



Regent Shoppes South

3272 Canoe Creek Rd, St Cloud, FL 34772



1,610 sq. ft. coming available in September 2026

- Opportunity to join a 10,980 sq. ft plaza shadow anchored by ALDI on Canoe Creek Rd
- Historically fully-occupied site with rare, 1,610 sq. ft. availability coming soon with pylon signage available
- Recent capital improvements include brand-new awnings and exterior paint
- Excellent access from Canoe Creek Rd (16,600+ VPD) and through the Canoe Creek Plaza on Old Canoe Creek Rd/CR-523 (20,200+ VPD)
- Situated in an affluent and well-populated residential and commercial corridor of St. Cloud just one mile east of Florida's Turnpike (37,000+ VPD)

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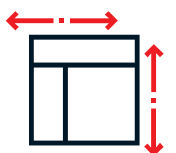
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10,980 SF
TOTAL GLA



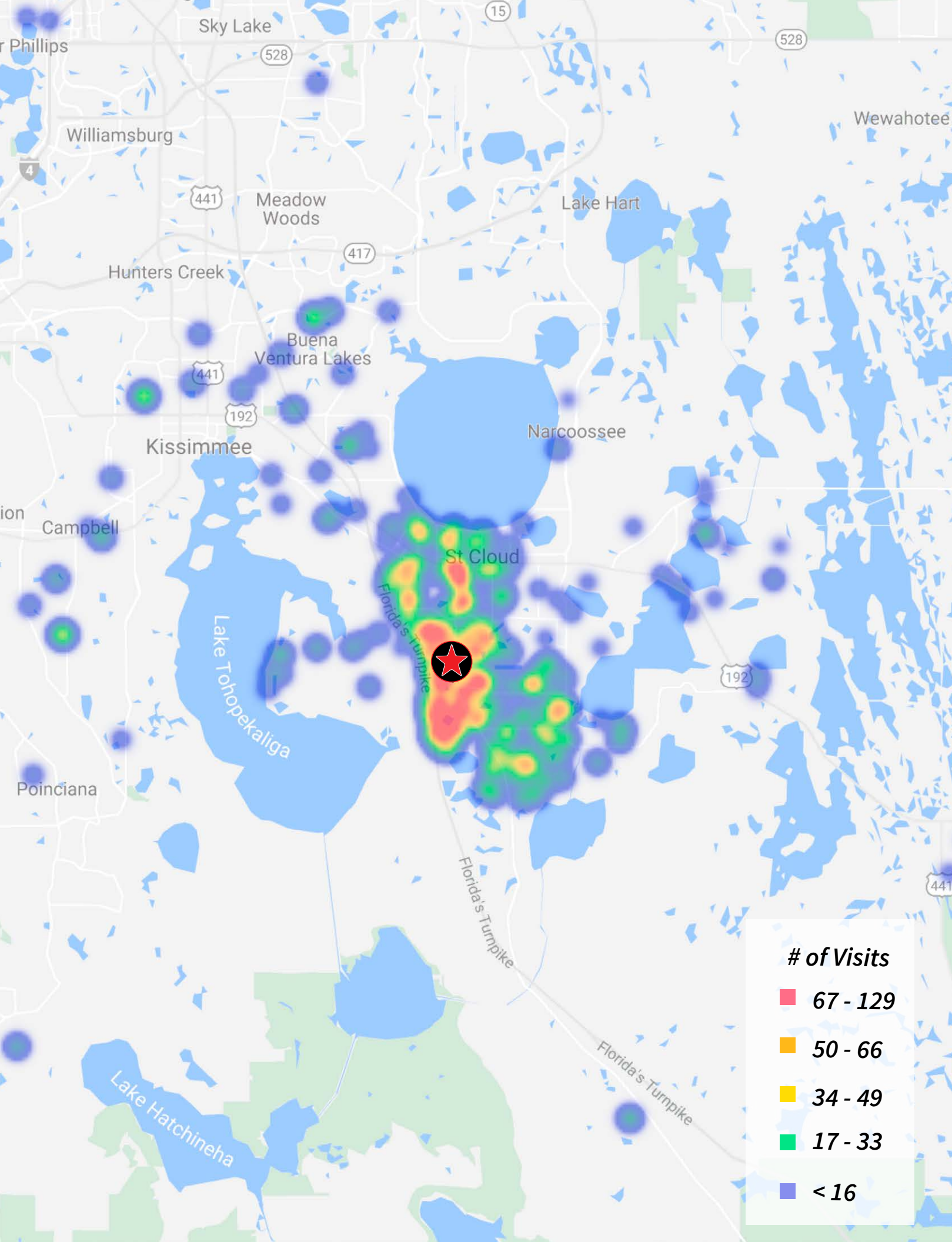
94,303
POPULATION (5 MILES)



20,200± VPD
OLD CANOE CREEK RD



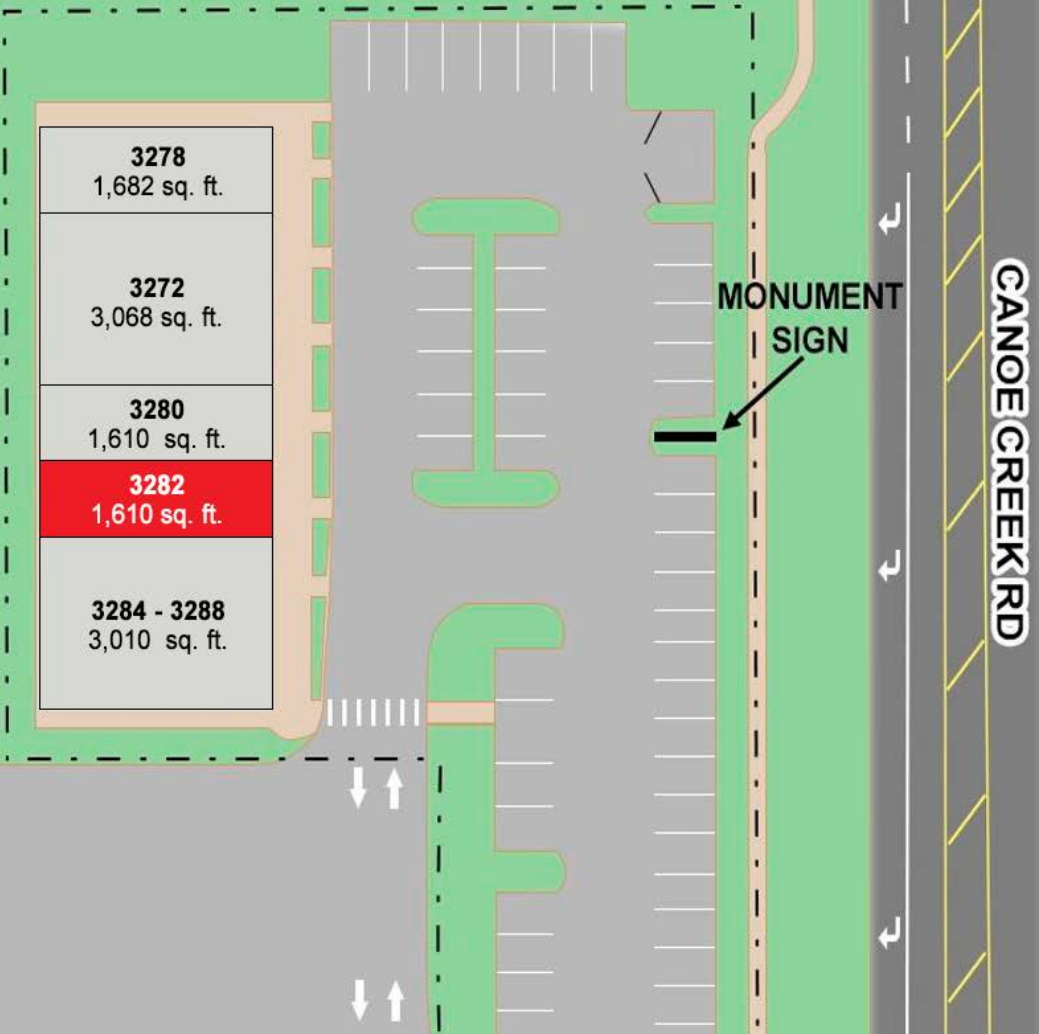
\$103,399
AVE. HH INCOME (5 MILES)



Site Plan

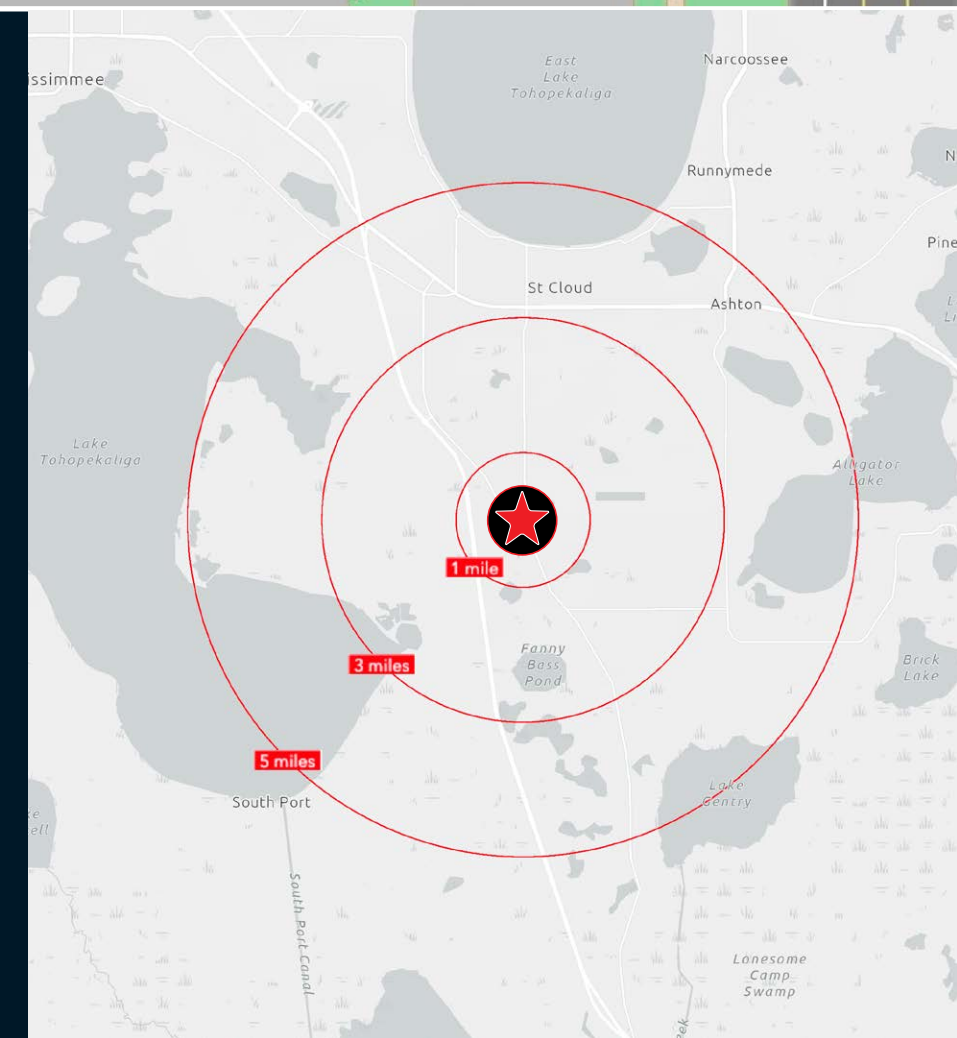
AVAILABLE
LEASED

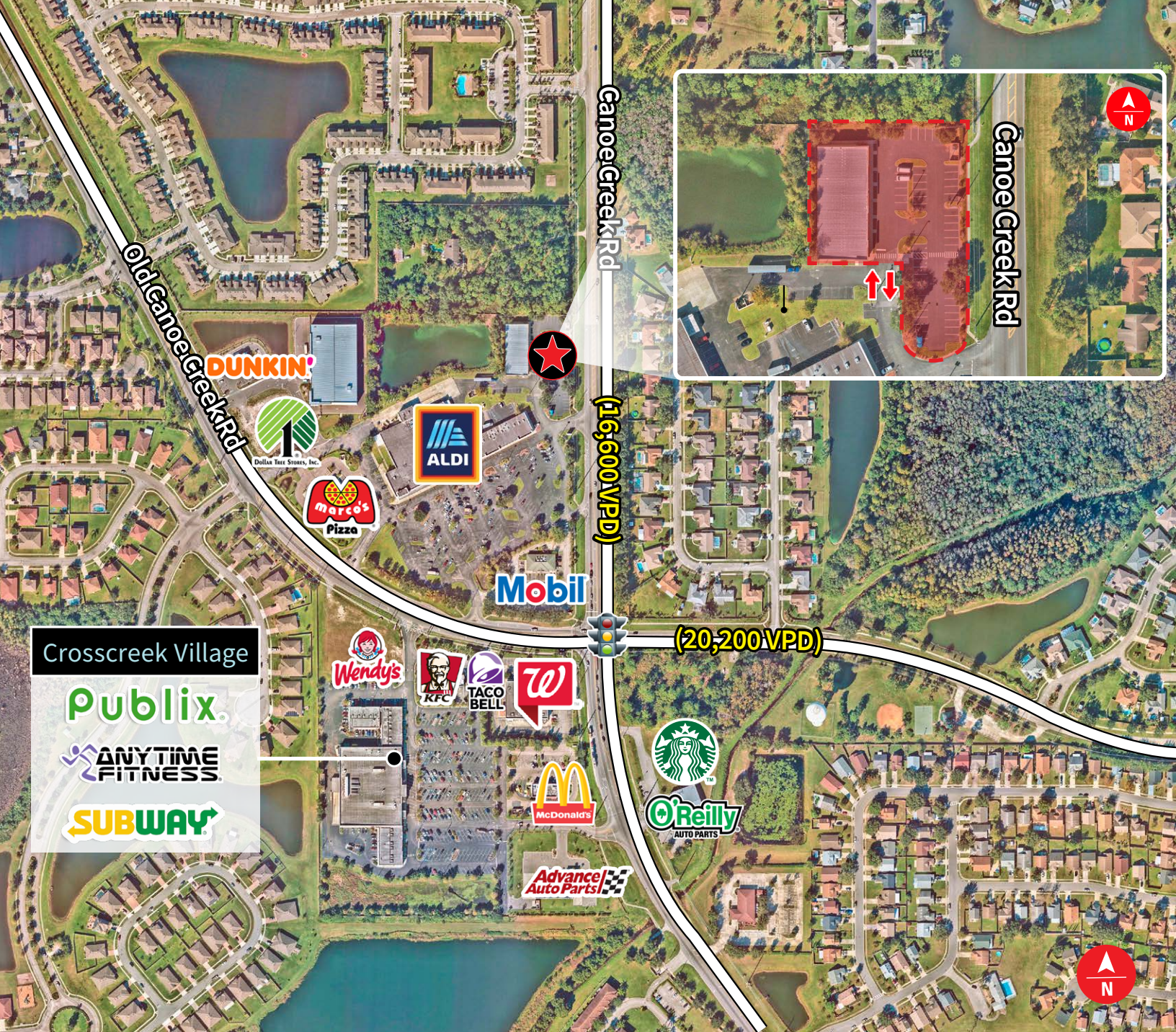
Suite	Tenant	Sq. ft.
3284-3288	Complete Care	3,010
3282	COMING AVAILABLE	1,610
3280	Karate	1,610
3272	Sunny Path Therapy	3,068
3278	Domino's Pizza	1,682



Demographics

POPULATION		
1 MI.	9,488	
3 MI.	44,639	
5 MI.	82,426	
HOUSEHOLDS		
1 MI.	2,918	
3 MI.	14,512	
5 MI.	28,658	
AVERAGE HH INCOME		
1 MI.	\$97,217	
3 MI.	\$102,029	
5 MI.	\$103,399	
BUSINESSES		
1 MI.	127	
3 MI.	526	
5 MI.	1,991	
EMPLOYEES		
1 MI.	790	
3 MI.	4,367	
5 MI.	16,673	





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