

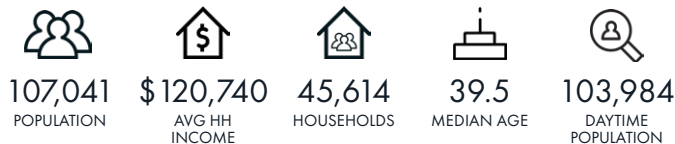


Available

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 a 1,690 s.f. retail 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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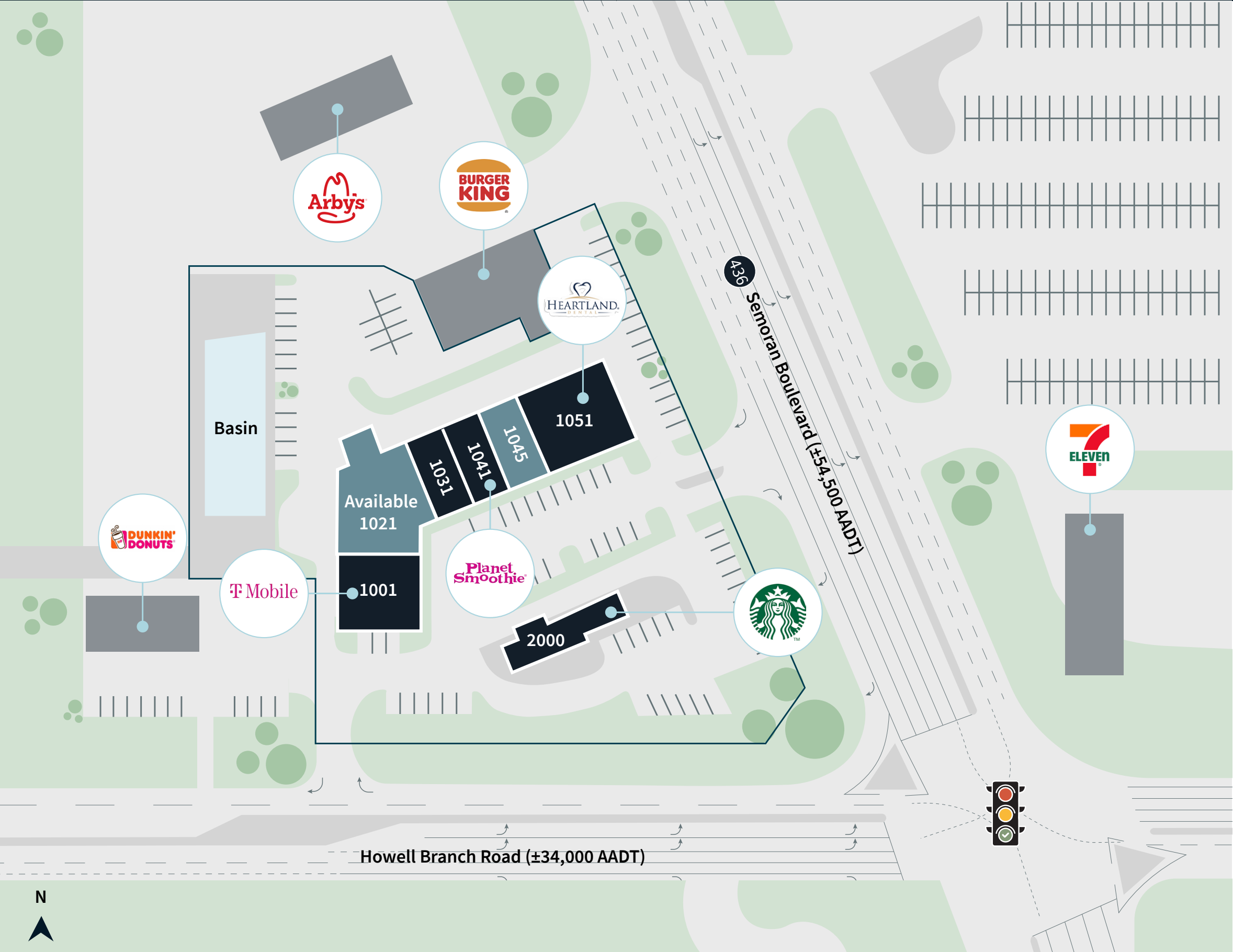
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Site Plan

Tenant Roster

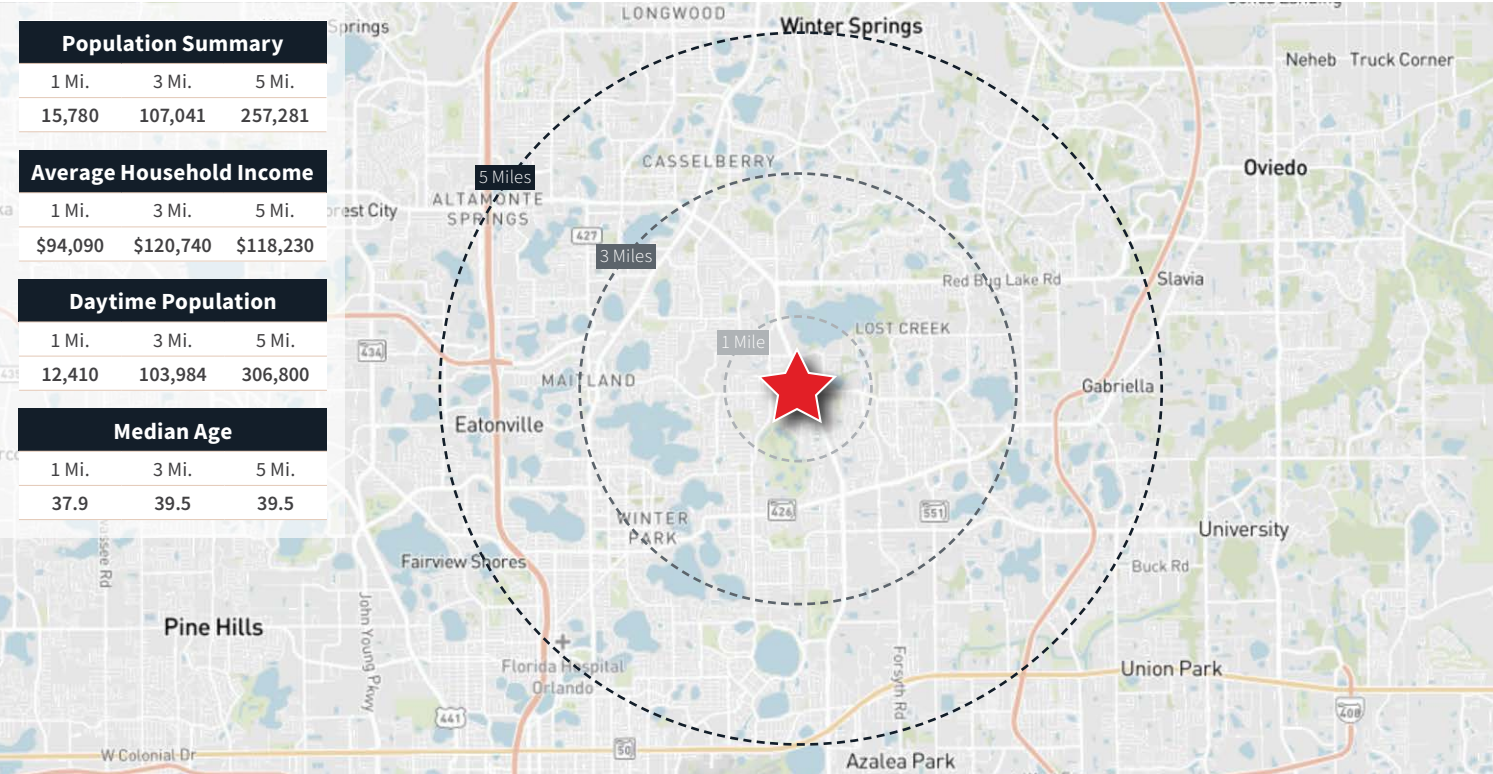
SUITE	TENANT	SF
1001	T-Mobile	2,432
1021	AVAILABLE - Former BB&T	3,900
1031	Alloy Personal Training	1,700
1041	Planet Smoothie	993
1045	AVAILABLE - iDevice Repair	1,690
1051	Heartland Dental	2,300
2000	Starbucks	1,750



Market Aerial



Demographics: 1-3-5 Mile Radius



DREAMBELT: Ambitious suburban families building wealth through strategic living and planning

Median Age: 41.5

Median HH Income: \$94,802

LifeMode Group: Suburban Shine

Socioeconomic Traits: The Dreambelt consists of forward-thinking suburban households. They invest in their properties, pets and health, while actively planning their financial futures in homes designed for multiple vehicles and family growth.



SAVVY SUBURBANITES: Dual-income households in well-established and newly-developed areas

Median Age: 44.0

Median HH Income: \$139,696

LifeMode Group: Premier Estates

Socioeconomic Traits: Savvy Suburbanites work in professional fields such as management and finance, living comfortably in upper income tiers. They gravitate toward new and well-reputed communities, and invest heavily in their homes and landscaping.



YOUNG AND RESTLESS: Urban young professionals and students in diverse metro neighborhoods

Median Age: 31.4

Median HH Income: \$56,258

LifeMode Group: Urban Threads

Socioeconomic Traits: Young and Restless are highly-mobile singles and couples without children living in culturally diverse urban neighborhoods. They prioritize convenience with frequent fast food and digital services, spending leisure time on video games and streaming.



MODERATE METROS: Young families and singles in growing suburban metro peripheries

Median Age: 38.1

Median HH Income: \$70,055

LifeMode Group: Metro Vibes

Socioeconomic Traits: Moderate Metros represent young families with preschoolers and single-person households in growing areas. They are bargain-conscious online shoppers working in healthcare and retail, with short commutes and high civic engagement.



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