

For Lease or Ground Lease

201 E 13th St | St Cloud, FL



128 Units

MOUNT PEACE CEMETARY

IRLO BRONSON MEM HWY

47,500 VPD

192



SITE

CROSS ACCESS

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SRS
Real Estate Partners

Windbrooks
90 Townhomes



For Lease or Ground Lease

201 E 13th St
St Cloud, FL

* High-exposure retail opportunity with incredible frontage along US-192!

Property Specifications

PARCEL SIZE

3 AC

BUILDING A

±13,170 SF

BUILDING B

±7,526 SF



About the Property

- 3 AC site with direct frontage along US-192, a primary east-west corridor serving St Cloud and the greater Osceola County market.
- Positioned within a high-growth trade area driven by continued residential expansion in Southeast Orlando.
- Strong daily traffic counts along US-192 with consistent commuter and consumer flow connecting St Cloud to Kissimmee and Lake Nona. Surrounded by dense and expanding rooftops, supporting long-term retail and service demand.
- Proximity to national retailers, schools, and community anchors that drive daily visits and repeat traffic.

Traffic Counts

Irlo Bronson Memorial Hwy (US-192)	47,500 VPD
Narcoossee Rd	37,500 VPD
Year: 2025 Source: FDOT	

Nearby Retailers

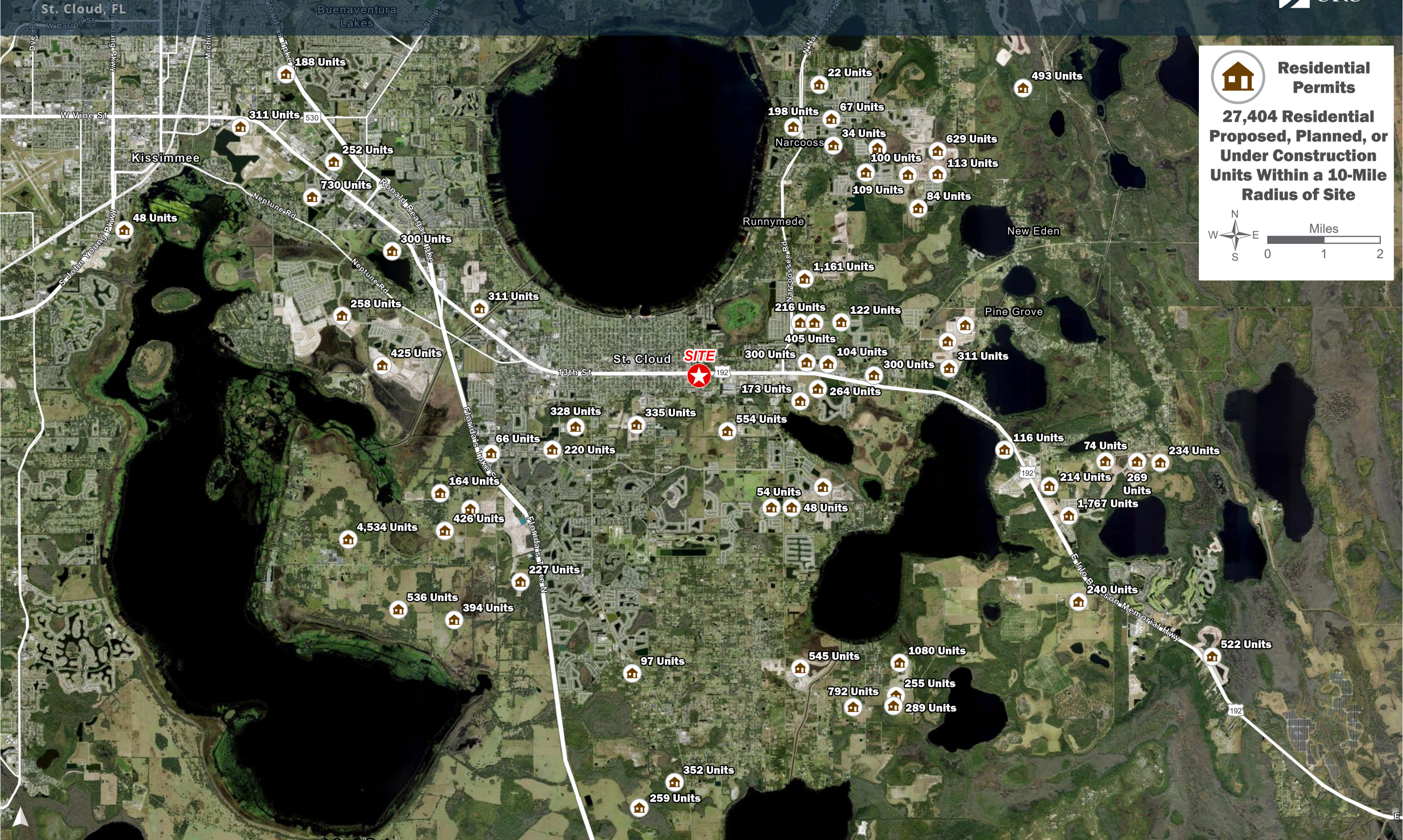


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Residential Permits

27,404 Residential Proposed, Planned, or Under Construction Units Within a 10-Mile Radius of Site



201 E 13th St | Zoom-Out

St. Cloud, FL



Center Lake Ranch
2,201 SF Homes
1,172 MF Units
170K SF Retail
70K Office

Under Construction:
Seasons at Big Sky
332 SF Homes

LAKE RUNNYMEDE
CONSERVATION AREA

208 Units

Walmart
SUPERCENTER

51 Units

Lakeview Elementary School
773 Students

Lakeside at Satilla
369 SF Homes

104 Homes

FUTURE
Walmart
SUPERCENTER
&
Gas Station

SITE

IRLO BRONSON MEM HWY
47,500 VPD

Auto Zone
TACO BELL
Winn-Dixie

MATER ACADEMY
ST. CLOUD
396 Students

Marlowe
Live Oak
300 MF Units

PROPOSED:
104 Units &
18K SF Retail

67,004 VPD

BIG LOTS
bealls
OUTLET

ORLANDO
HEALTH
84 Beds

St. Cloud High School
2,069 Students

St. Cloud
Middle School
1,188 Students

Windbrooks
90 Townhomes

473 Total
Homes

Under Construction:
New Diverging Diamond
Turnpike Interchange

St. Cloud Elementary
763 Students

Plantation North
328 Homes

Sky Lakes & Village Walk
355 Future Units

Approved:
Roan Bridge
820 SF Homes &
304 MF Units

Hickory Tree
Elementary School
676 Students

Edgewater DRI
Approved: 6,100 Homes
Across 1,400 AC

Crestwood
216 MF Units

Prose
Stevens Pointe
264 MF Units

Sawyer Estates
192 MF Units

PROPOSED
West End
Animal Care Clinic

KIDDIE
ACADEMY
Walmart
Neighborhood Market

Southern Pines
211 SF Homes

NOLTE RD

Havens at
Hickory Tree Reserve
134 Townhomes

Twin Lakes
2,000 Residential Units

Florida HEALTH

MOUNT PEACE CEMETARY

Chevrolet GMC

Wawa

DOLLAR TREE

DUNKIN'

Rental World

La Familia PAWN AND JEWELRY

Mister

128 Units

ST. CLOUD VETERINARY CLINIC

192

IRLO BRONSON MEM HWY

47,500 VPD

ExtraSpace Storage

jiffylube

192

enterprise

SHERWIN WILLIAMS

DON SCHMIDT ROOFING

Reddy SPOT Salon

FORD INSURANCE

maidpro

SOLDIER CITY FITNESS

SITE

CROSS ACCESS

ACE Hardware

Tuffy Tire & Auto Service

ExtraSpace Storage

jiffylube

Optum

Culver's

Bank FLORIDA

Future 2,431 SF Restaurant

CHIPOTLE MEXICAN GRILL

Creative Inspiration Journey School 590 Students

Barton Court 54 Townhomes

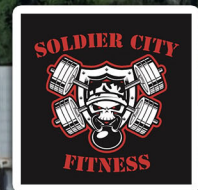
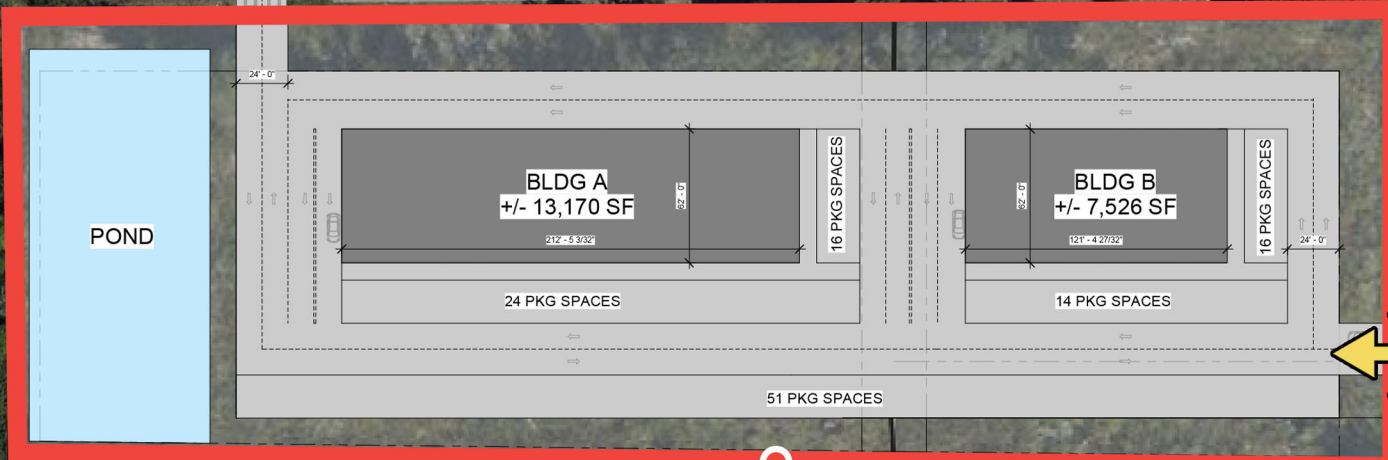
Windbrooks 90 Townhomes



IRLO BRONSON MEM HWY 47,500 VPD



CROSS ACCESS

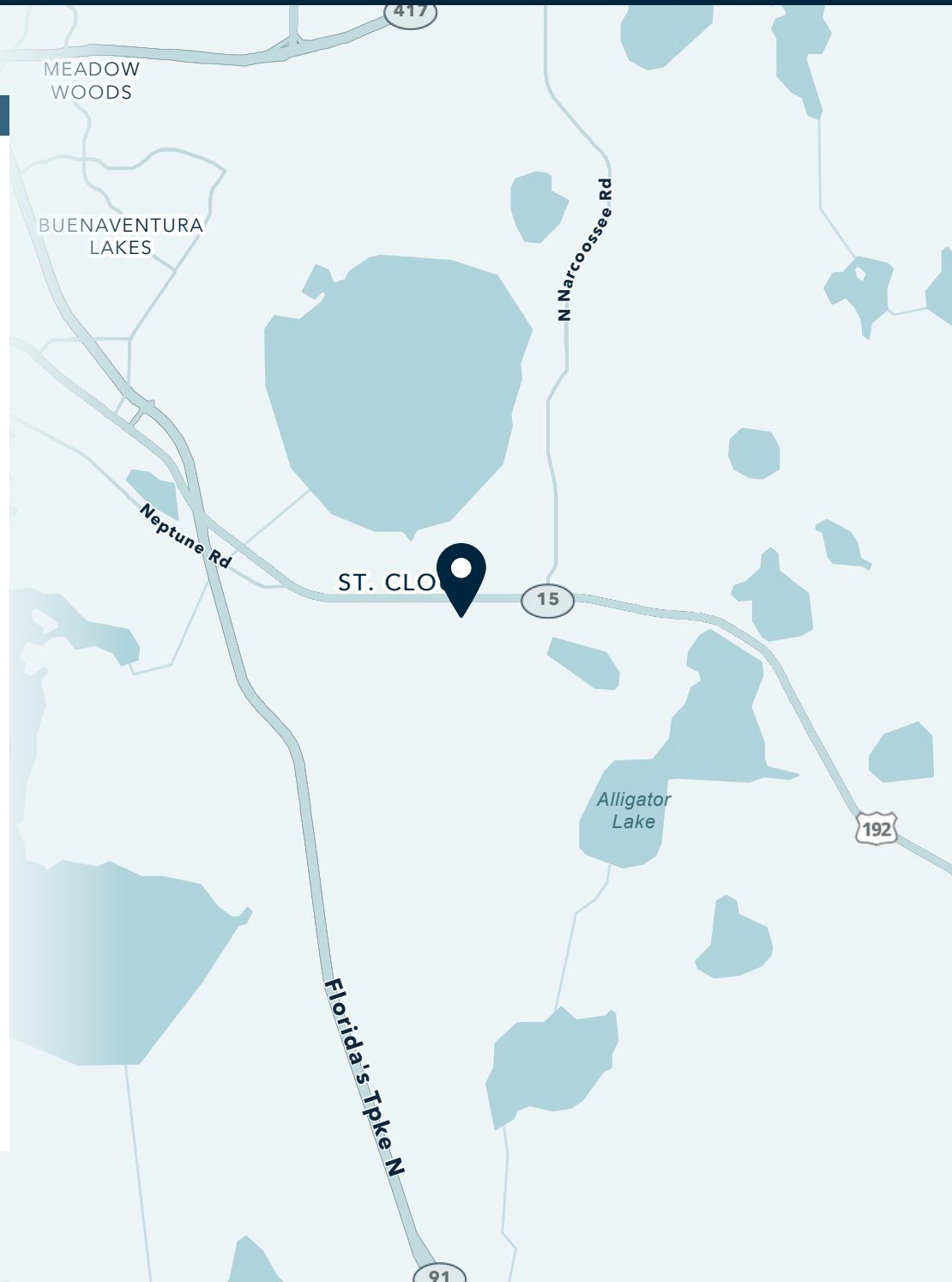


SITE



Area Snapshot

	1 MILE	3 MILES	5 MILES
Population			
2025 Estimated Population	6,745	47,619	102,293
2030 Projected Population	7,437	53,458	116,511
Proj. Annual Growth 2025 to 2030	1.97%	2.34%	2.64%
Daytime Population			
2025 Daytime Population	7,169	44,016	85,481
Workers	3,602	16,780	26,533
Residents	3,567	27,236	58,948
Income			
2025 Est. Average Household Income	\$97,908	\$97,810	\$104,497
2025 Est. Median Household Income	\$74,167	\$81,498	\$89,747
Households & Growth			
2025 Estimated Households	2,671	16,816	34,311
2030 Estimated Households	2,919	18,720	38,764
Proj. Annual Growth 2025 to 2030	1.79%	2.17%	2.47%
Race & Ethnicity			
2025 Est. White	58%	53%	48%
2025 Est. Black or African American	6%	7%	8%
2025 Est. Asian or Pacific Islander	2%	2%	3%
2025 Est. American Indian or Native Alaskan	1%	1%	1%
2025 Est. Other Races	33%	37%	41%
2025 Est. Hispanic (Any Race)	40%	45%	49%

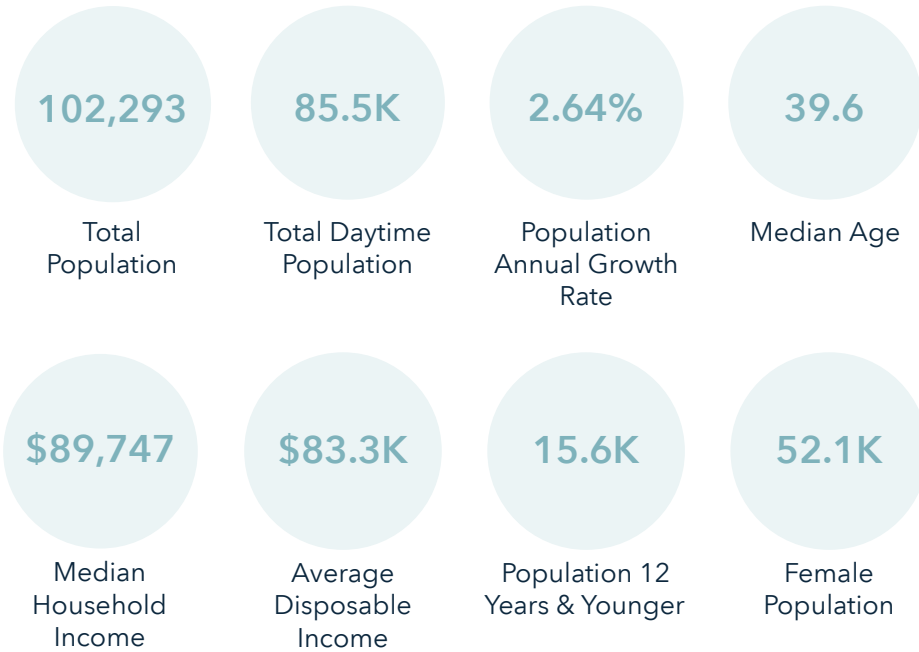


Want more? Contact us for a complete demographic, foot-traffic, and mobile data insights report.

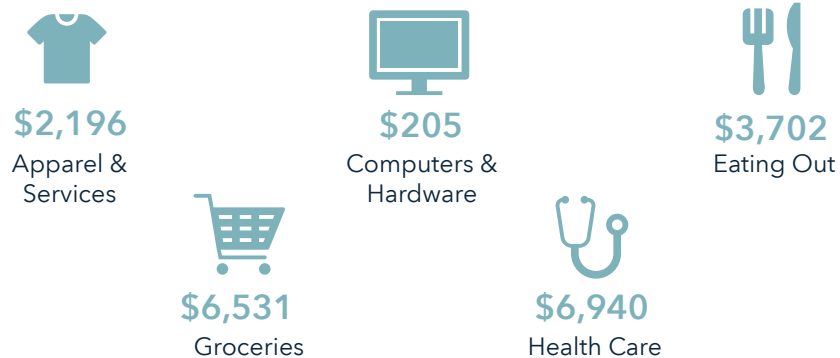


Ring of 5 Mile

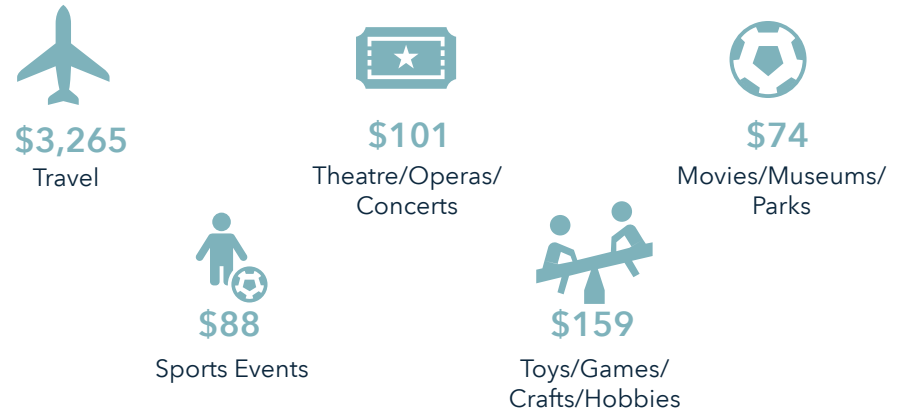
Key Facts



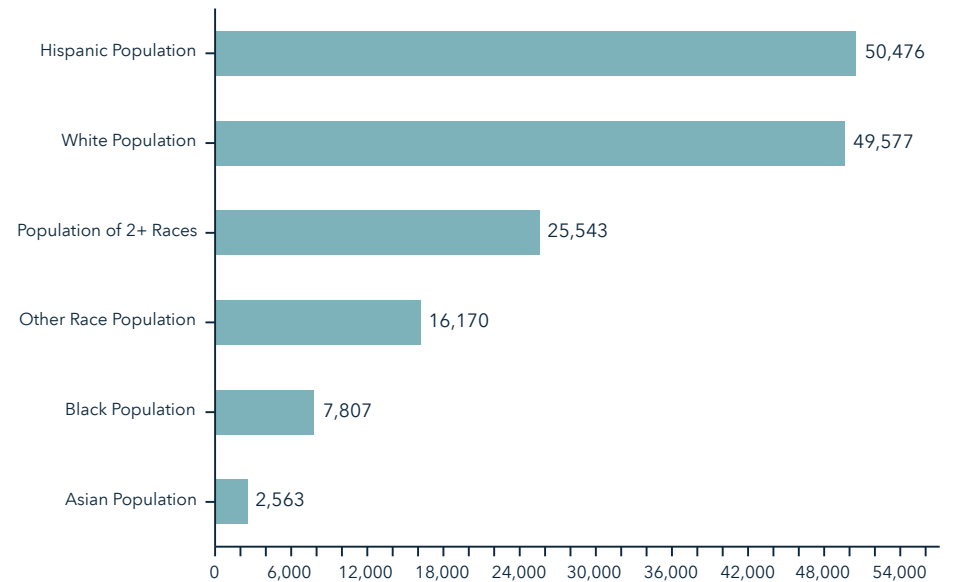
Annual Household Spending



Annual Lifestyle Spending



Race

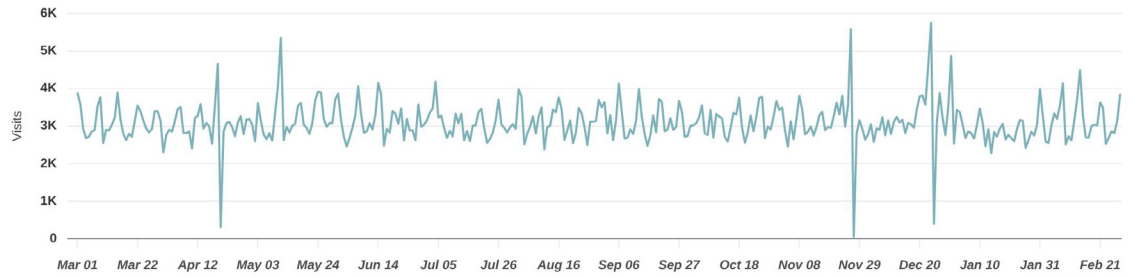




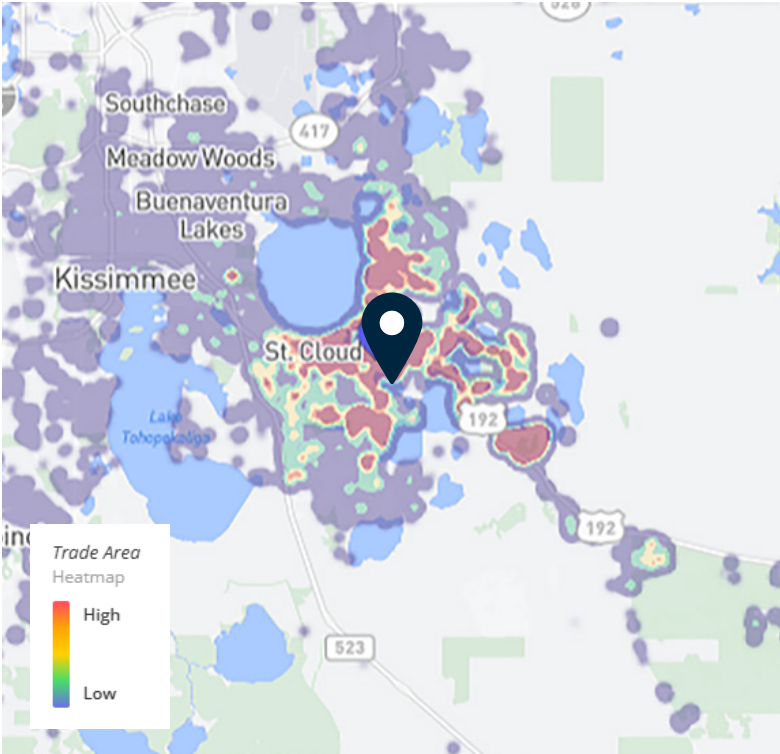
Data for 03/01/2025 - 02/28/2026



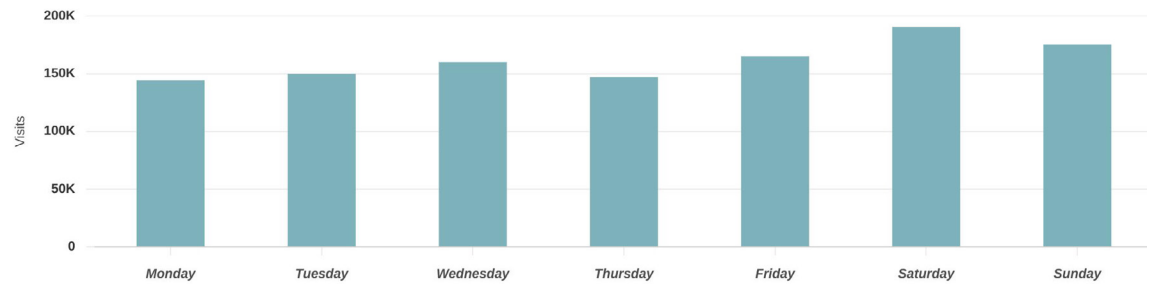
VISITS TREND



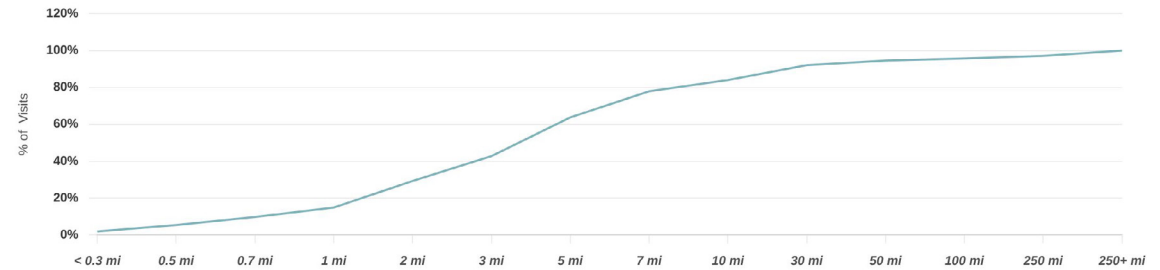
TRADE AREA



DAILY VISITS



TRADE AREA COVERAGE BY DISTANCE



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