

FOR LEASE TARGET SHADOW ANCHORED

111 Melody Ln / 4200 US Hwy 17/92 | Casselberry, FL (Orlando MSA)



HIGHLIGHTS

- One 0.45 acre outparcel for lease, ideal for QSR or retail.
- Excellent visibility and prominent pylon signage available on US Hwy 17-92.
- 8,735 SF (divisible down to 1,500 SF) retail space facing US Hwy 17-92.
- 12,000 SF flex/warehouse space.
- Flexible uses: retail, flex/warehouse, QSR/drive-thru.
- Located in the heart of Downtown Casselberry, FL (Orlando MSA).
- Lighted access from Triplet Lake Drive.
- Be seen by 71,000 vehicles per day!

Demographics	1 Mile	3 Miles	5 Miles
Population	7,255	98,454	243,876
HH Income	\$80,734	\$95,405	\$107,486
Daytime Employees	6,306	55,925	170,174



[View Property Video](#)

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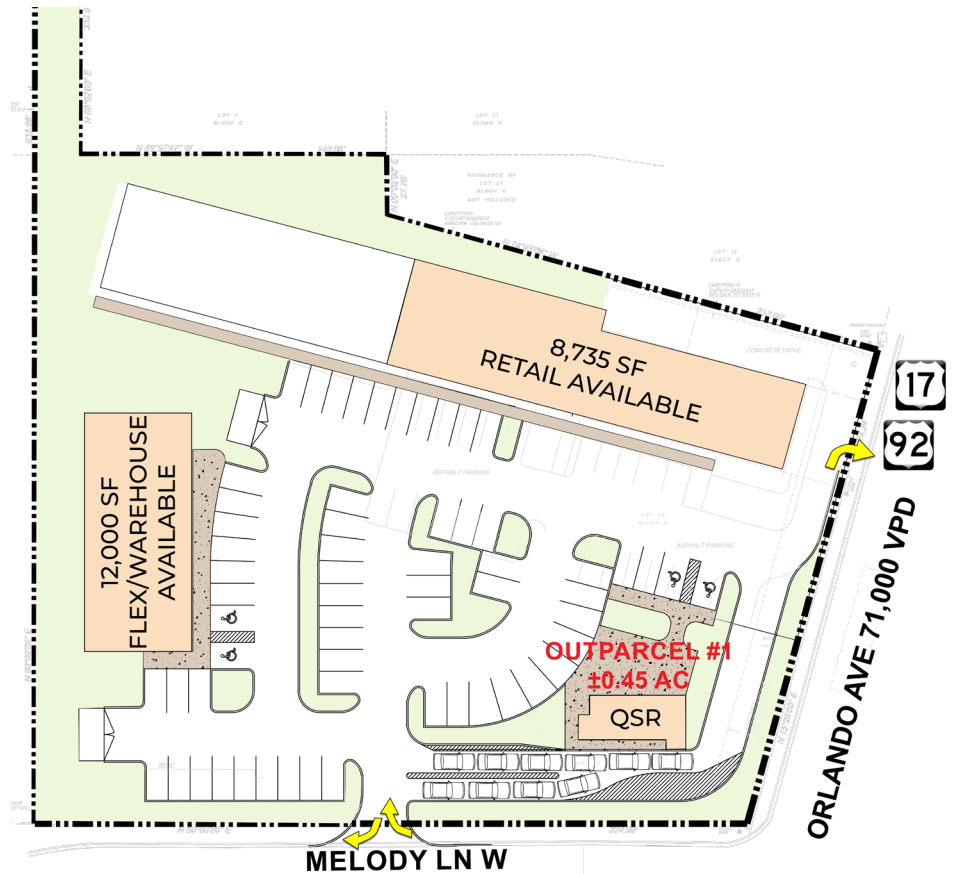


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CONCEPTUAL SITE OPTION



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