

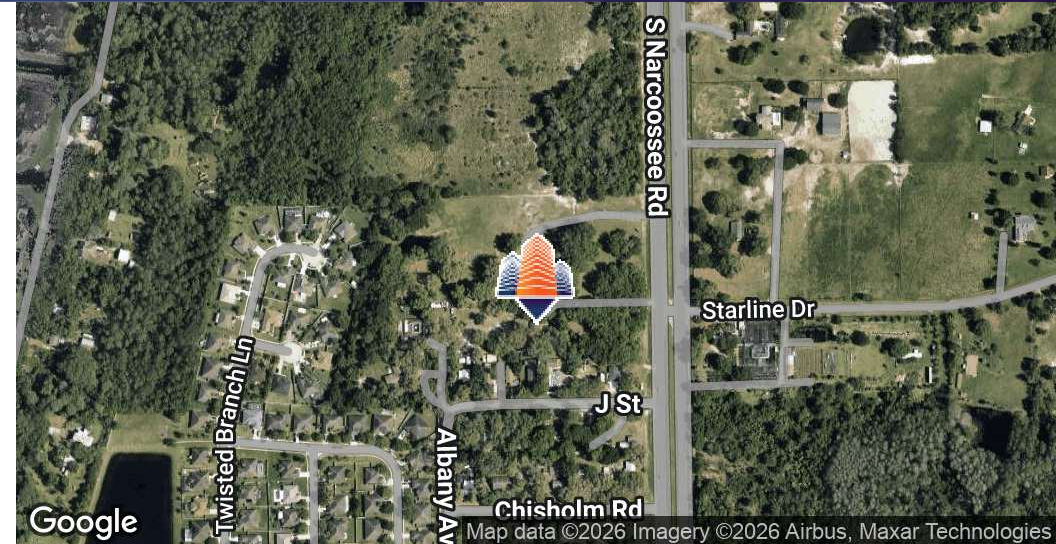
Narcoossee Crossings

1010 South Narcoossee Road, St. Cloud, FL 34771



EQUITY
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PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- New Development Coming to St. Cloud!
- Big Box Space, Small Shop Space, and Outparcels Available
- Fronts S Narcoossee which sees over 37,500 cars per day
- Proposed Traffic Signal at the Center's Entrance
- High Income and High Growth Market
- Minutes from the New Sunbridge Development which consists of 7,000+ new residential units
- Starline is one of the main East/West Thoroughfares connecting new residential developments to Narcoossee
- Ideal Uses: Grocery, Daycare, QSR, Financial Institution, Fitness, Full Service Restaurants, Medical, and Traditional Retail

[Click Here For Google Maps](#)

[Click Here For Site Plans](#)

OFFERING SUMMARY

Lease Rate:	Negotiable
Sale Price:	Call Broker for Details
Available Acreage:	0.75 - 3 Acres
Available SF:	1,500 - 50,000 SF
Total Lot Size:	10 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	560	7,529	22,814
Total Population	1,925	23,052	70,769
Average HH Income	\$133,313	\$112,280	\$102,557

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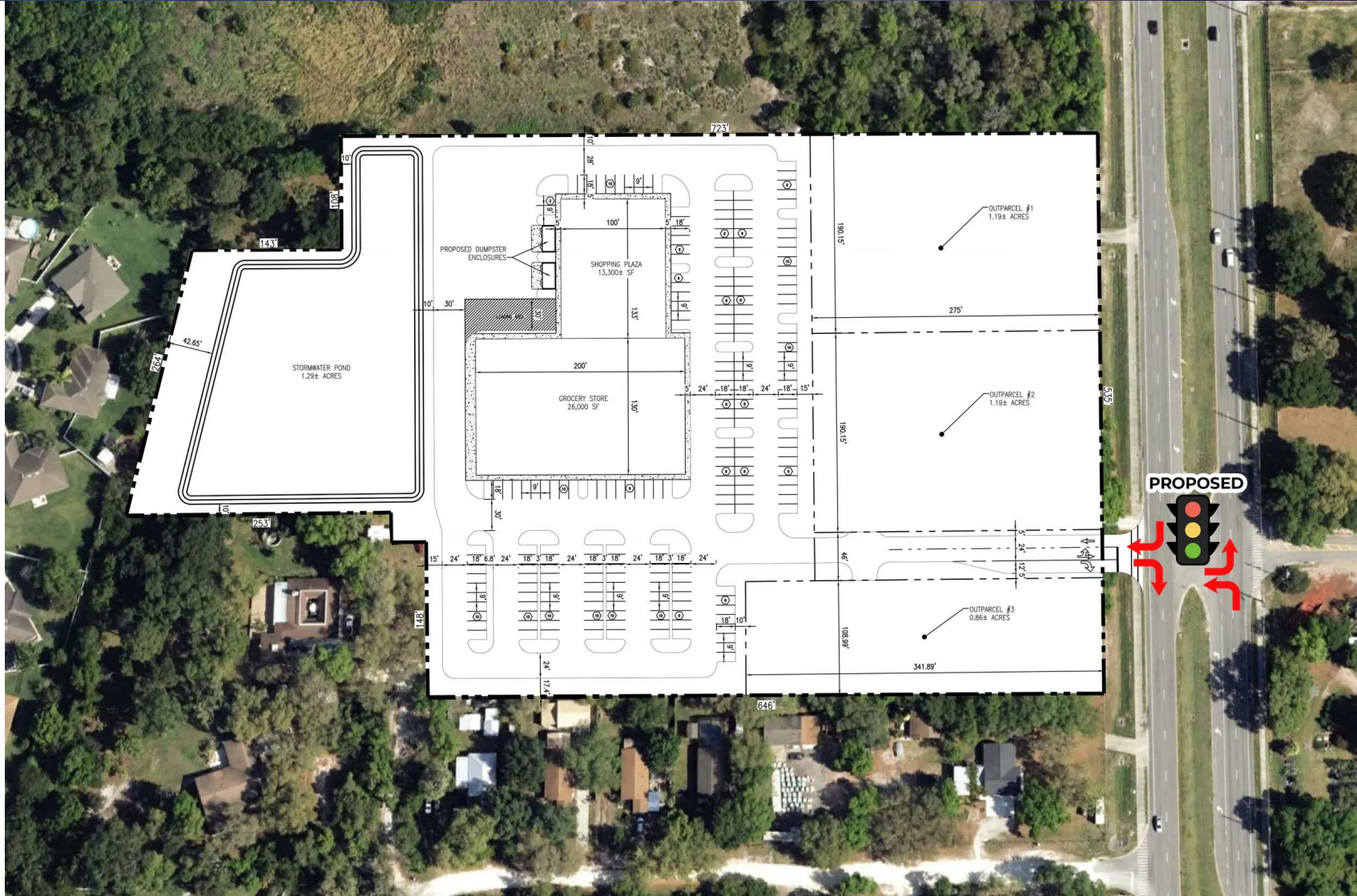
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SITE PLAN A



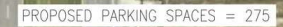
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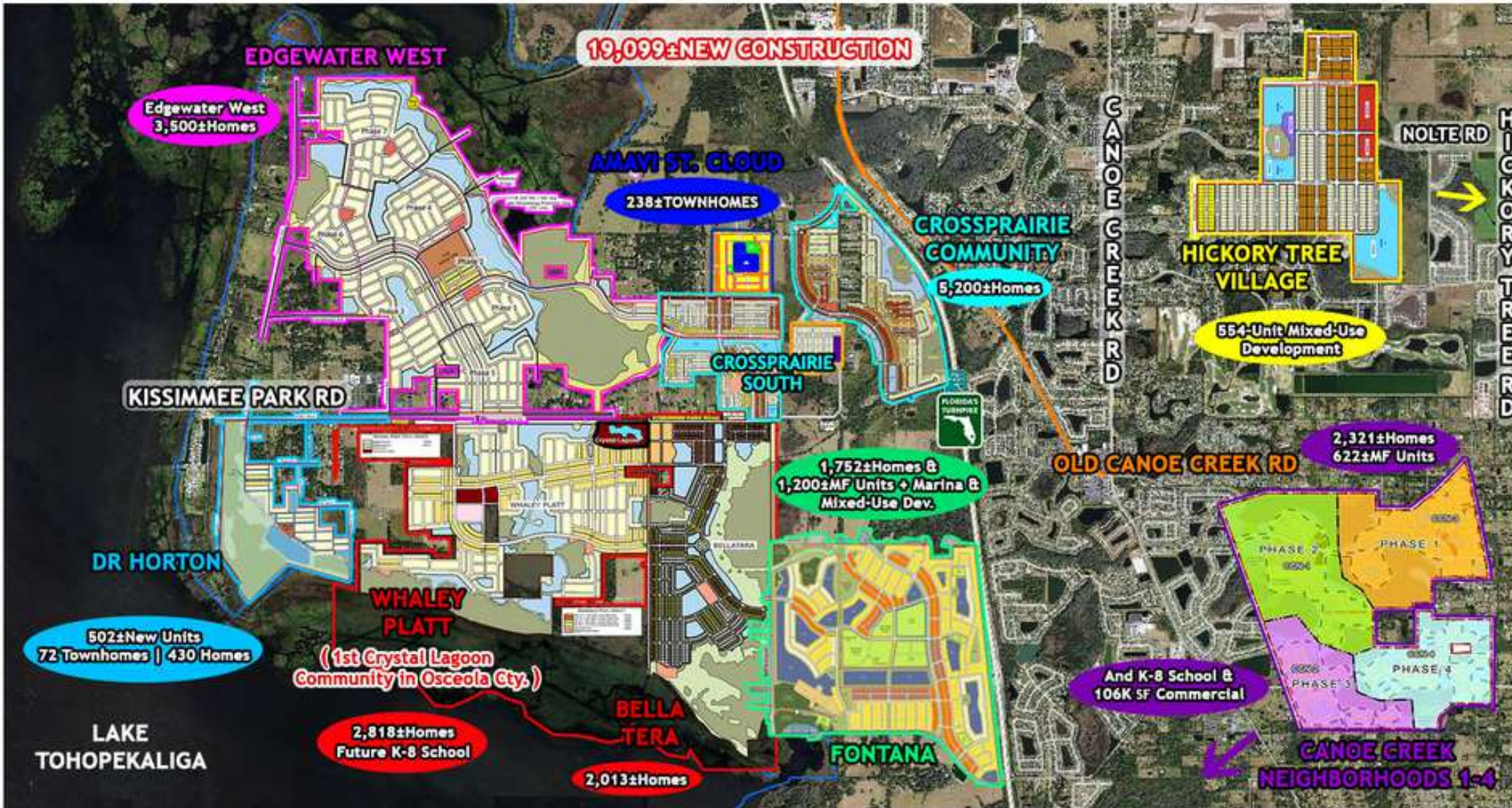
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FUTURE HOUSING IN ST CLOUD



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SUNBRIDGE DEVELOPMENT



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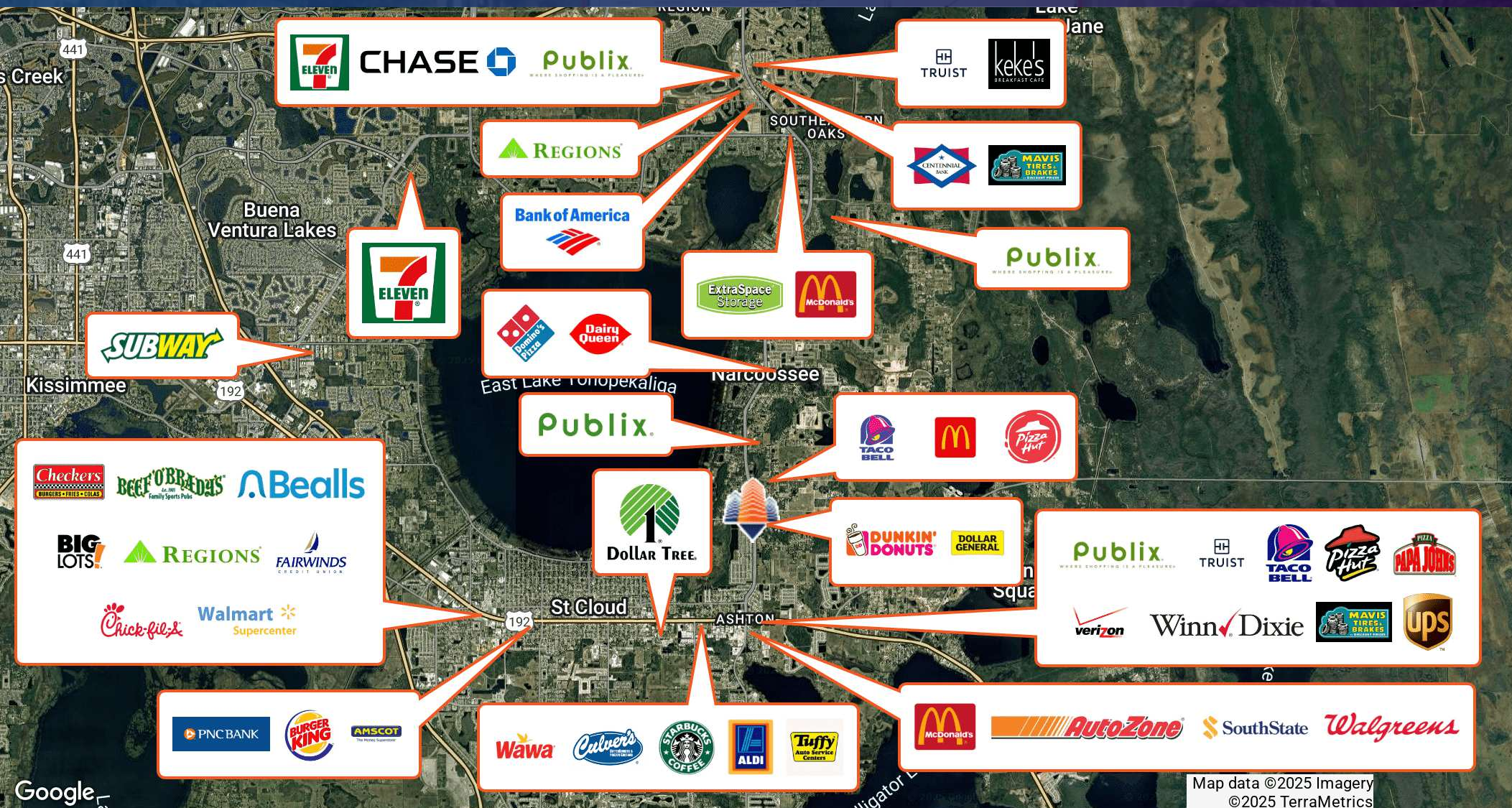
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RETAILER MAP



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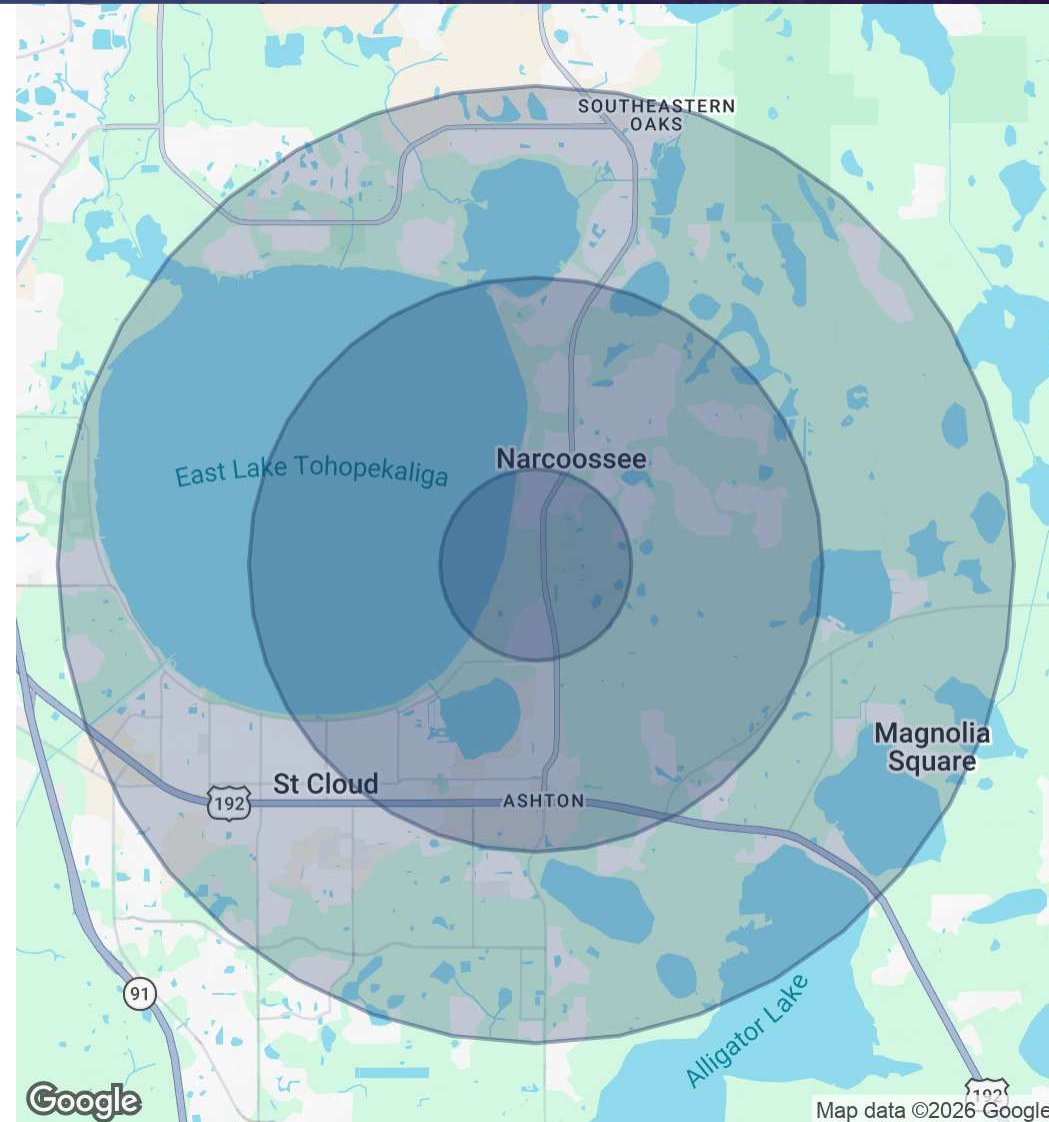
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,925	23,052	70,769
Average Age	36.6	37.7	37.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	560	7,529	22,814
# of Persons per HH	3.4	3.1	3.1
Average HH Income	\$133,313	\$112,280	\$102,557
Average House Value	\$473,857	\$423,148	\$386,775

AGE	1 MILE	3 MILES	5 MILES
0 - 4	141	1,275	4,793
5 - 9	124	1,422	4,523
10 - 14	214	2,411	5,950
15 - 17	59	843	3,163
18 - 20	91	918	2,680
21 - 24	84	904	3,339
25 - 34	159	2,347	8,447
35 - 44	336	3,912	10,654
45 - 54	285	3,408	10,005
55 - 64	174	2,504	8,371
65 - 74	115	1,485	4,773
75 - 84	142	1,514	3,487
85+	0	114	594



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