

For Lease

2,800 - 17,390 SF FOR LEASE
2001 BERNETTI PLACE, SAINT CLOUD, FL 34771

2,800 - 17,390 SF AVAILABLE

NARCOOSSEE SHOPPES II

2001 BERNETTI PLACE, SAINT CLOUD, FL 34771



DESCRIPTION

Narcoossee Shoppes II is a newly developed Office/Retail opportunity positioned along US 192 and Narcoossee Road. This property sits adjacent to a Publix-anchored shopping center, HCA Florida ER, and Sanitas Medical Center. Surrounded by strong national retailers, the site is ideal for destination retail, office, or medical users seeking high exposure and accessibility. The trade area boasts a population exceeding 105,000 and average household incomes over \$105,000 within a 15-minute drivetime, making it a prime location for business growth.

PROPERTY OVERVIEW

AVAILABLE	2,800 - 17,390 SF
ASKING RATE	\$30 / SF + NNN
GLA	17,390 SF

HIGHLIGHTS

- Located along US 192 and adjacent to a Publix anchored shopping center, HCA Florida ER and Sanitas Medical Center
- The site is ideal for destination retail and office/medical users
- There is a population of 105,600 with average household incomes of over \$105,000 within a 15-minute drivetime
- Highly trafficked retail corridor with over 83,700 cars passing the site daily
 - Narcoossee Road - 39,200 AADT
 - US 192 - 44,500 AADT

ADJACENT TENANTS:



Walgreens

TRUIST

FOR MORE INFORMATION, PLEASE CONTACT:

Rebekah Marrero
407.863.2968
Senior Associate
Rebekah@AtriumCommercial.com

JP Beaulieu, CCIM, CLS
407.863.2966
Principal
JP@AtriumCommercial.com

atrium | COMMERCIAL
REAL ESTATE
atriumcommercial.com

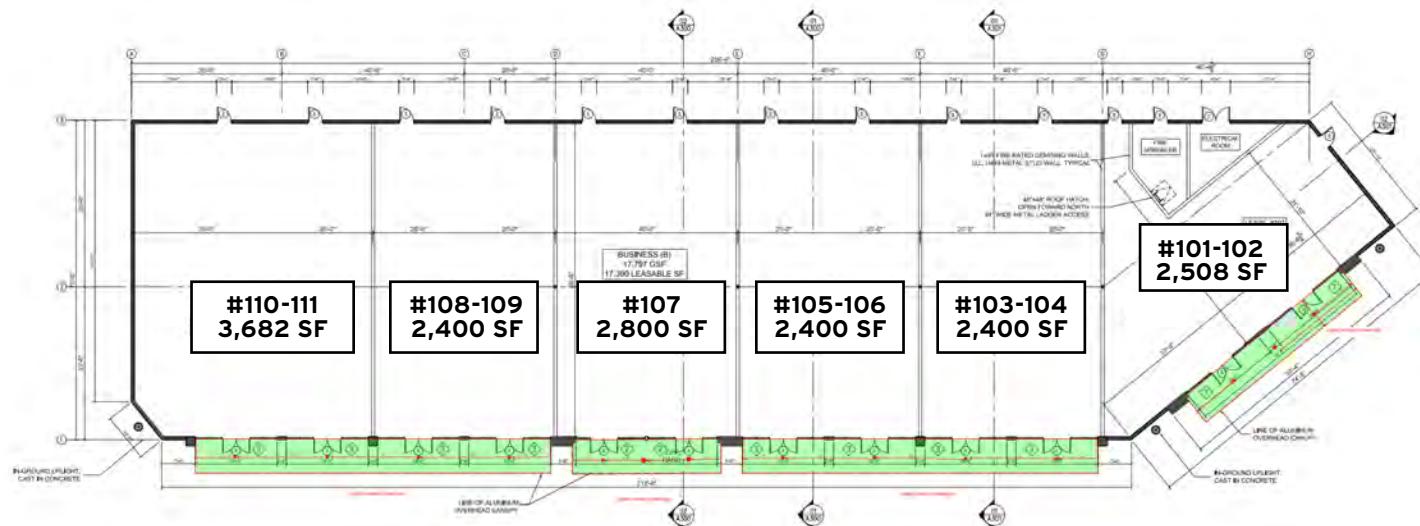
The information contained herein has been provided by sources believed to be reliable, however Atrium Commercial Real Estate makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions, or changes.



2,800 - 17,390 SF AVAILABLE FOR LEASE

2001 BERNETTI PLACE, SAINT CLOUD, FL 34771

BUILDING PLAN



FOR MORE INFORMATION, PLEASE CONTACT:

Rebekah Marrero
407.863.2968
Senior Associate
Rebekah@AtriumCommercial.com

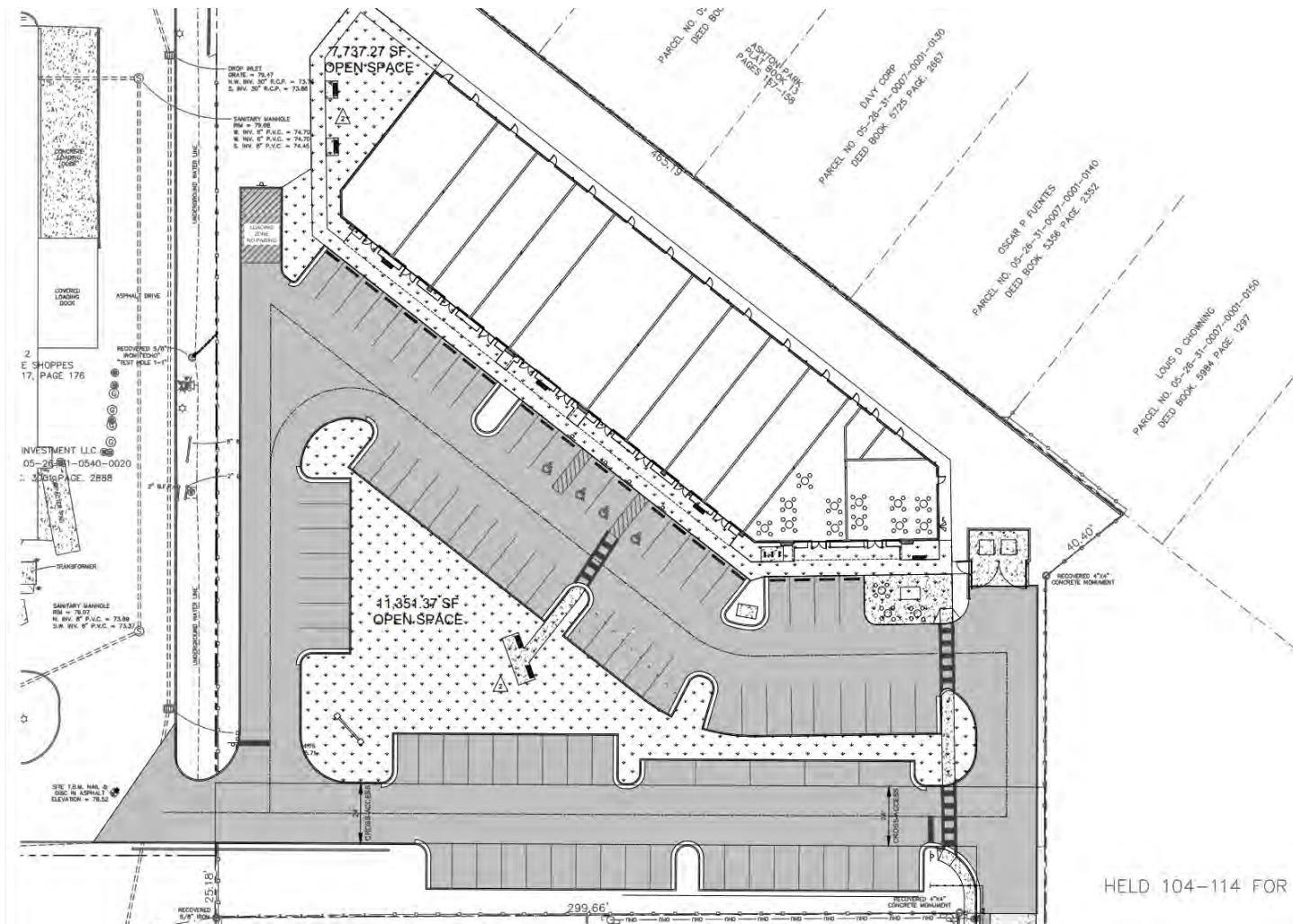
JP Beaulieu, CCIM, CLS
407.863.2966
Principal
JP@AtriumCommercial.com

atrium | COMMERCIAL
REAL ESTATE
atriumcommercial.com

The information contained herein has been provided by sources believed to be reliable, however Atrium Commercial Real Estate makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions, or changes.



SITE PLAN



FOR MORE INFORMATION, PLEASE CONTACT:

Rebekah Marrero
407.863.2968
Senior Associate
Rebekah@AtriumCommercial.com

JP Beaulieu, CCIM, CLS
407.863.2966
Principal
JP@AtriumCommercial.com

atrium | COMMERCIAL
REAL ESTATE
atriumcommercial.com



2,800 - 17,390 SF AVAILABLE FOR LEASE

2001 BERNETTI PLACE, SAINT CLOUD, FL 34771

SITE AERIAL



FOR MORE INFORMATION, PLEASE CONTACT:

Rebekah Marrero
407.863.2968
Senior Associate
Rebekah@AtriumCommercial.com

JP Beaulieu, CCIM, CLS
407.863.2966
Principal
JP@AtriumCommercial.com

atrium | COMMERCIAL
REAL ESTATE
atriumcommercial.com

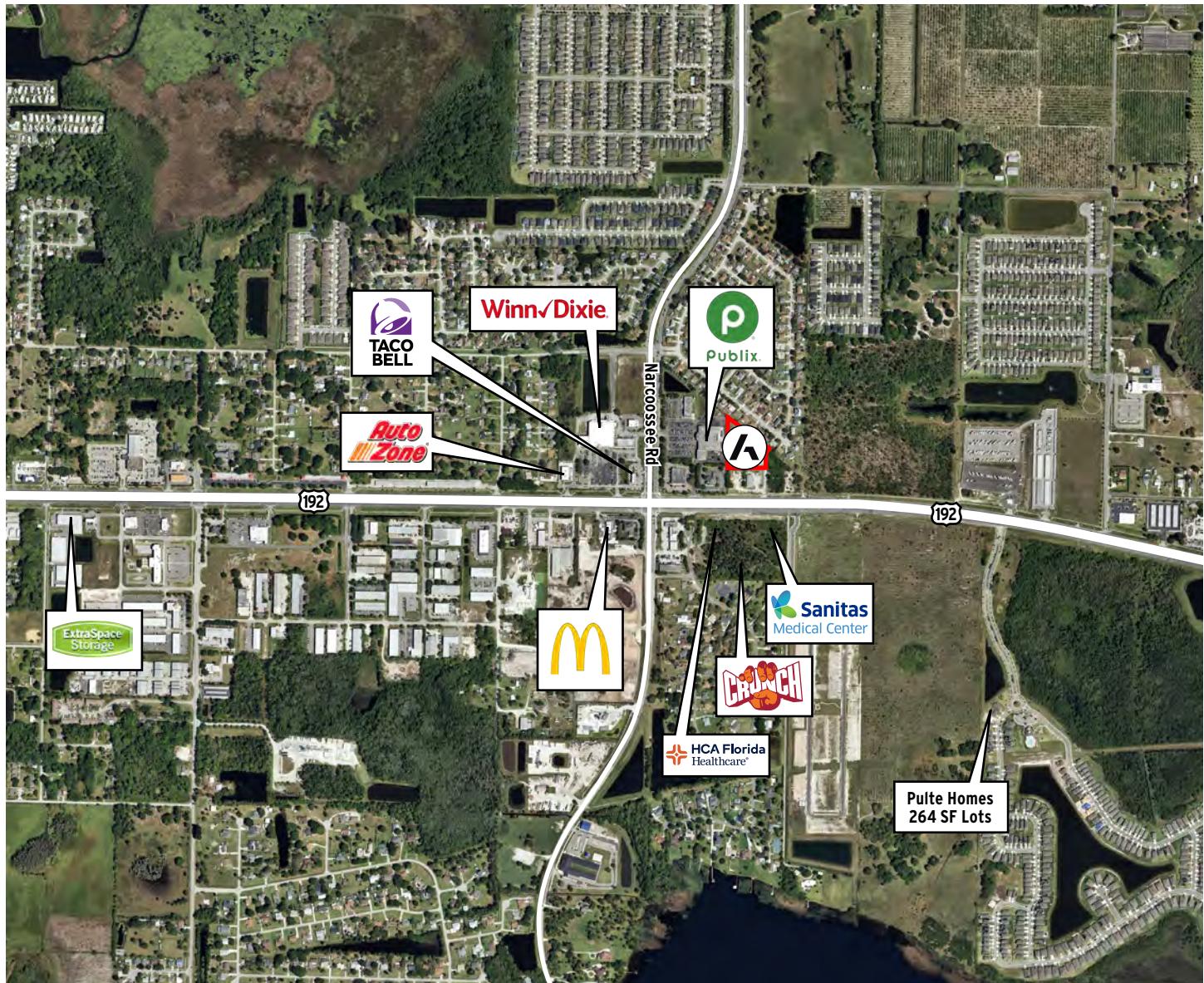
The information contained herein has been provided by sources believed to be reliable, however Atrium Commercial Real Estate makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions, or changes.



2,800 - 17,390 SF AVAILABLE FOR LEASE

2001 BERNETTI PLACE, SAINT CLOUD, FL 34771

KEY LOCATIONS



39,200 AADT
Narcoossee Road

44,500 AADT
US 192

FOR MORE INFORMATION, PLEASE CONTACT:

Rebekah Marrero
407.863.2968
Senior Associate
Rebekah@AtriumCommercial.com

JP Beaulieu, CCIM, CLS
407.863.2966
Principal
JP@AtriumCommercial.com

atrium | COMMERCIAL
REAL ESTATE
atriumcommercial.com

The information contained herein has been provided by sources believed to be reliable, however Atrium Commercial Real Estate makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions, or changes.