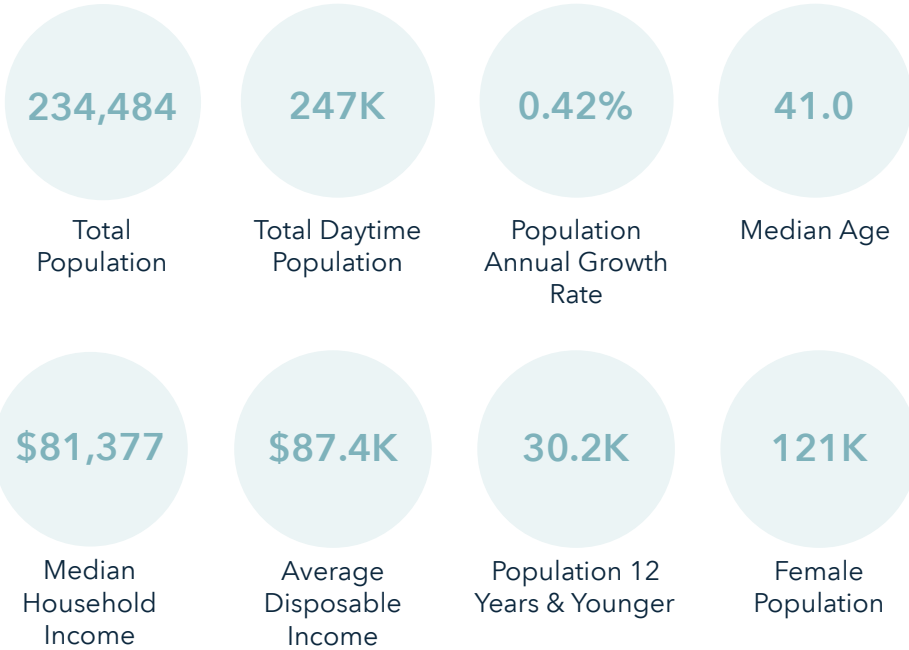


**Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

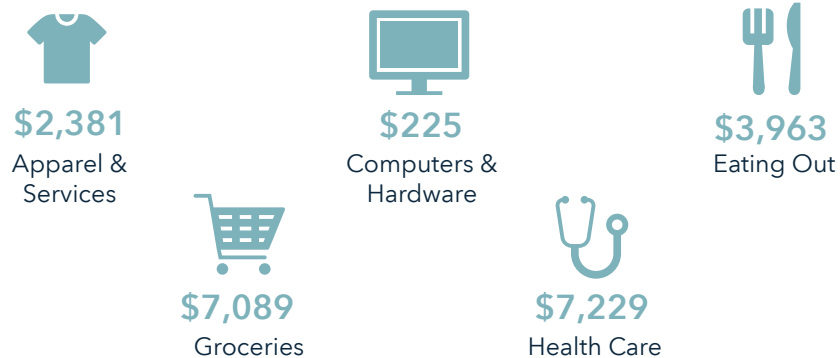


## Ring of 5 Mile

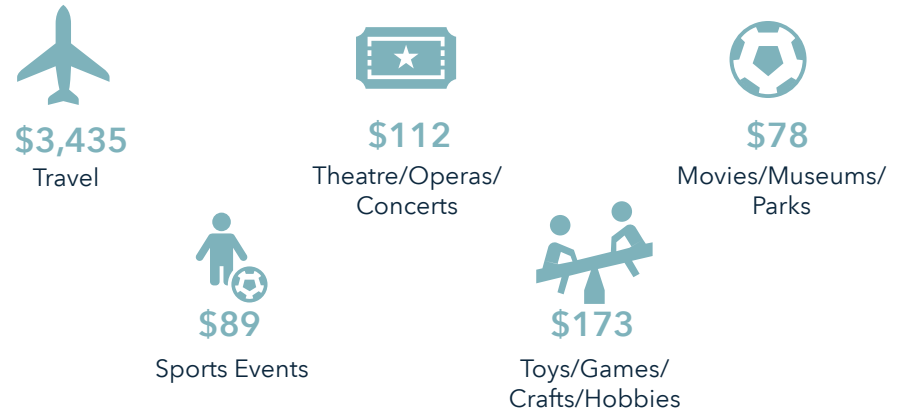
### Key Facts



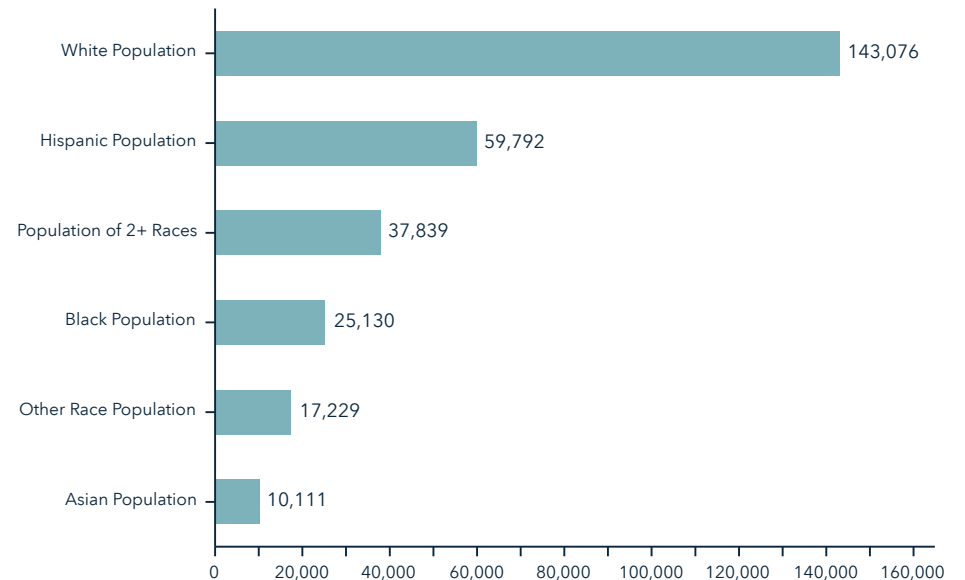
### Annual Household Spending



### Annual Lifestyle Spending



### Race

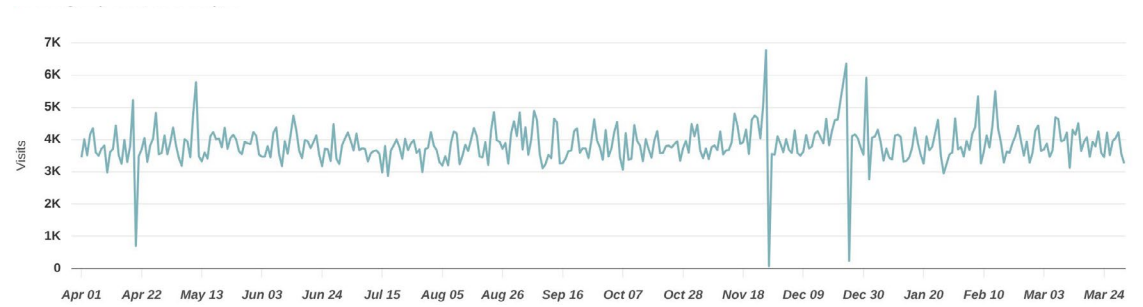




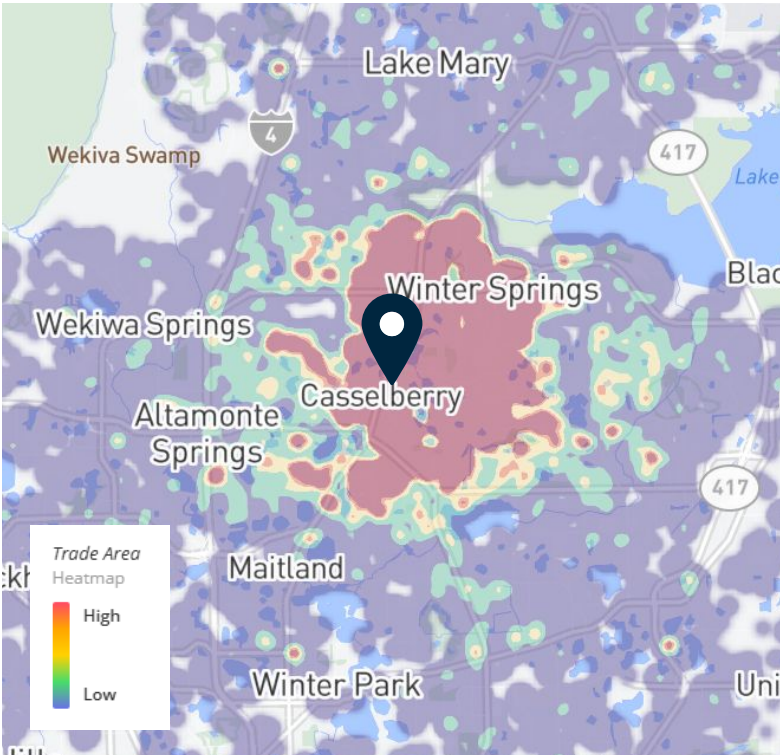
## Data for 04/01/2025 - 03/31/2026



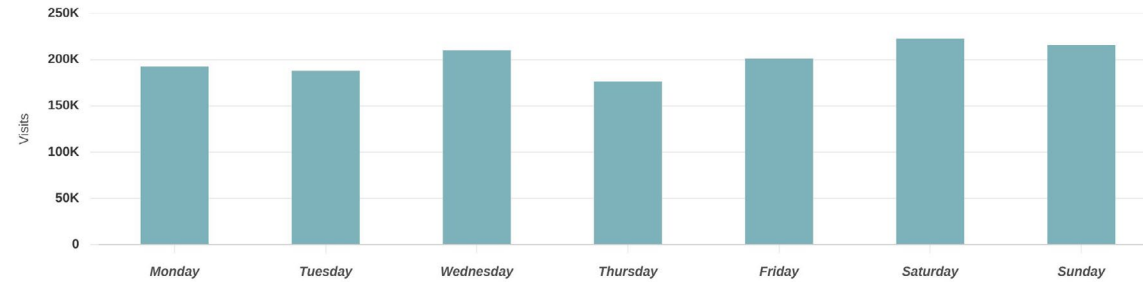
### VISITS TREND



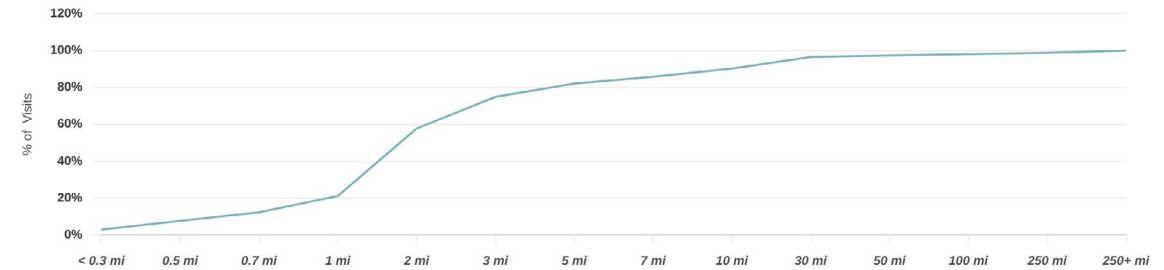
### TRADE AREA



### DAILY VISITS



### TRADE AREA COVERAGE BY DISTANCE





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**SRS REAL ESTATE PARTNERS**

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200 S Orange Ave, Suite 1300  
Orlando, FL 32801  
407.455.5030

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