



PROPOSED



PROPOSED



48,000 VPD



SouthState

OUC St. Cloud
Operations
77K SF Warehouses
Built 2024

Narcoossee Rd



41,500 VPD



PROPOSED



Future Big Box

Future Gas Station

PROPOSED

Future Self Storage



Live Oak
264 SF Homes

Thompson Grove
172 SF Homes

FOR LEASE | GROUND LEASE OR BTS

Retail Space & Outparcels Along US 192

5024 E Irlo Bronson Memorial Hwy | St Cloud, FL



Retail Space & Outparcels Along US 192

5024 E Irlo Bronson Memorial Hwy | St Cloud, FL 34771



Up to 8,000 SF
Retail Space

2.97 AC
Lot Size

Contact
Broker
Rate

ABOUT THE PROPERTY

- **Prime Retail Space & Outparcel Opportunities** along high-visibility US Hwy 192 with direct access to rapidly growing St Cloud and Lake Nona markets.
- **Strategic Trade Area Positioning:** Located just east of Narcoossee Rd, minutes from Lake Nona Medical City, Orlando International Airport, and major master-planned communities like Harmony and Sunbridge.
- **Flexible Development Potential:** Ideal for QSR, medical, service, or convenience uses; outparcels available for ground lease or build-to-suit.
- **Surrounded by National Retailers** including Publix, ALDI, Dunkin', Starbucks, Walgreens and Chipotle and many more.

NEARBY RETAILERS

Publix



DUNKIN'



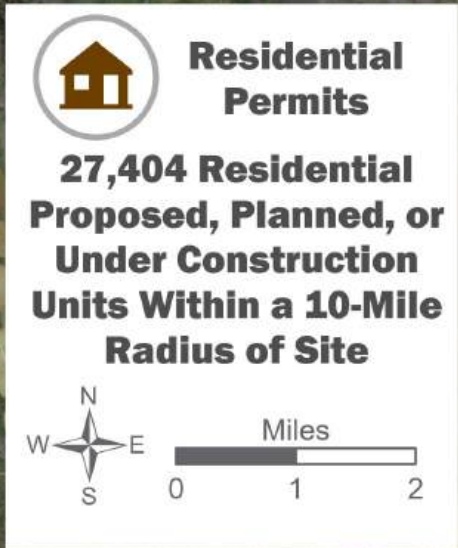
Walgreens

TRAFFIC COUNTS

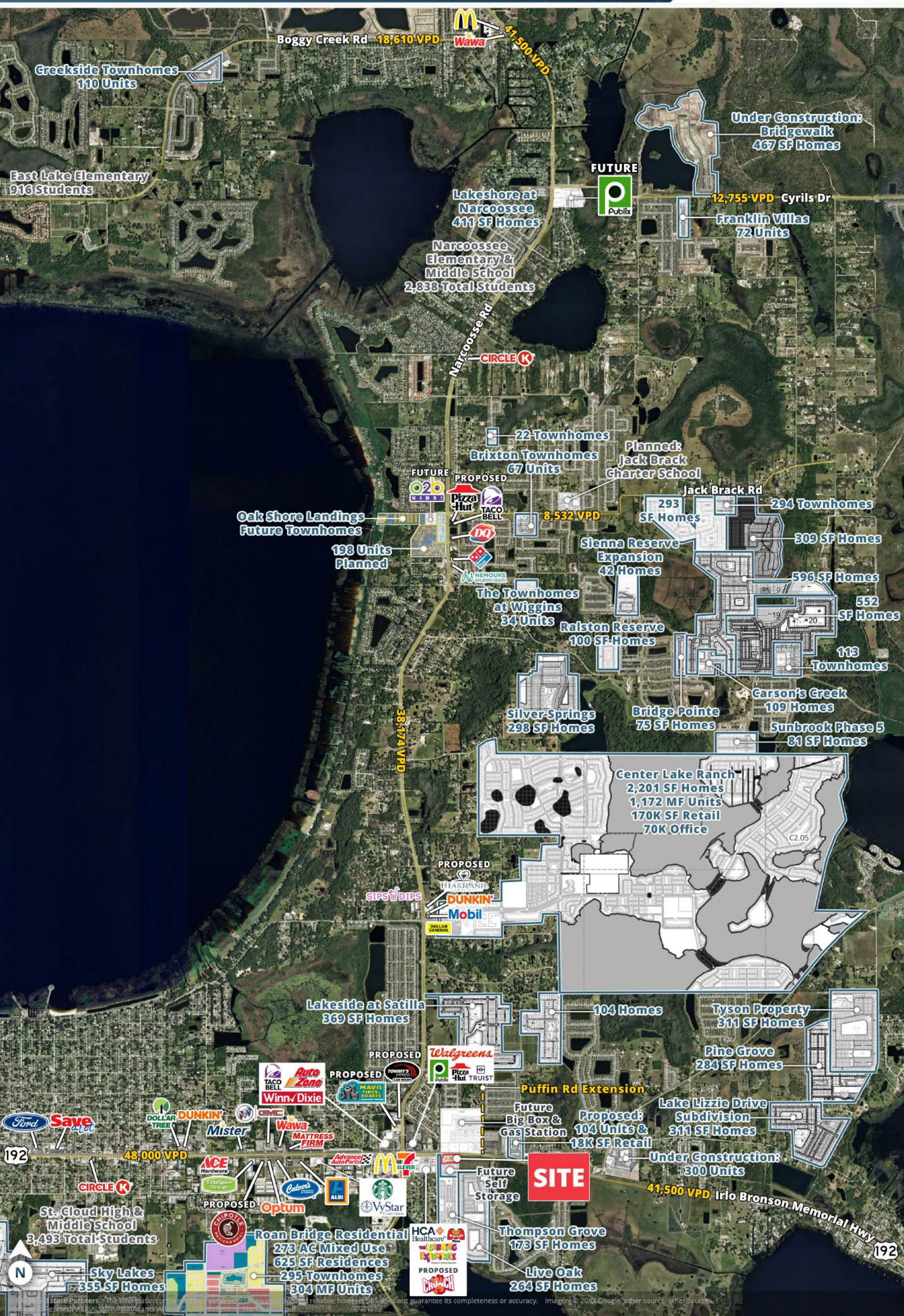
Irlo Bronson Memorial Hwy (US Hwy 192)
Narcoossee Rd
Year: 2024 | Source: FDOT

48,000 VPD
38,174 VPD

St. Cloud, FL



St. Cloud, FL



E Irlo Bronson Memorial Hwy & Narcoossee Rd Zoom In

St. Cloud, FL



PROPOSED



PROPOSED



NARCOOSSEE DENTAL CARE

Winn-Dixie



192

48,000 VPD



SouthState

OUC St. Cloud Operations
77K SF Warehouses
Built 2024

38,174 VPD

Narcoossee Rd



TRUIST

Walgreens

41,500 VPD

HCA Healthcare



THE LEARNING EXPERIENCE

PROPOSED



Future Self Storage

Future Big Box

PROPOSED

Future Gas Station

Puffin Rd Extension

MATER ACADEMY
ST. CLOUD
396 Students

Proposed:
104 Units &
18K SF Retail

Irlo Bronson Memorial Hwy 192

Live Oak
264 SF Homes

Thompson Grove
173 SF Homes

SITE



Retail Space | Option A

5024 E Irlo Bronson Memorial Hwy | St Cloud, FL 34771



US 192 (29,000 AADT)

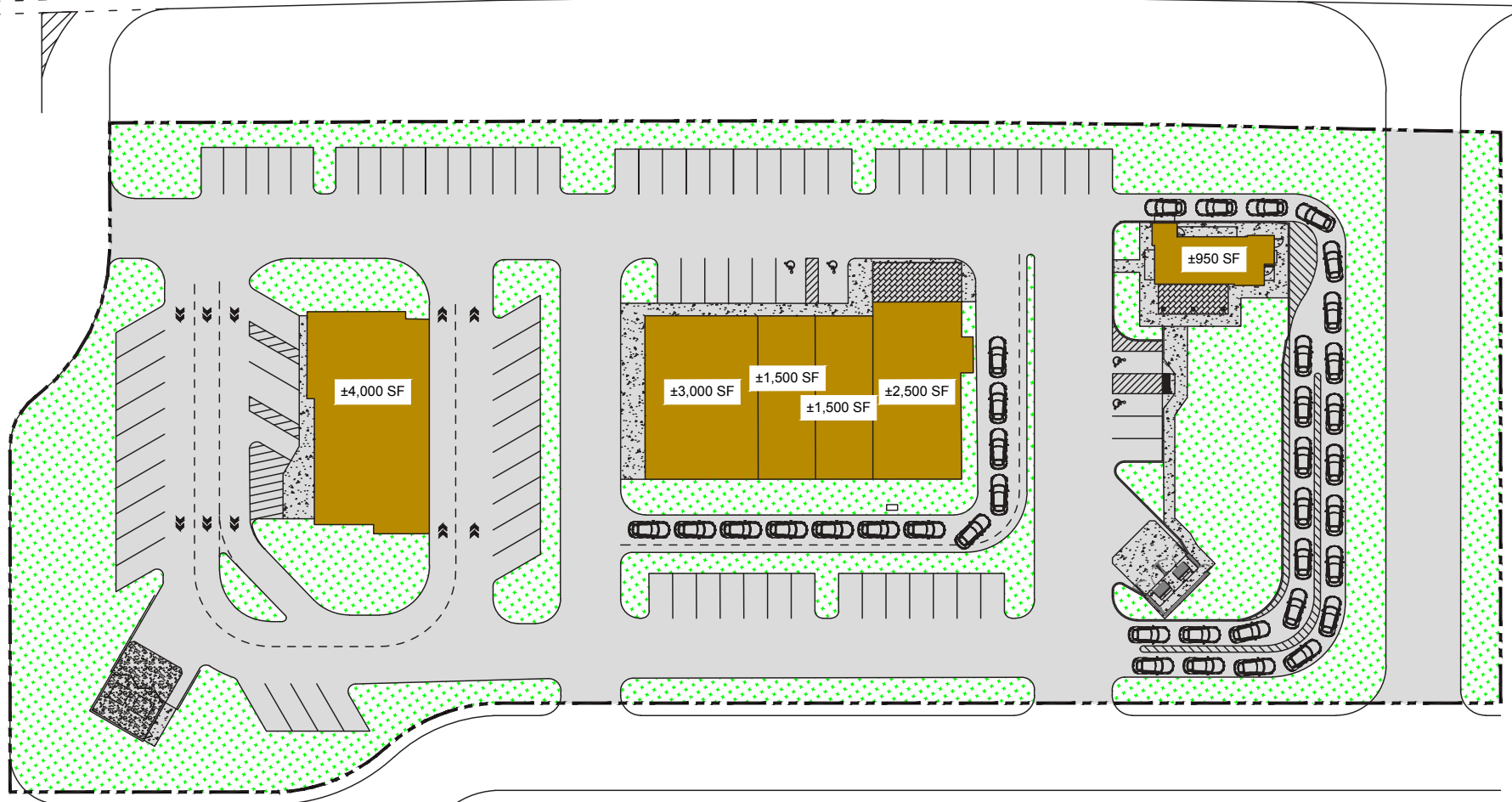


Retail Space | Option B

5024 E Irlo Bronson Memorial Hwy | St Cloud, FL 34771



US 192 (29,000 AADT)



Retail Space & Outparcels Along US 192

5024 E Irlo Bronson Memorial Hwy | St Cloud, FL 34771



DEMOGRAPHIC HIGHLIGHTS

1 MILE

5,598	5,264	\$102,182	1,823
Population	Total Daytime Population	Average Household Income	Total Households

3 MILES

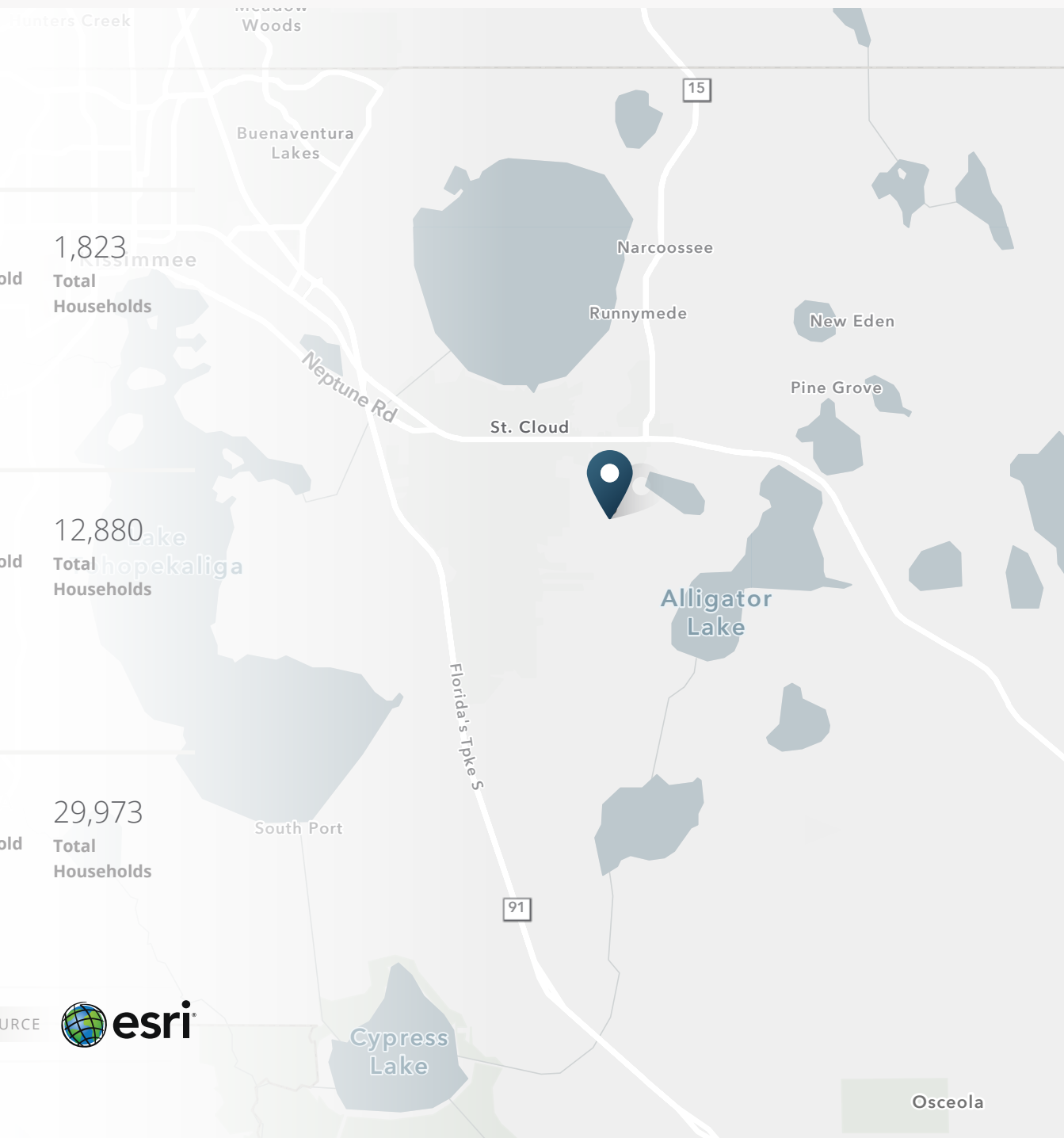
36,414	29,799	\$96,932	12,880
Population	Total Daytime Population	Average Household Income	Total Households

5 MILES

87,172	71,477	\$96,579	29,973
Population	Total Daytime Population	Average Household Income	Total Households

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE





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