

HOWELL BRANCH CORNERS



Available

Howell Branch Corners
2525 Howell Branch Rd
Casselberry, FL 32751

Demographics

3-Mile Demographics (2025)



107,041
POPULATION



\$90,373
AVG HH
INCOME



45,614
HOUSEHOLDS



39.1
MEDIAN AGE



99,172
DAYTIME
POPULATION

Property and Market Highlights:

- Availability represents a former bank location with 3,900 s.f. and a two-lane drive-thru, and a 1,690 s.f. space
- 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

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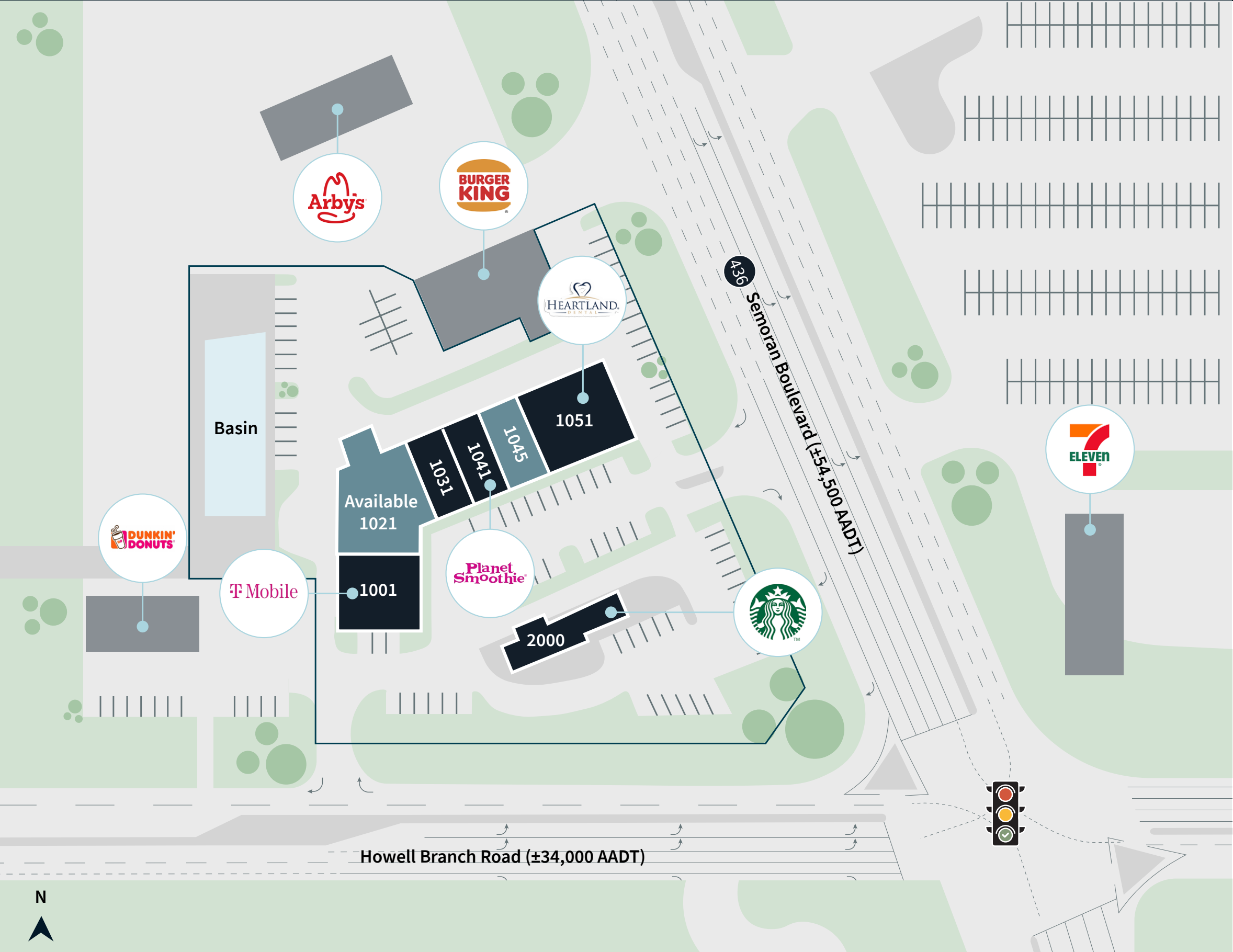
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Site Plan

Tenant Roster

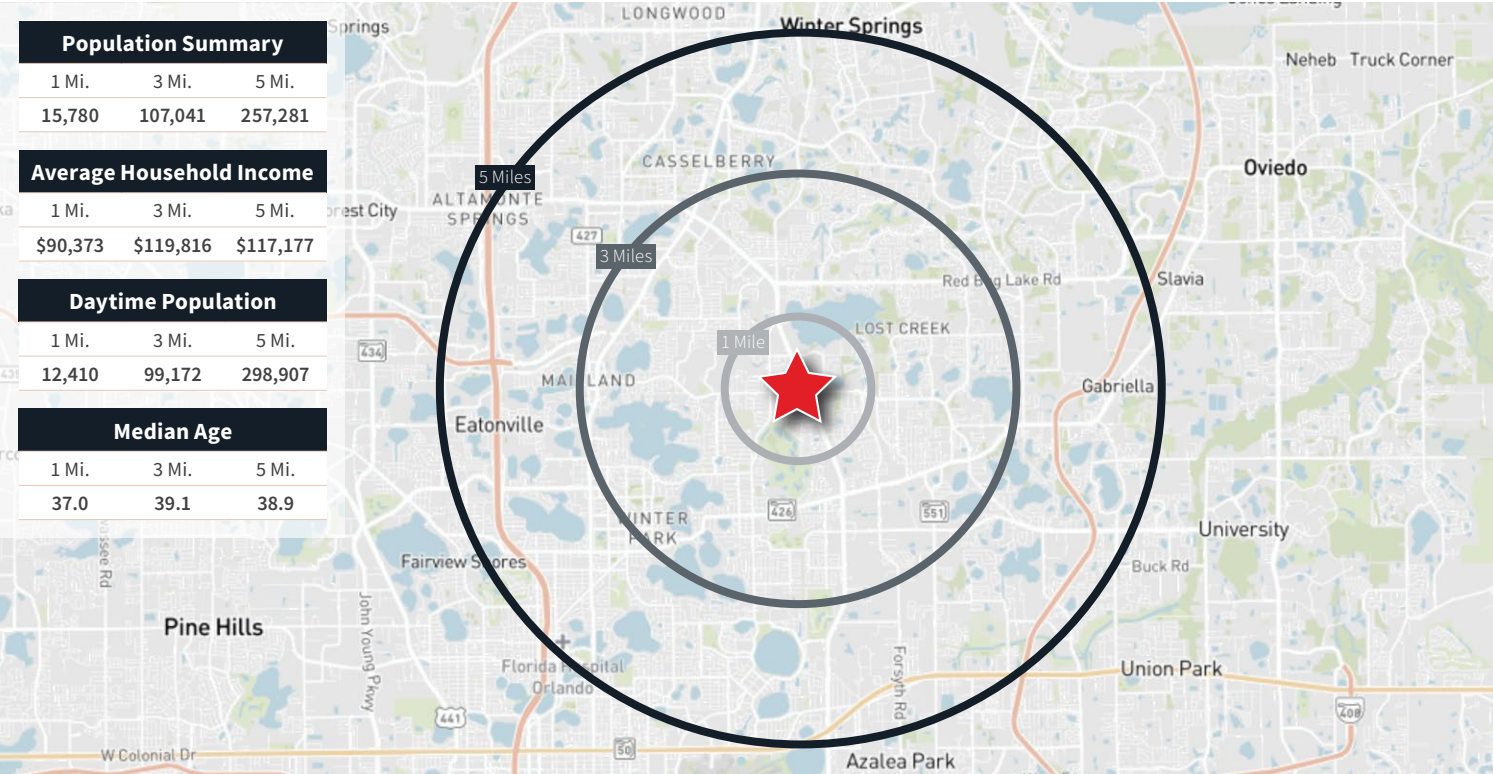
SUITE	TENANT	SF
1001	T-Mobile	2,432
1021	AVAILABLE - Former BB&T	3,900
1031	Alloy Personal Training	1,700
1041	Planet Smoothie	993
1045	AVAILABLE - iDevice Repair	1,690
1051	Heartland Dental	2,300
2000	Starbucks	1,750



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.



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