

St. Cloud Marketplace

US-192 & S. Narcoossee Rd. St. Cloud, FL

2.27 AC Pad Available for Sale/Lease



Watch Property
Drone Video



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Pulte HOMES
Live Oak Lake
329-Homes

St. Cloud Marketplace

192

41,500 AADT

SUNTRUST

Publix

Walgreens

7-ELEVEN

DONATION EXPRESS

CenterState

S. Narcoossee Rd.
27,000 AADT

TACO BELL

192

Winn-Dixie

Property Highlights



Watch Property Drone Video

- 2.27 AC pad available for sale/lease.
- Located at the intersection of US-192 & S. Narcoossee Road.
- Across from Publix and Winn-Dixie anchored shopping centers.
- 800 feet of frontage along US-192 with excellent visibility and exposure.
- 8 miles south of Lake Nona's trade area and 20 miles to the Orlando International Airport.
- 0.5 miles from Live Oak Lake, a newly constructed 329-home single-family community by Pulte Homes.
- Less than 3 miles from Lennar's Old Hickory, St. Cloud's newest 451-home community along Nolte Road.
- 3.5 miles away from a 47-acre 315-lot residential community, currently being developed by Taylor Morrison and Richmond American.

Demographics



Population
1-Mile: 9,781
3-Mile: 60,921
5-Mile: 128,862



Daytime Population
1-Mile: 12,545
3-Mile: 71,072
5-Mile: 138,802



Households
1-Mile: 4,167
3-Mile: 23,890
5-Mile: 49,188



Average HH Income
1-Mile: \$70,208
3-Mile: \$97,656
5-Mile: \$94,858

Site Aerial



AutoZone

Winn-Dixie

CenterState



Walgreens



DONATION EXPRESS



S. Narcoossee Rd.



THE LEARNING EXPERIENCE
Academy of Early Education

HCA Healthcare

Cellianos coffee

192



E. Irlto Bronson Memorial Hwy.

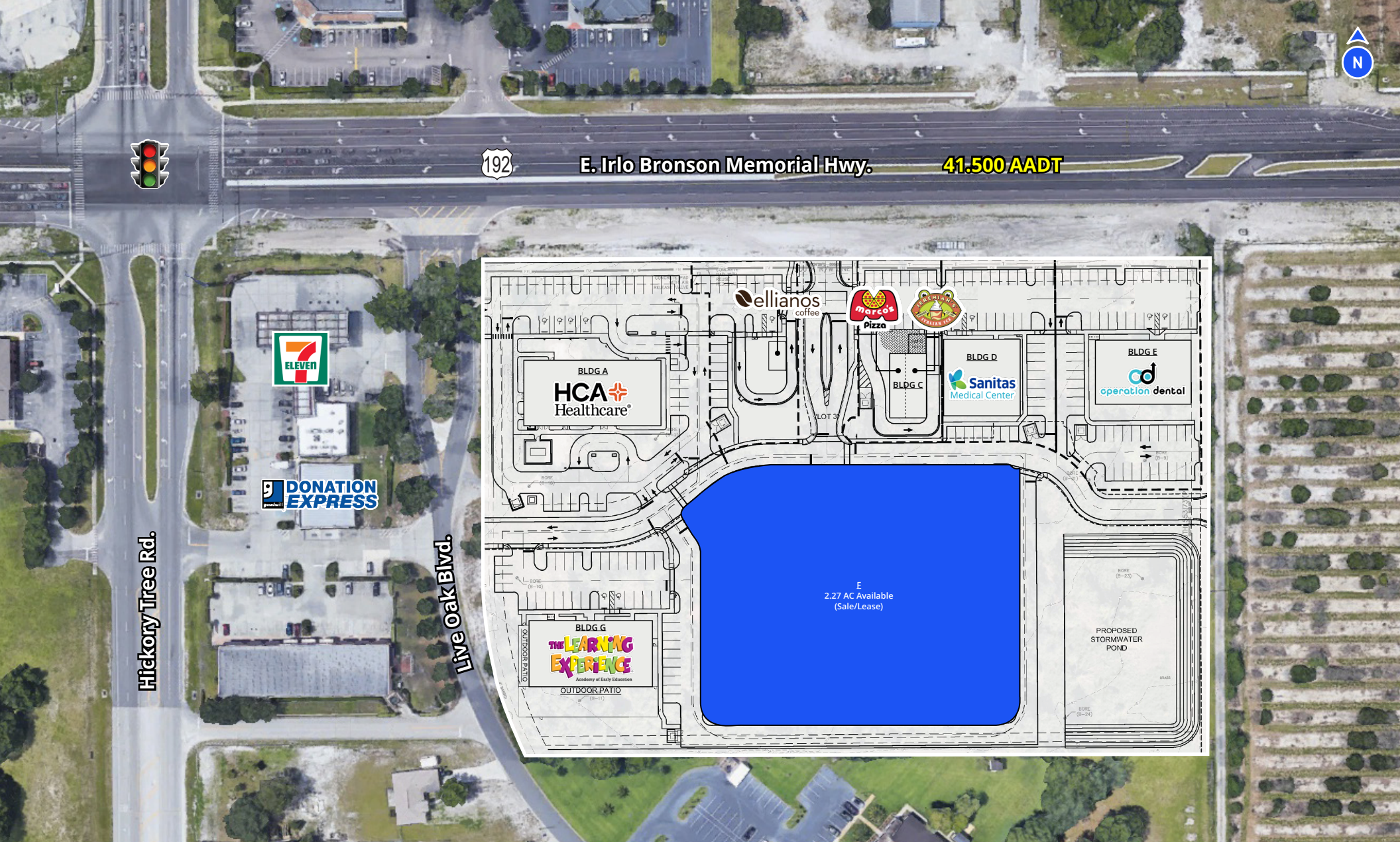
Sanitas Medical Center

41,500 AADT

St. Cloud Marketplace

operation dental





Availability

	Tenant	Size	Tenant	Size
A	HCA Healthcare	10,860 SF	D	Sanitas Medical Center 7,225 SF
B	Elliano's Coffee	640 SF	E	Operation Dental 7,440 SF
C-1	Marco's Pizza	1,250 SF	F	Available (Divisible) 2.27 AC
C-2	Jeremiah's Italian Ice	1,500 SF	G	The Learning Experience 10,000 SF



NeoCity
500-acre development recognized as "the up-and-coming" world epicenter for smart sensors, photonics and optics

St. Cloud Commons

- HOBBY LOBBY
- FIVE BEER
- PET SMART
- ULTA
- HIBBETT
- ROSS
- OLD NAVY
- Famous Footwear
- Marshall's
- ZANBY'S
- FirstWatch
- CAMPERO
- OUTBACK

at&t

Publix

MATTRESS ONE

verizon

ihop

Westgate Shopping Center

BIG LOTS

BEALL'S

DOLLAR GENERAL

Oaks Shopping Center

Starbucks

DUNKIN'

STARBUCKS

ALDI

Pet Supermarket

BEFF O'BRYEN'S

ALDI

Starbucks

Advantage

McDonald's

Lake Nona Landing

Sam's Club

Walmart SUPERCENTER

Culver's

LOWE'S

PET SMART

Autobahn

DUNKIN'

TJ MAXX

ABC

Starbucks

Wendy's

Pollo Tropical

RISE PIES

Wendy's

chili's

FIREHOUSE SUBS

Shoppes at Nona Place

Brave

FirstWatch

BURGER KING

Lake Nona Plaza

Publix

hair cutters

LITTLE GREEK

THE JUANA FLATS

THE GREAT GREEK

7-ELEVEN

MESON

St. Cloud Plaza

Winn-Dixie

Autobahn

TACO BELLA

Narcossee Shoppes

Publix

Walgreens

Future Retail/Residential 300 Units Approved

St. Cloud Marketplace

operation dental

bellianos coffee

Sanitas Medical Center

HCA Healthcare

Sunbridge
24,000-acre master-planned community under development (7,000+ residential units)

