

FOR SALE
\$650,000

2351 CANOE CREEK ROAD (CR 523)
SAINT CLOUD, FL 34769



0.98 ACRES +/-

0.98
ACRES +/-



CANOE CREEK ROAD (CR 523)



ADT = 15,889

PEAK HOUR = 1,315

PROPERTY HIGHLIGHTS

- Professional (P) Zoning (City of Saint Cloud). Permitted Uses include Church, Dental, Medical, Office, Pharmacy, Restaurant (including QSR), and Urgent Care.
- Will Subdivide / Master Plan. +/- 199 Feet of Arterial Frontage.
- 15,571+ ADT on Canoe Creek Road (CR 523) with Programmed 4-Lane Widening.
- Full Turning Movements at Multiple Locations with an overall Superior Access Configuration. Potential Future Signalized Intersection at Canoe Creek Road (CR 523) and Fertic Road. Great Visibility and High Exposure.
- Mixed Use Residential Community and the City of Saint Cloud's 47 Acre Public Safety Complex Planned directly across Canoe Creek Road (CR 523).
- One of the Fastest Growing Counties in Florida.

NEARBY RESTAURANTS/RETAIL



Lee A. Beekman

lbeekman@monumentresource.com

MONUMENT RESOURCE PARTNERS, LLC

888.296.8892

Jeremy M. Kibler

jkibler@monumentresource.com



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SAINT CLOUD, FL 34769**

MONUMENT
RESOURCE PARTNERS, LLC



**47 ACRE PUBLIC
SAFETY COMPLEX**

0.98
ACRES +/-



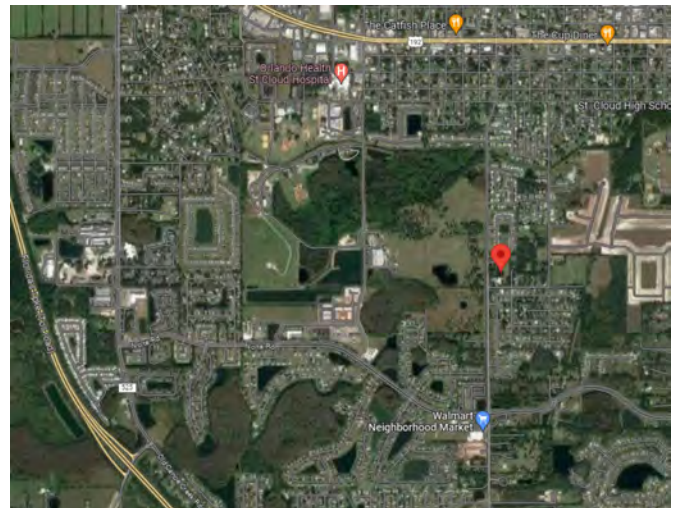
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PROPERTY DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	6,660	50,898	80,445
HOUSEHOLDS	1,899	14,952	23,552
DAYTIME EMPLOYEES	2,797	22,103	35,954
AVERAGE HH INCOME	\$73,548	\$74,892	\$78,683



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