

Free Standing Retail Building on US 17-92

700 North St, Fern Park, FL 32730

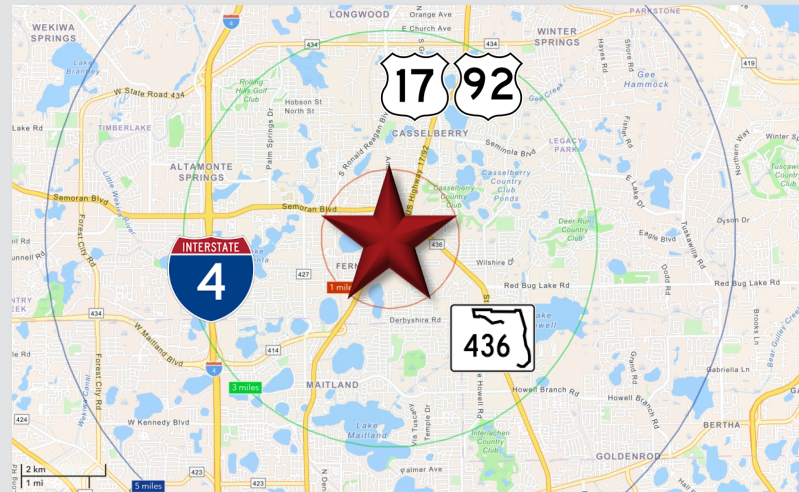
Palkiper
Commercial Real Estate Services
Licensed Real Estate Broker



Sale Price: \$1,900,000

LOCATION DETAILS

Located directly across from Lowe's on US 17-92, less than a quarter mile south of SR 436. The building is highly visible along a high-traffic highway with over 54,000 cars passing daily, offering excellent exposure. Its central location provides convenient access to major thoroughfares, including I-4 and the 414.



PROPERTY DETAILS

- **±6,259 SF** 2-Story retail building
- 2 Grade level roll-up doors (easily accessible from Wells Ave)
- **±0.46 Acres** zoned C-2, with a MXD FLU (Seminole County)
- **Excellent visibility** on US 17-92 (54,000 AADT)
- 14 Parking Spaces

2025 DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
Population	12,009	92,253	256,493
Average HH Income	\$83,690	\$103,412	\$108,682
Median HH Income	\$67,598	\$73,147	\$78,044

CONTACT FOR MORE INFORMATION

Marie Shorey, CCIM
(407) 383-8142
marie@palkiper.com

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INTERIOR FEATURES

- **Suite 1000** - 4,915 SF
 - 4,096 SF ground floor + 819 SF mezzanine
 - 3 Offices, 2 Restrooms
 - 1 Roll-up door
 - Mezzanine is plumbed for a sink
- **Suite 1050** - 1,344 SF
 - 1 Restroom
 - 1 Roll-up door



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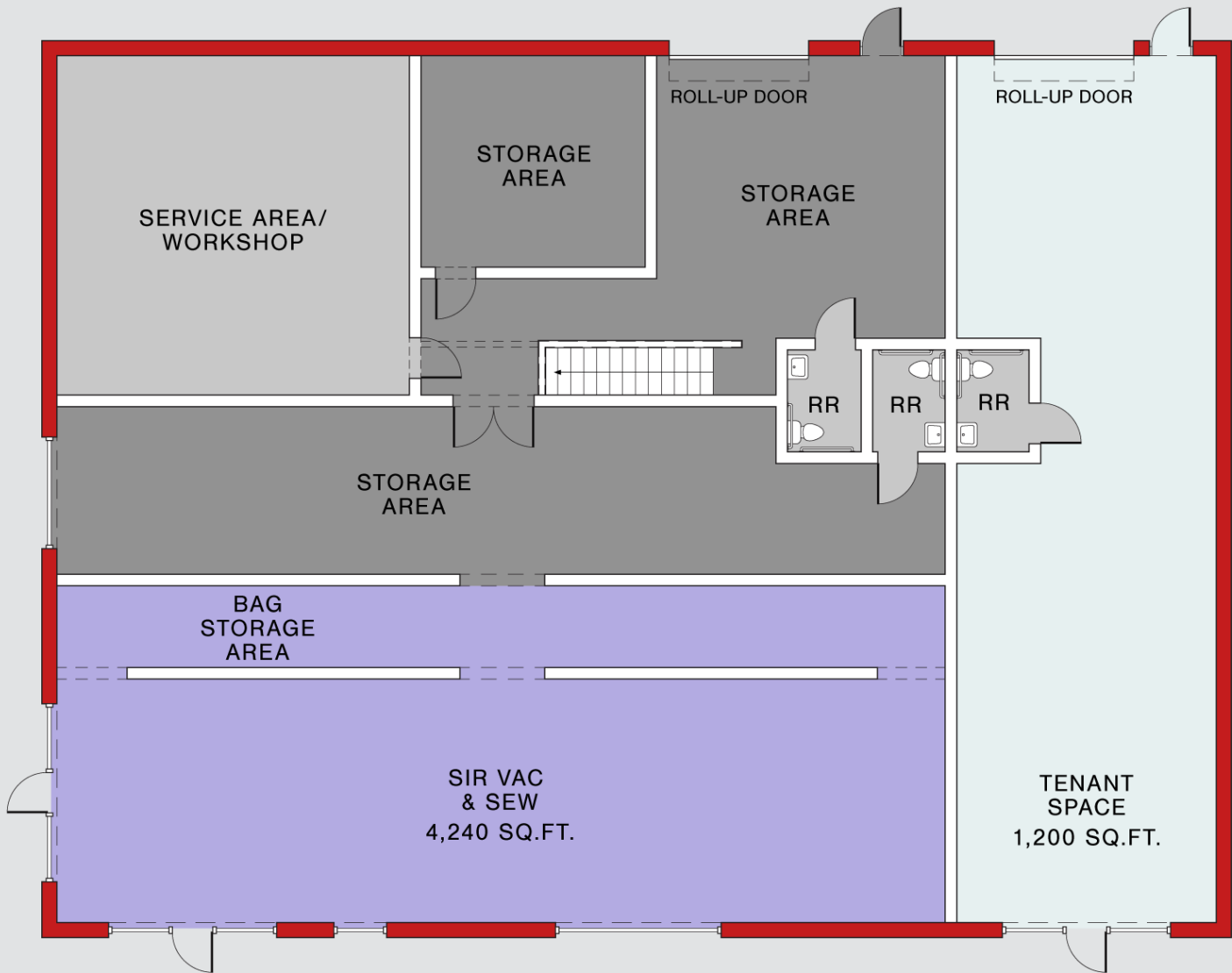
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Ground Floor



FLOOR PLAN NOT TO SCALE

Illustrated for marketing purposes only.

Any measurements, sizes, and/or dimensions are approximate.

Layout and furnishes shown may vary. Subject to continued revisions.

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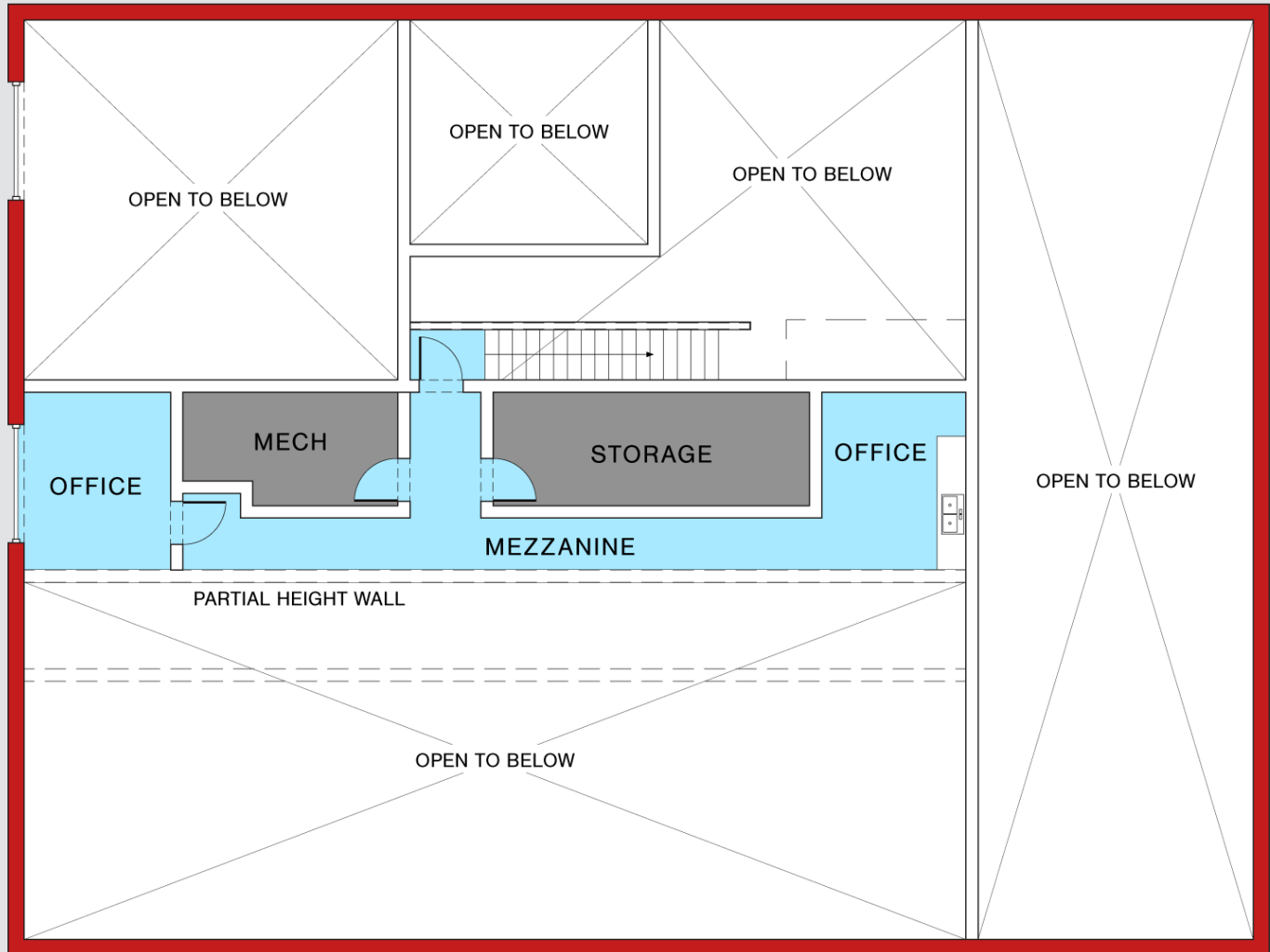
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Mezzanine



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