

# 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

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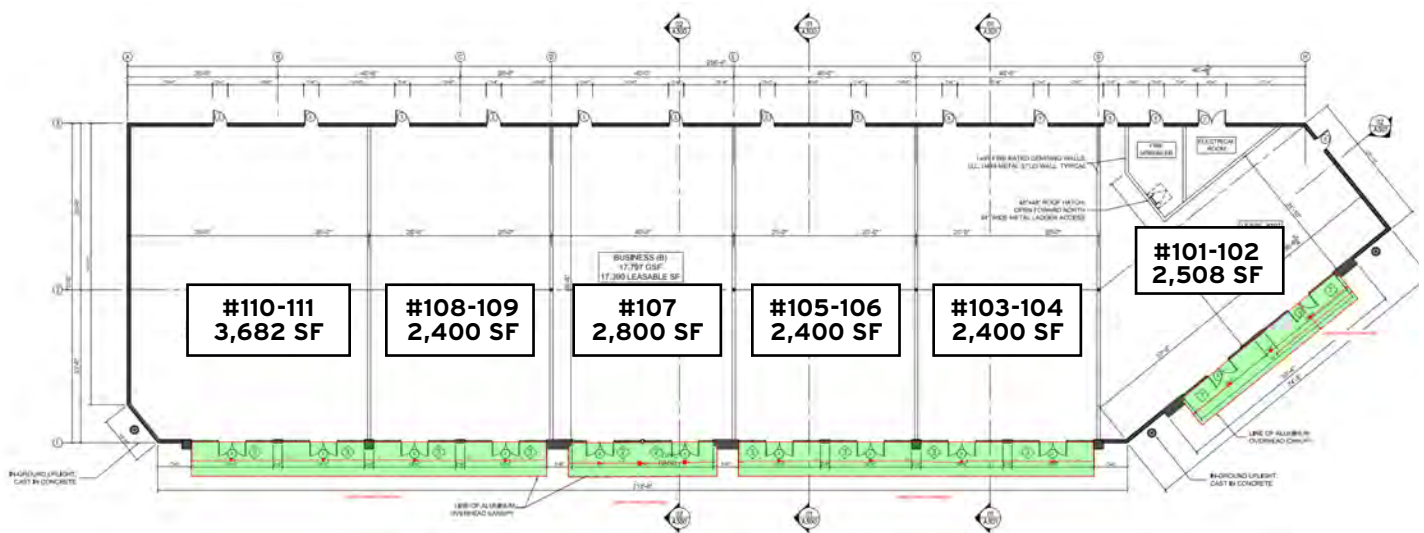
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## BUILDING PLAN



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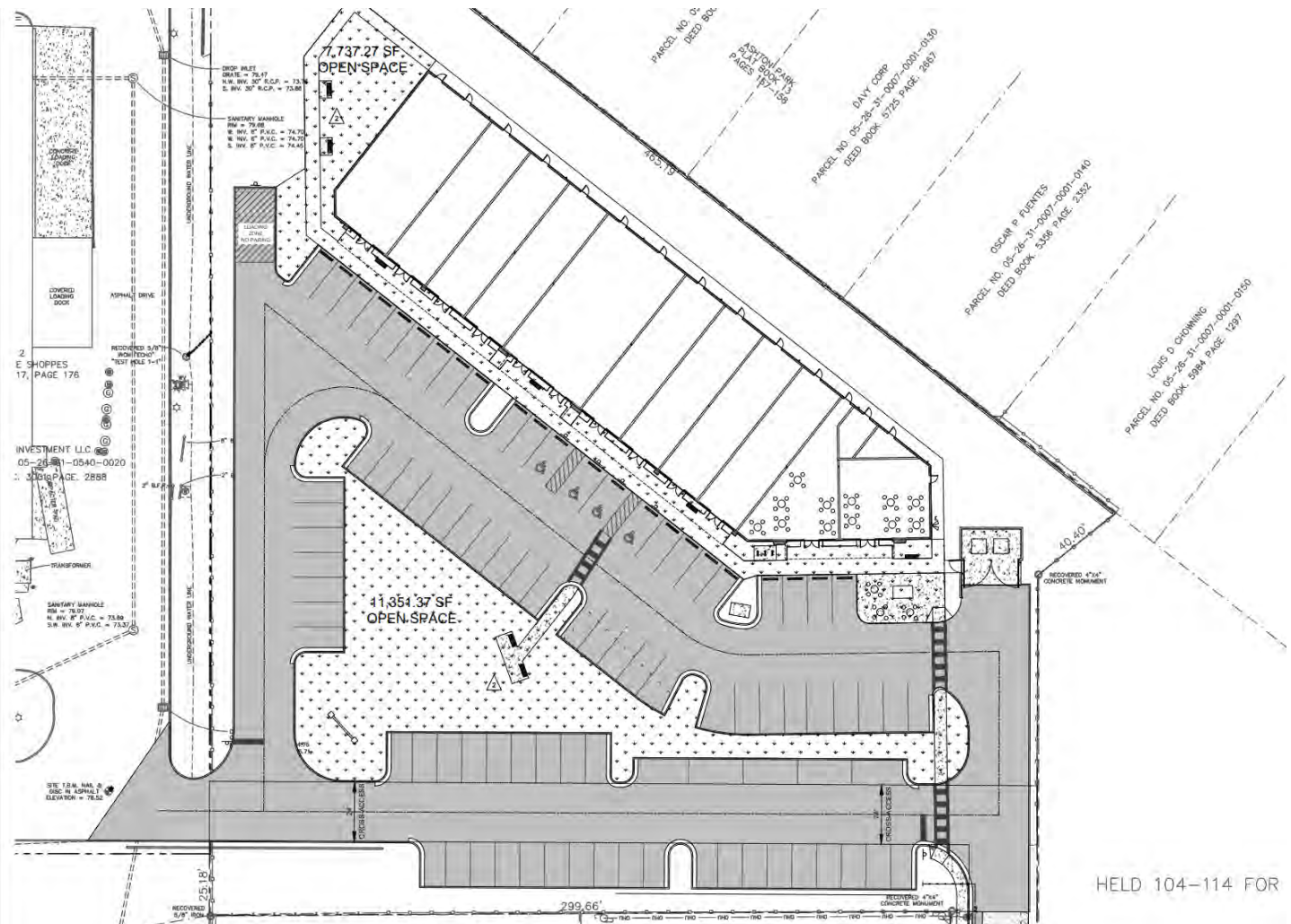
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## SITE PLAN



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## SITE AERIAL



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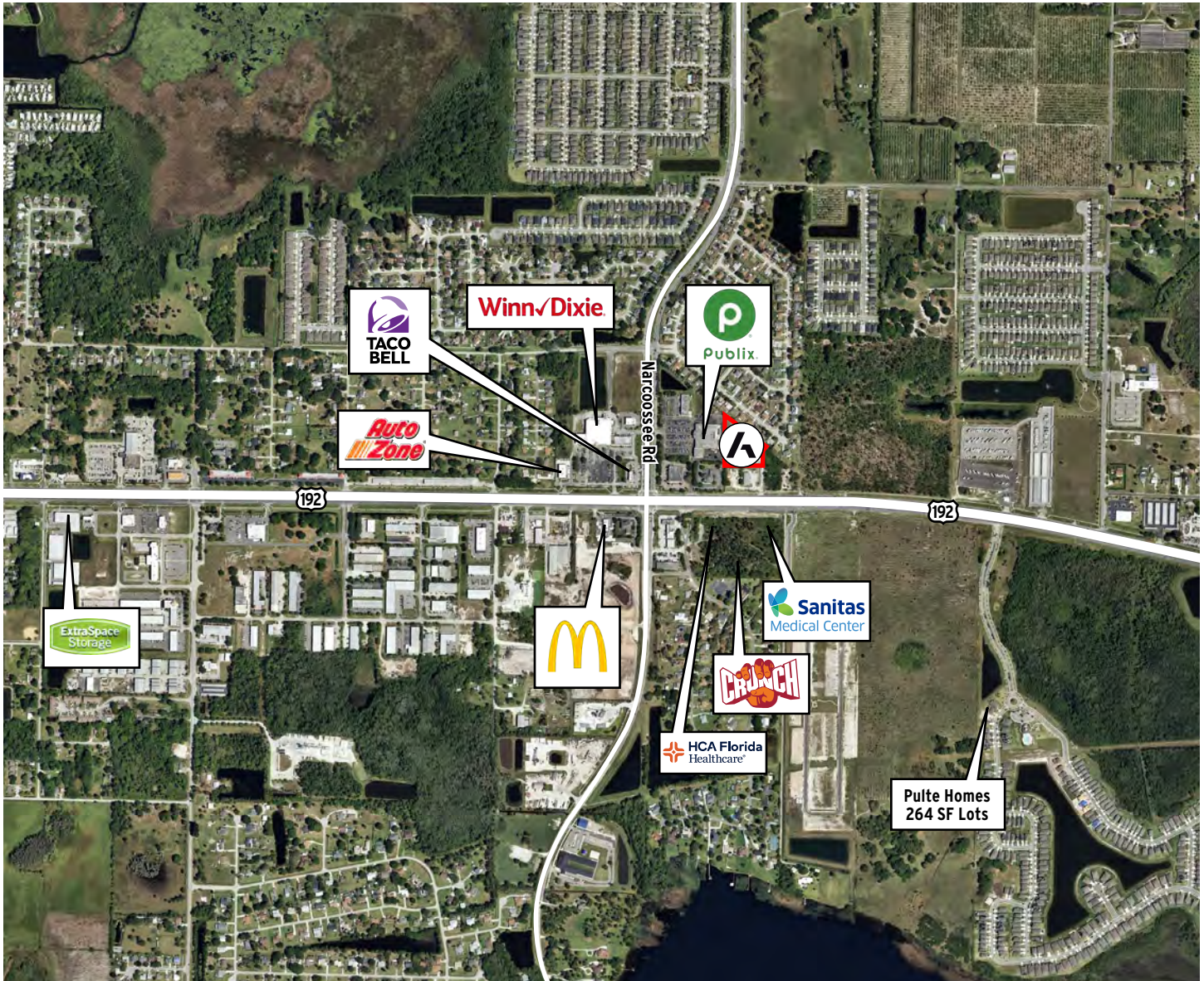




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## KEY LOCATIONS



**39,200 AADT**  
Narcoossee Road

**44,500 AADT**  
US 192

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