

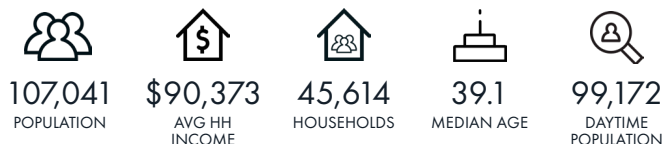


Available

Howell Branch Corners
2525 Howell Branch Rd
Casselberry, FL 32751

Demographics

3-Mile Demographics (2025)



Property and Market Highlights:

- Availability represents a former bank location with 3,900 s.f. and a two-lane drive-thru, and 1,690 s.f. coming available August 2025
- Howell Branch Corners sits impeccably on the signalized intersection of Semoran Blvd/SR-436 and Howell Branch Rd (±88,500 AADT)
- Pylon signage available that also benefits from the site's strategic location
- Multiple access points across both thoroughfares for convenient accessibility
- A well-rounded mix of strong tenants like Starbucks, Planet Smoothie and Heartland Dental reside in the center among others, drawing additional traffic directly to the suite
- Well-maintained, attractive premises in Casselberry; as of 2025, Niche has given the area an A-grade rating
- Situated in Casselberry's primary retail corridor and in proximity to multiple neighborhoods and schools for a seamless traffic flow to the site

BILLY RODRIGUEZ
 Senior Vice President
 billy.rodriguez@jll.com
 +1 407 443 3925

BRANDON MCCALLA
 Vice President
 brandon.mccalla@jll.com
 +1 954 665 3113

COLETTE SANTANA
 Senior Vice President
 colette.santana@jll.com
 +1 813 777 8611

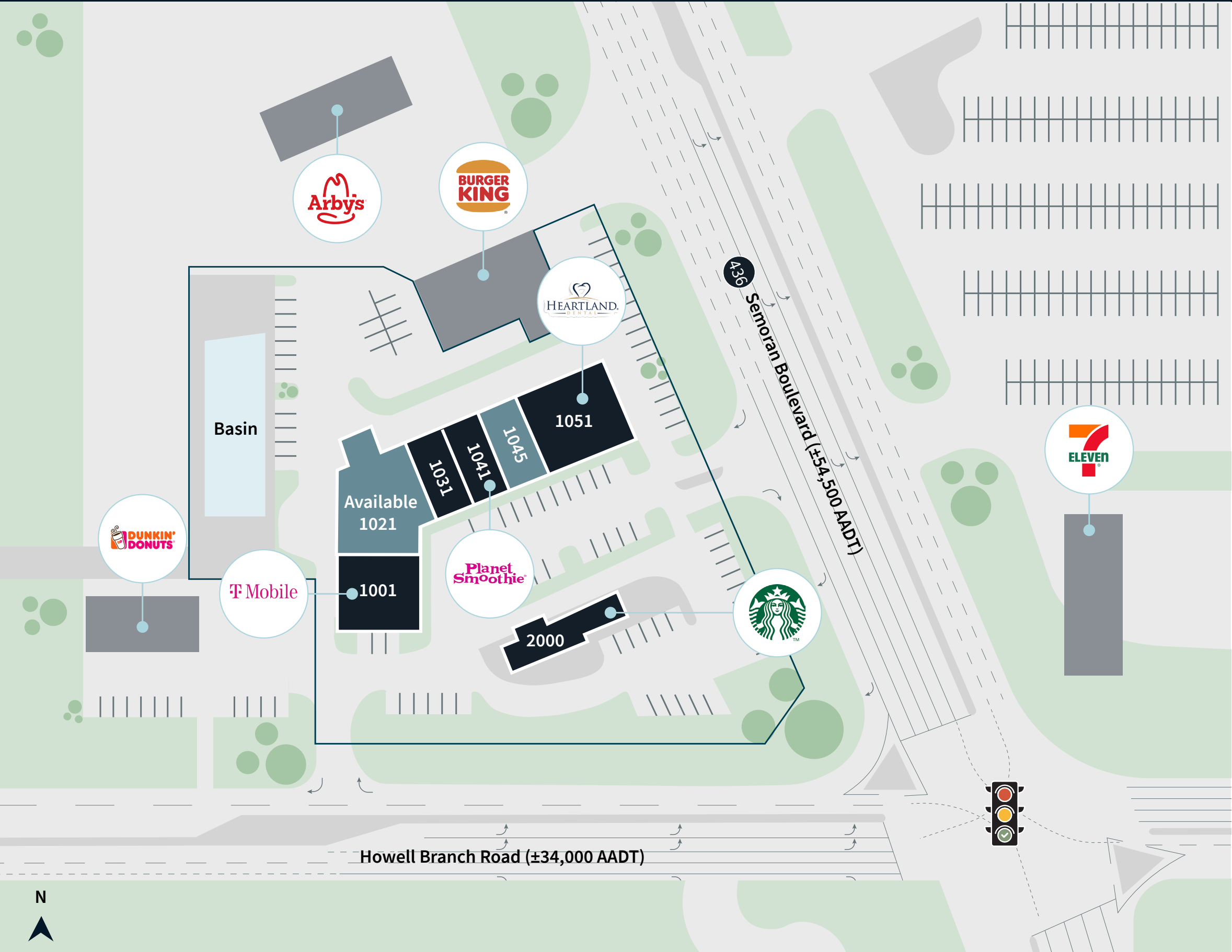
TAYLAR LING
 Associate
 taylar.ling@jll.com
 +1 407 271 3067



Site Plan

Tenant Roster

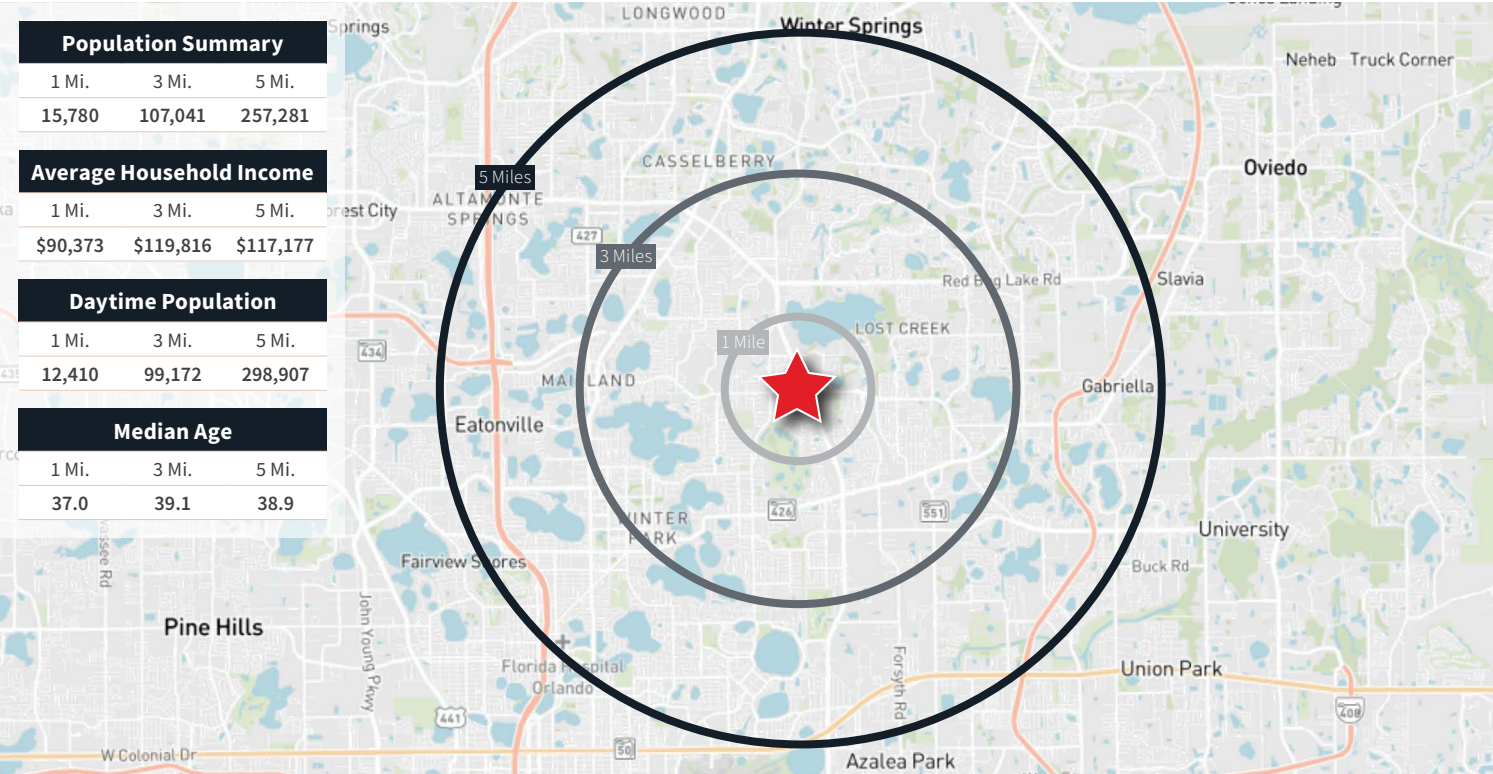
SUITE	TENANT	SF
1001	T-Mobile	2,432
1021	AVAILABLE - Former BB&T	3,900
1031	Alloy Personal Training	1,700
1041	Planet Smoothie	993
1045	AVAILABLE 8/25 - iDevice Repair	1,690
1051	Heartland Dental	2,300
2000	Starbucks	1,750



Market Aerial



Demographics: 1-3-5 Mile Radius



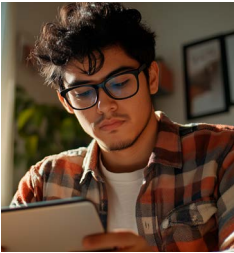
OLD AND NEWCOMERS: Singles living in metropolitan areas, "dual-income, no kids", convenience-focused

Median Age: 39.4

Median HH Income: \$44,900

LifeMode Group: Middle Ground

Socioeconomic Traits: Old and Newcomers represents singles' lifestyles in metropolitan locations. They're attentive consumers who care about charitable causes and environmental concerns, are price aware and are comfortable utilizing technology to the fullest.



YOUNG AND RESTLESS: Well-educated Gen Y individuals, enjoy being the first to buy new products

Median Age: 29.8

Median HH Income: \$40,500

LifeMode Group: Midtown Singles

Socioeconomic Traits: Young and Restless represents one of the youngest markets. Many are still completing their education or are newly established in their profession. Majority of their information comes from smartphones, a way of life, with extensive Internet use.



SET TO IMPRESS: Renter-occupied, one-person households, image conscious, status seeking

Median Age: 33.9

Median HH Income: \$32,800

LifeMode Group: Midtown Singles

Socioeconomic Traits: Set to Impress represents renters who live in medium to large apartment complexes. Many are still college enrolled. They are very aware of their image and will always have their eye out for the latest sale with a name brand over generic.



HOME IMPROVEMENT: Married, dual-income families, home owners, spend a higher amount of time on the go

Median Age: 37.7

Median HH Income: \$72,100

LifeMode Group: Family Landscapes

Socioeconomic Traits: Home Improvement represents traditional, single-family home owners who are often commuters and prefer to eat out regularly. This lifestyle group enjoys home improvement and remodeling projects in their suburban neighborhoods.



BILLY RODRIGUEZ
Senior Vice President
billy.rodriguez@jll.com
+1 407 443 3925



BRANDON MCCALLA
Vice President
brandon.mccalla@jll.com
+1 954 665 3113



COLETTE SANTANA
Senior Vice President
colette.santana@jll.com
+1 813 777 8611



TAYLAR LING
Associate
taylor.ling@jll.com
+1 407 271 3067



Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2025. Jones Lang LaSalle Brokerage, Inc. All rights reserved.