CASSELBERRY SQUARE

FOR LEASE · RETAIL

906-980 SR 436 | CASSELBERRY, FLORIDA 32707

Cornerstone Retail in Casselberry

Inline suites, a junior anchor box and two pad sites at the signalized corner of SR 436 and Red Bug Lake Road, anchored by Ollie's, Dollar General and Pet Supermarket.

INLINE 910 & 912	SUITE 944	OUTPARCELS
1,400–2,800 SF	10,646 SF	2 Pad Sites









CONTACT: GARRETT GLEITER | GARRETT@4ACRE.COM | 407.539.4514 | NICHOLAS FOURAKER, CCIM | 407.601.1466

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THE OPPORTUNITY

Ollie's-anchored. On the corridor Casselberry drives.

Casselberry Square is a high-visibility neighborhood shopping center at the signalized intersection of SR 436 and Red Bug Lake Road, serving one of Seminole County's most established residential corridors.

Daily-needs traffic, every day. Anchored by Ollie's Bargain Outlet, Dollar General and Pet Supermarket, with more than 60% national and regional tenancy, the center draws repeat shoppers from the dense neighborhoods that surround it.

Exposure and access. More than 80,000 vehicles a day pass the site on SR 436, Red Bug Lake Road and S Winter Park Drive, with a signalized entrance, multiple points of ingress and egress and pylon signage on Semoran.

Now leasing. Under new ownership, management and leasing, with a renovated façade and site improvements, the center offers two combinable inline suites, a ±10,646 SF junior anchor box and two outparcels planned for drive-thru users.

66,000
Vehicles per day on SR 436 (Semoran Blvd)[1]

80K+
Combined daily traffic exposure[1]

60%+
National and regional tenancy

5.1%
Casselberry retail vacancy, Q2 2026[2]

DETAILS AT A GLANCE

ADDRESS	906–980 SR 436 Casselberry, FL 32707
CENTER GLA	±101,946 SF
INLINE	Suites 910 & 912 · ±1,400 SF each, combinable to ±2,800 SF
JUNIOR ANCHOR	Suite 944 · ±10,646 SF · available soon
OUTPARCELS	Two pads · ±2,200 and ±2,500 SF drive-thru concepts
PARKING	431 spaces (±4.2 / 1,000 SF)
SIGNAGE	Pylon on SR 436 · building
ZONING	CG (City of Casselberry)
LEASE RATE	Call for rates

[1] Traffic counts per listing broker (SR 436 66,000 AADT; S Winter Park Dr ±11,000; Kewannee Trail ±3,665). [2] Cushman & Wakefield Orlando Retail MarketBeat, Q2 2026, Casselberry submarket. GLA, parking and zoning per ownership and listing broker; parcel IDs 21-21-30-300-004C-0000, 21-21-30-529-0000-0010, 21-21-30-506-0A00-0020, 21-21-30-506-0A00-0070.

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THE SITE

One Center, Four Ways to Lease

Inline, junior anchor and pad opportunities around a signalized SR 436 entrance.

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TENANT ROSTER & AVAILABLE SUITES

906-908	Poblanos Cocina Mexicana	2,800
910	Available	1,400
912	Available	1,400
914-916	Liquor & Tobacco	2,450
918-920	Big League Cards	3,150
922	Universal Barber Shop	1,400
924	Wa Sushi	1,400
932	Buddy's Home Furnishings	8,080
938	Pet Supermarket	8,080
940-942	Ollie's Bargain Outlet	32,040
944	Available Soon	10,646
946	CenterWell (Humana)	6,000
948	Dollar General	10,000
Total	Center GLA	101,946

AVAILABLE OUTPARCELS

OP 1	Drive-thru QSR concept	±2,200
OP 2	Drive-thru QSR concept	±2,500

Suites 910 & 912 can be combined for ±2,800 SF of contiguous inline space.

Site plan is an illustrative aerial and not to scale; tenant roster per ownership and listing broker, October 2026. Outparcel sizes are conceptual building areas from NV5 Site Concept 2 and are subject to ownership and governmental approvals.

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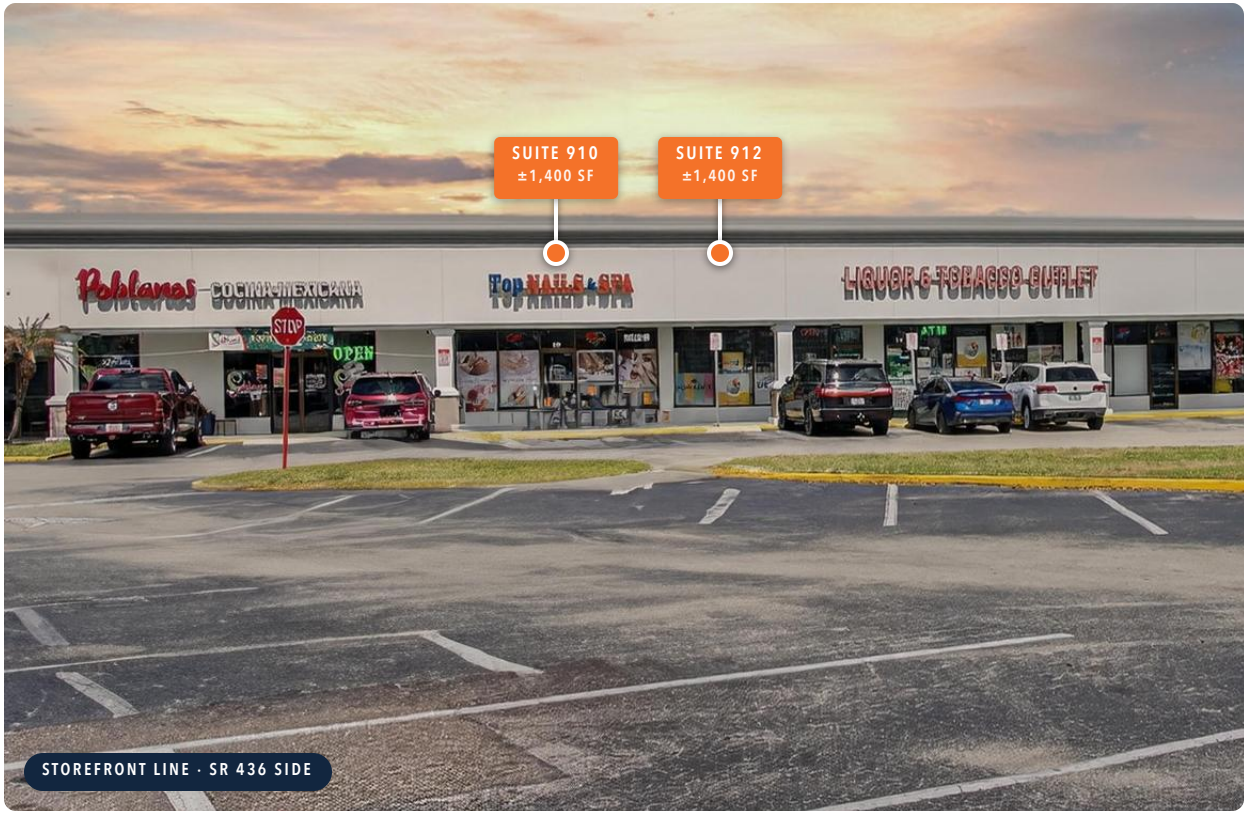
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INLINE SUITES

910 & 912

EACH	COMBINED	POSITION	RATE
±1,400 SF	±2,800 SF	West Inline	Call

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STOREFRONT LINE · SR 436 SIDE



POBLANOS COCINA MEXICANA



WEST INLINE WING

THE SPACE

Two side-by-side storefronts in the center's west inline wing, between Poblanos Cocina Mexicana and Liquor & Tobacco, facing the main parking field and the signalized SR 436 entrance.

Lease one or both. Each suite is ±1,400 SF; together they create ±2,800 SF of contiguous space for a user that needs a wider storefront.

Service & Medical

Dental, chiropractic, physical therapy, optometry, insurance and tax offices, with a CenterWell senior primary care clinic already in the center.

BEST FIT: 1,400–2,800 SF USERS

Wellness & Personal Care

Med spa, lash and brow, massage, boutique fitness and mobile or retail services that thrive on daily-needs foot traffic.

BEST FIT: APPOINTMENT-DRIVEN RETAIL

Suite locations are approximate. Floor plans to follow. Uses shown are illustrative and subject to existing exclusives, zoning and ownership approval. Rate per written proposal.

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JUNIOR ANCHOR

Suite 944

SIZE	STATUS	CO-TENANTS	RATE
±10,646 SF	Available Soon	Ollie's · CenterWell	Call

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THE SPACE

A rare junior anchor box on the center's anchor row, next door to Ollie's Bargain Outlet and steps from Pet Supermarket and Dollar General, with direct frontage on the main parking field.

Available soon. The suite is currently occupied; tours are by appointment only. Please do not disturb the current tenant.

Value & Specialty Retail

Off-price apparel, home goods, furniture, discount grocery or specialty food, feeding off Ollie's and Dollar General shopper traffic.

BEST FIT: 8,000–12,000 SF RETAILERS

Fitness, Medical & Entertainment

A high-value gym, multi-provider medical clinic, education or family entertainment user that wants parking and a large, flexible footprint.

BEST FIT: DESTINATION USERS

Floor plan to follow. Uses shown are illustrative and subject to existing exclusives, zoning and ownership approval. Availability date per ownership; rate per written proposal.

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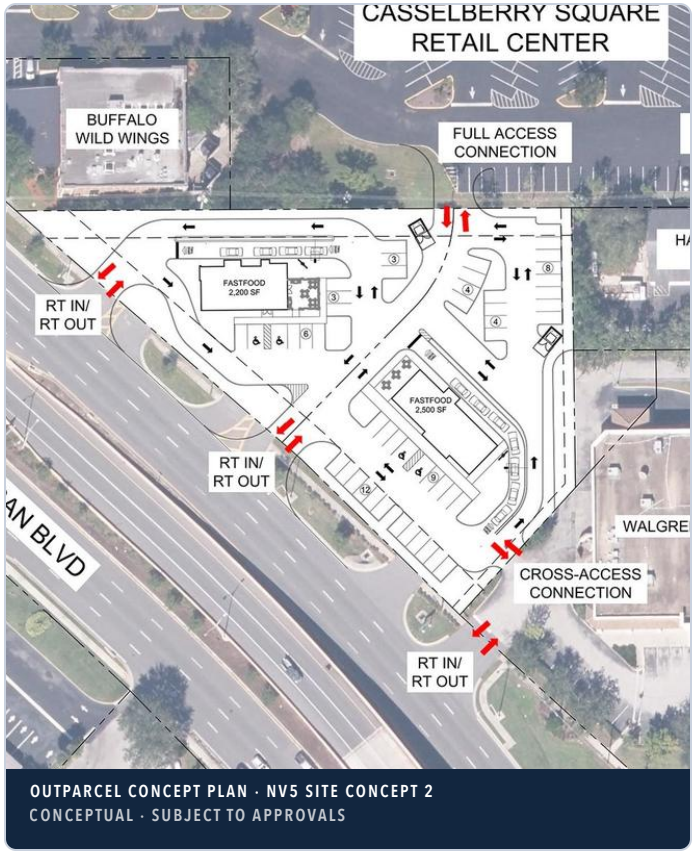
THE OUTPARCELS

Two Drive-Thru Pads on SR 436

Frontage on Semoran with right-in/right-out access and cross-access to the center.

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OUTPARCEL CONCEPT PLAN · NV5 SITE CONCEPT 2
CONCEPTUAL · SUBJECT TO APPROVALS

PAD	CONCEPT BUILDING	PARKING	ACCESS	BEST FIT	TERMS
Outparcel 1	±2,200 SF drive-thru	12 spaces (5.5/1,000)	RT in/out on SR 436 · full access to center	Coffee, QSR	Call
Outparcel 2	±2,500 SF drive-thru	21 spaces (8.4/1,000)	RT in/out on SR 436 · cross-access	QSR, bank, urgent care	Call

The pads sit on the SR 436 frontage between Buffalo Wild Wings and Walgreens, in front of 66,000 vehicles a day, with stacking room for drive-thru lanes shown on the concept plan.

Concept plan: NV5, "Outparcel Conceptual Design, Site Concept 2" (C1.1, Aug. 2019), for illustration only. Building sizes, parking and access are conceptual and subject to survey, ownership consent and all applicable governmental approvals. Pin locations approximate.

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HIGHEST & BEST USE

The Right User for Every Space

Daily-needs anchors, a signalized corner and a tight submarket point to service, medical and drive-thru tenants.

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Suites 910 & 912 · Service & Medical

Small-format users that want daily-needs traffic and easy parking: dental, chiropractic, optometry, insurance, tax and personal-care concepts.

±1,400 SF EACH · ±2,800 SF COMBINED

Suite 944 · Junior Anchor

Off-price, home, specialty grocery, fitness or medical users that benefit from sharing a parking field with Ollie's and Dollar General.

±10,646 SF · AVAILABLE SOON

Outparcel 1 · Coffee & QSR

A ±2,200 SF drive-thru concept on the SR 436 frontage, positioned for morning commuters headed toward Winter Park and Orlando.

DRIVE-THRU COFFEE, QSR

Outparcel 2 · QSR, Bank & Clinic

A ±2,500 SF pad with 21 concept spaces and cross-access to Walgreens, suited to a larger QSR, bank or credit union, or urgent care.

QSR, FINANCIAL, MEDICAL

WHY IT WORKS

Ollie's, Dollar General and Pet Supermarket generate repeat, needs-based visits; the center's signalized SR 436 entrance and pylon put every tenant in front of more than 80,000 vehicles a day; and new ownership is investing in the façade and site. Inline and pad space this close to the Red Bug Lake Road interchange rarely comes available.



OLLIE'S BARGAIN OUTLET



PYLON ON SR 436

RETAIL MARKET · Q2 2026

CASSELBERRY SUBMARKET

5.1%	$27.55
Vacancy	Avg. asking rent, NNN

ORLANDO METRO

3.9%	$31.18
Vacancy	Avg. asking rent, NNN

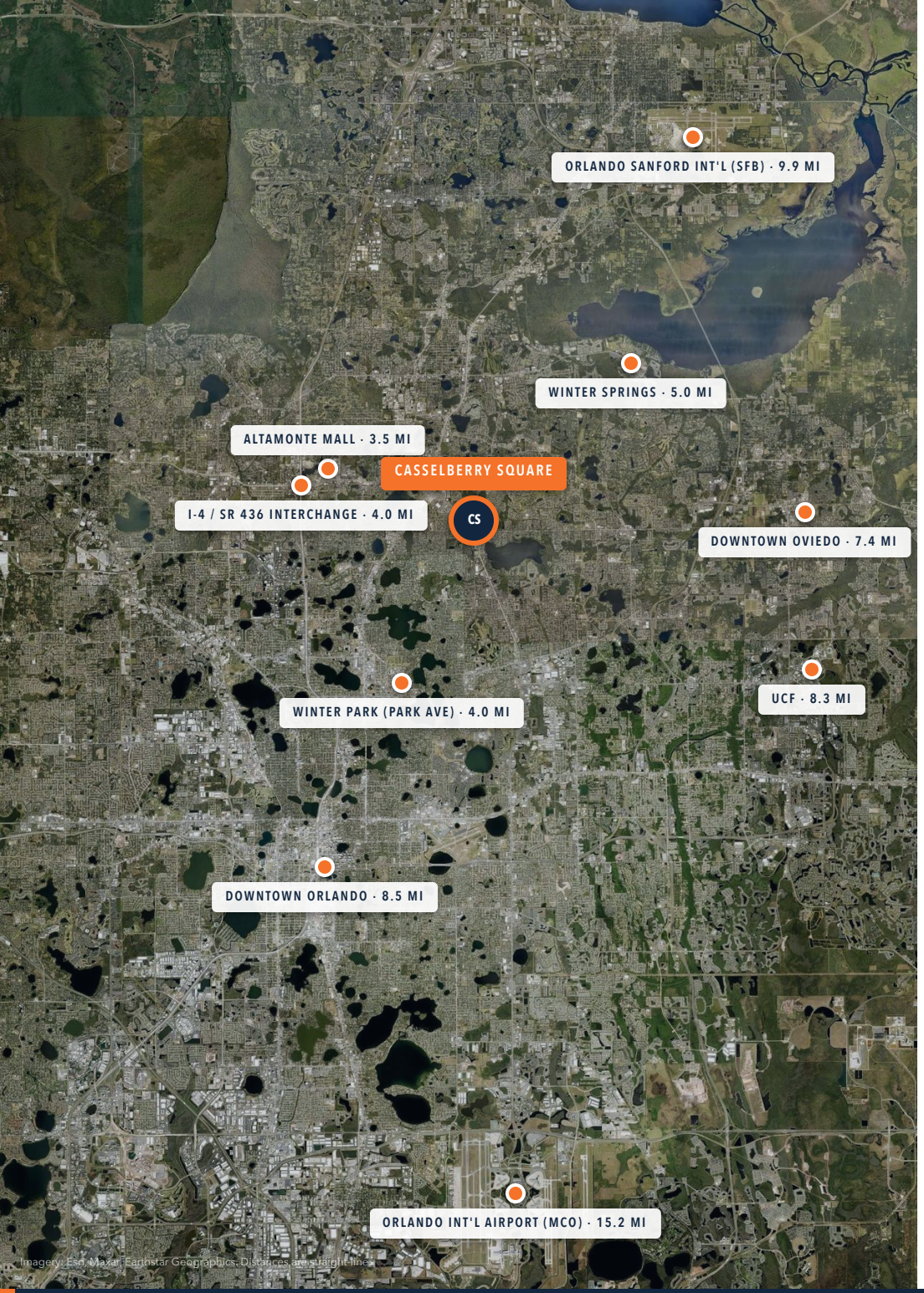
Metro asking rents rose 2.9% year over year, against 1.7% nationally, and the market absorbed about 1.1 million SF over the trailing twelve months. With little new development, existing centers on major corridors are where expanding retailers find space.

1.1M SF	+2.9%
Net absorption, trailing 12 months	Asking rent growth, YoY

Market data: Cushman & Wakefield Orlando Retail MarketBeat, Q2 2026 (CoStar data). Illustrative uses are subject to existing exclusives, zoning and ownership approval. Rates per written proposal.

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LOCATION

Central Seminole County

Casselberry sits between Winter Park, Altamonte Springs and Oviedo, and SR 436 is its main commercial artery, linking I-4 to the west with Orlando International Airport to the south. The center fronts Semoran at the Red Bug Lake Road flyover, the busiest crossroads in the city.

Mature, built-out neighborhoods surround the site on every side, giving the center a dependable daily-needs customer base within a short drive.

66,000
Vehicles per day on SR 436[1]

29,463
Population, City of Casselberry (2024)[2]

13,025
Households, City of Casselberry (2024)[2]

MILES FROM

3.5 mi	4.0 mi	4.0 mi	8.5 mi
Altamonte Mall	I-4 at SR 436	Park Ave, Winter Park	Downtown Orlando

80,000+ Vehicles per day of combined exposure on SR 436, S Winter Park Drive and Kewannee Trail.[1]



[1] Traffic counts per listing broker. [2] Esri 2024 Demographic and Income Profile, City of Casselberry (published by Seminole County). Distances are straight-line and approximate.

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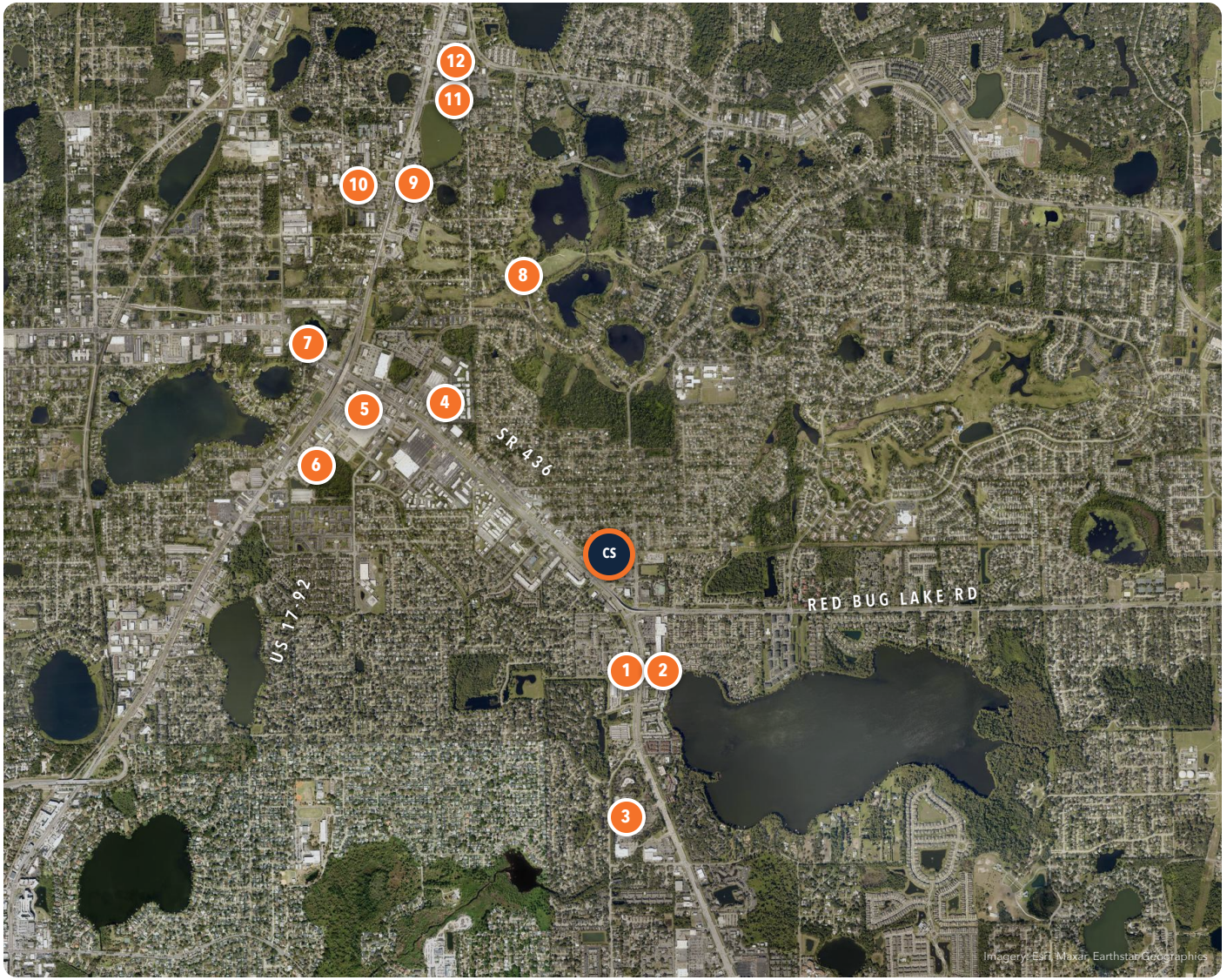
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NEARBY AMENITIES

The Daily-Needs Corridor

Grocery, big-box and service anchors within about two miles.

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1	**Wawa** Convenience & fuel	0.5 mi
2	**Planet Fitness** 24-hour gym	0.5 mi
3	**Walmart Supercenter** Lake Howell Square anchor	1.0 mi
4	**Oxford Square** Neighborhood center	0.9 mi
5	**ALDI** Grocery	1.1 mi
6	**Lowe's Home Improvement** Home improvement	1.2 mi
7	**Publix · Casselberry Commons** Grocery-anchored center	1.5 mi
8	**Casselberry Golf Club** Public golf course	1.2 mi
9	**Casselberry City Hall** City Hall & Lake Concord Park	1.7 mi
10	**Target** US 17-92 big-box anchor	1.8 mi
11	**Home Depot** Home improvement	1.9 mi
12	**Publix · Casselberry Collection** Grocery-anchored center	2.0 mi

Distances are straight-line from the center and approximate.

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CASSELBERRY SQUARE

Let's Find Your Place on SR 436

Inline suites, a junior anchor box and two drive-thru pads at Casselberry's busiest corner.

Contact Garrett or Nick for plans, rates or a tour.

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