

HOWELL BRANCH CORNERS

2525 Howell Branch Rd, Casselberry, FL 32707



PRICE: \$7,650,000

CAP RATE: 6.19%



VIEW OPPORTUNITY



SEE A BRIGHTER WAY



PROPERTY SUMMARY

BUILDING SF

Retail Center: 13,015 SF
Starbucks: 1,750 SF
Total: 14,765 SF

ACREAGE

2.48 AC

YEAR BUILT

2006/2007

LEASED

100%*

TENANT OVERVIEW

Planet Smoothie, Starbucks, T-Mobile

*Includes Master Lease

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Investment Highlights



Howell Branch Corners is located at the premier intersection of SR 436 (Semoran Blvd) (47,000 VPD) and Howell Branch Rd (32,000 VPD) – one of the most heavily trafficked signalized intersections in the Orlando area.



Four of the Seven spaces have been occupied by tenants at the Property for 10+ years. The center has been well-maintained and leased by long term users, coupled with the attractive direct visibility via frontage on both SR 436 (Semoran Blvd) (400 feet) and Howell Branch Rd (365 feet).



The 2-year Master Lease allows for new ownership to capitalize on a fully occupied center while supplying ample time to find the ideal tenant(s) to backfill the remaining gray shell vacancy, while the NOI potential is still fully realized.



The Property is a corner outparcel to the 248,683 SF Publix-anchored Casselberry Commons that features national credit tenants such as Burlington, T.J. Maxx, Five Below, and Firehouse Subs.

