

New Retail Development

Located in high growth market

NEC of US-192 & Nova Rd
St. Cloud, FL 34771
www.cbre.com/orlando



Property Overview

- + Available for ground lease or build to suit:
 - Parcel 1A: Convenience Store
 - Available Parcel 1B: 0.91± Acres
 - Available Parcel 1C: 0.90± Acres
 - Parcel 1D: Coffee & Dental User
 - Parcel 2: Self Storage User
- + Ideal for medical, QSR, car wash, fast casual dining
- + Located along Nova Rd that will serve as one of the main entrances from St. Cloud to the new 24,000-acre master-plan community of Sunbridge
- + Excellent visibility along highly trafficked US Highway 192 (46,672 AADT)
- + Centrally located to multiple high-growth residential markets
- + Situated 6 miles northeast of the new Florida Turnpike interchange at Nolte Rd that will connect Hickory Tree Rd to US Highway 192
- + Located 1.29 miles east of Narcoossee Rd & US Highway 192



5 Mile Radius

\$100,553

Average Household Income



2.52%

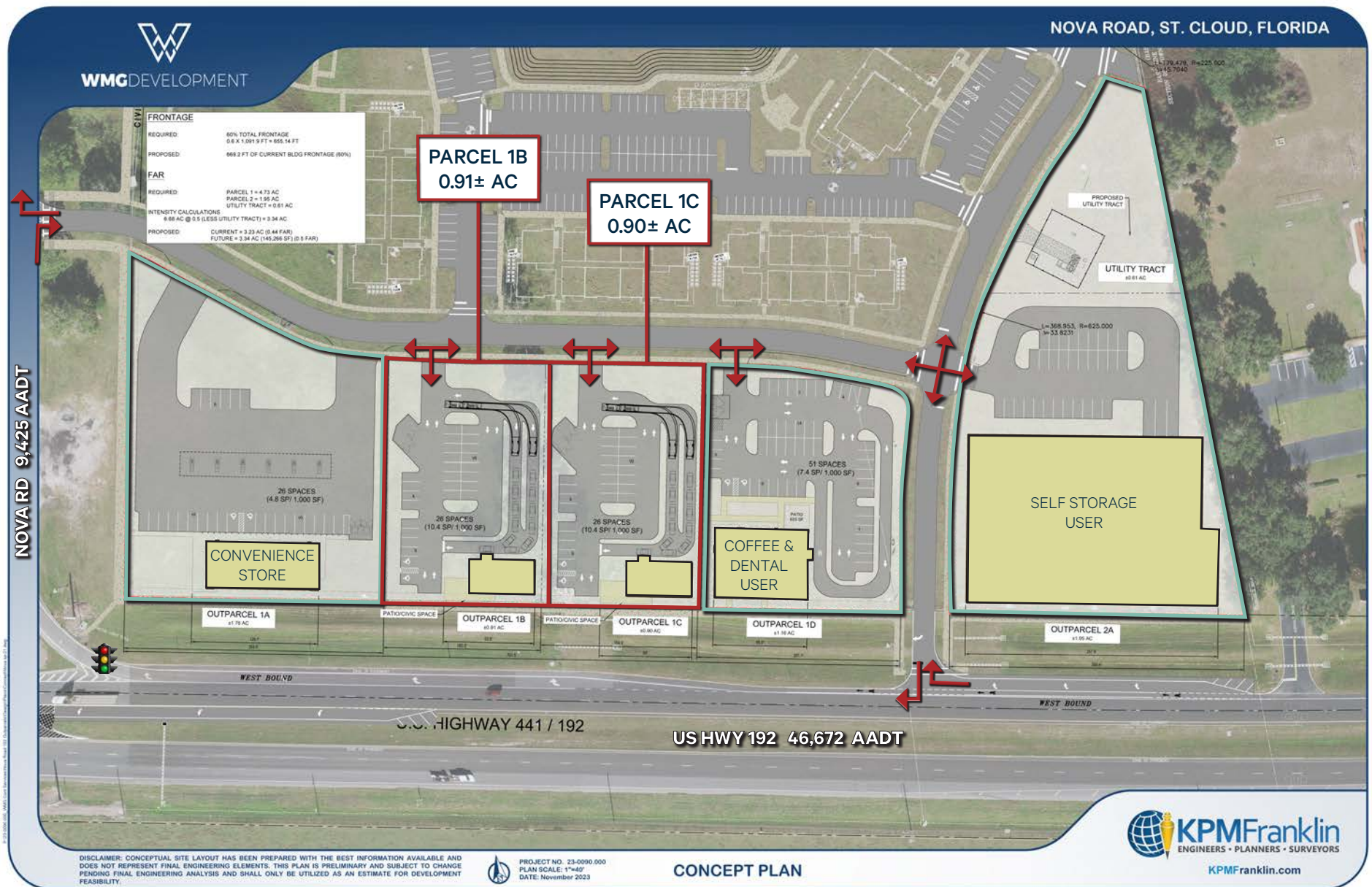
Population Growth



48,114

Daytime Population

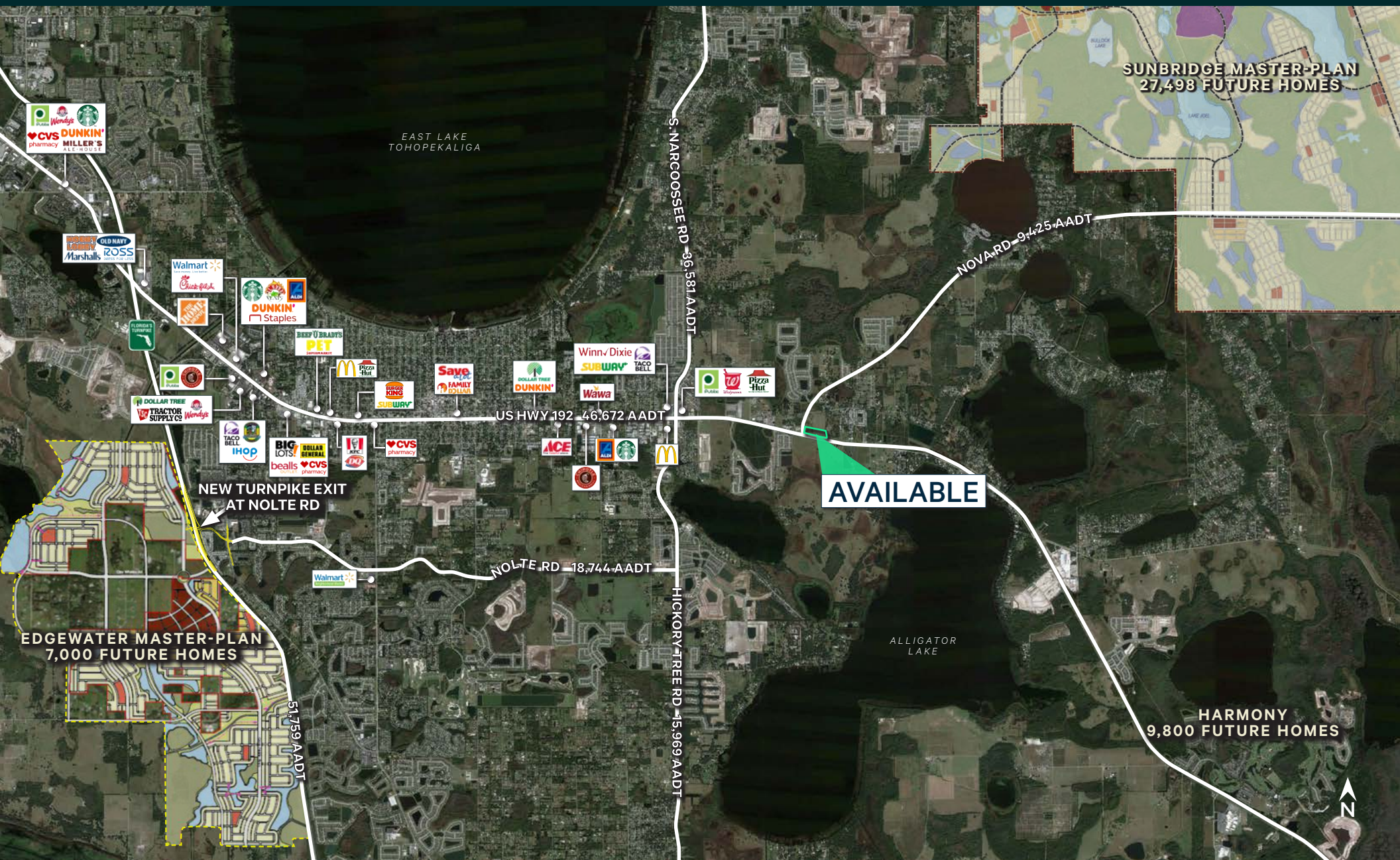
Site Plan | Conceptual

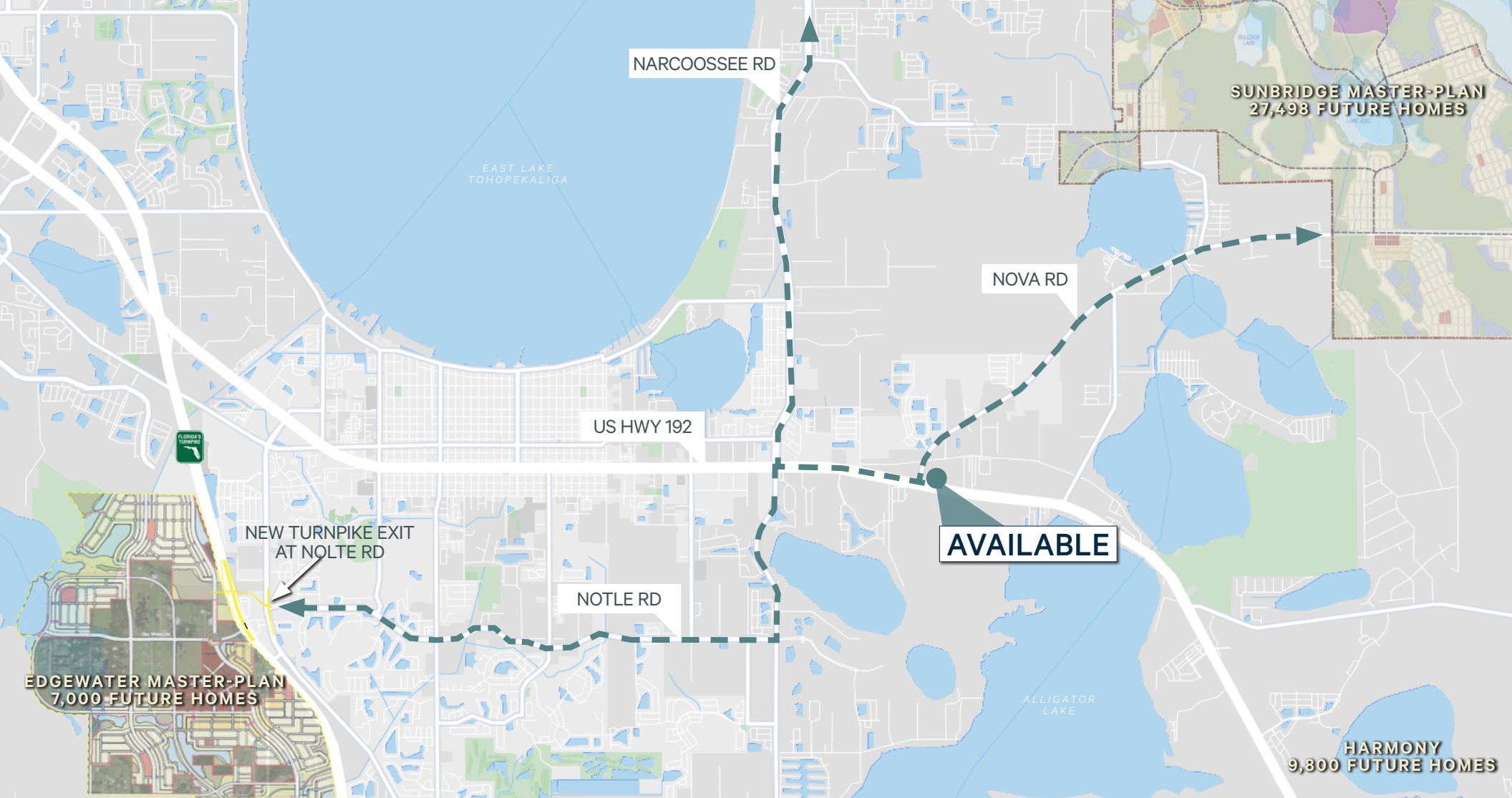


New Retail Development | Multiple Parcels Available
NEC of US-192 & Nova Rd | St. Cloud, FL 34771

For Ground Lease or BTS

Aerial | Trade Area



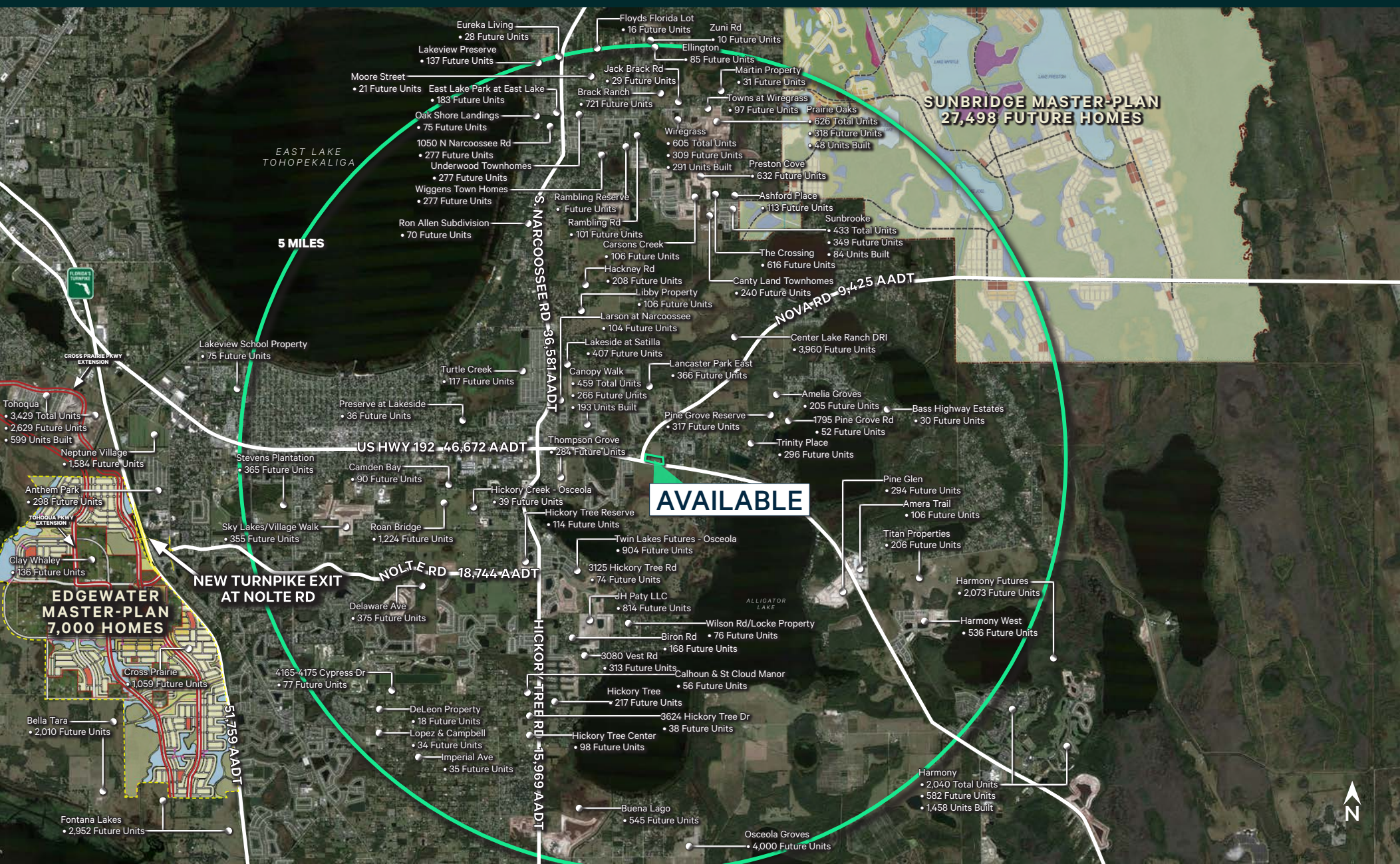


Location Access

- + Excellent visibility along highly trafficked US Highway 192 (46,672 AADT)
- + Centrally located to multiple high-growth residential markets
- + Located along Nova Rd that will serve as one of the main entrances from St. Cloud to the new 24,000-acre master-plan community of Sunbridge

For Ground Lease or BTS

Aerial | Future Housing Developments



2023 Estimated Demographics

1 Mile Radius

Population	3,286
Median Age	44.7
Daytime Population	2,248
Average Household Income	\$105,721

3 Mile Radius

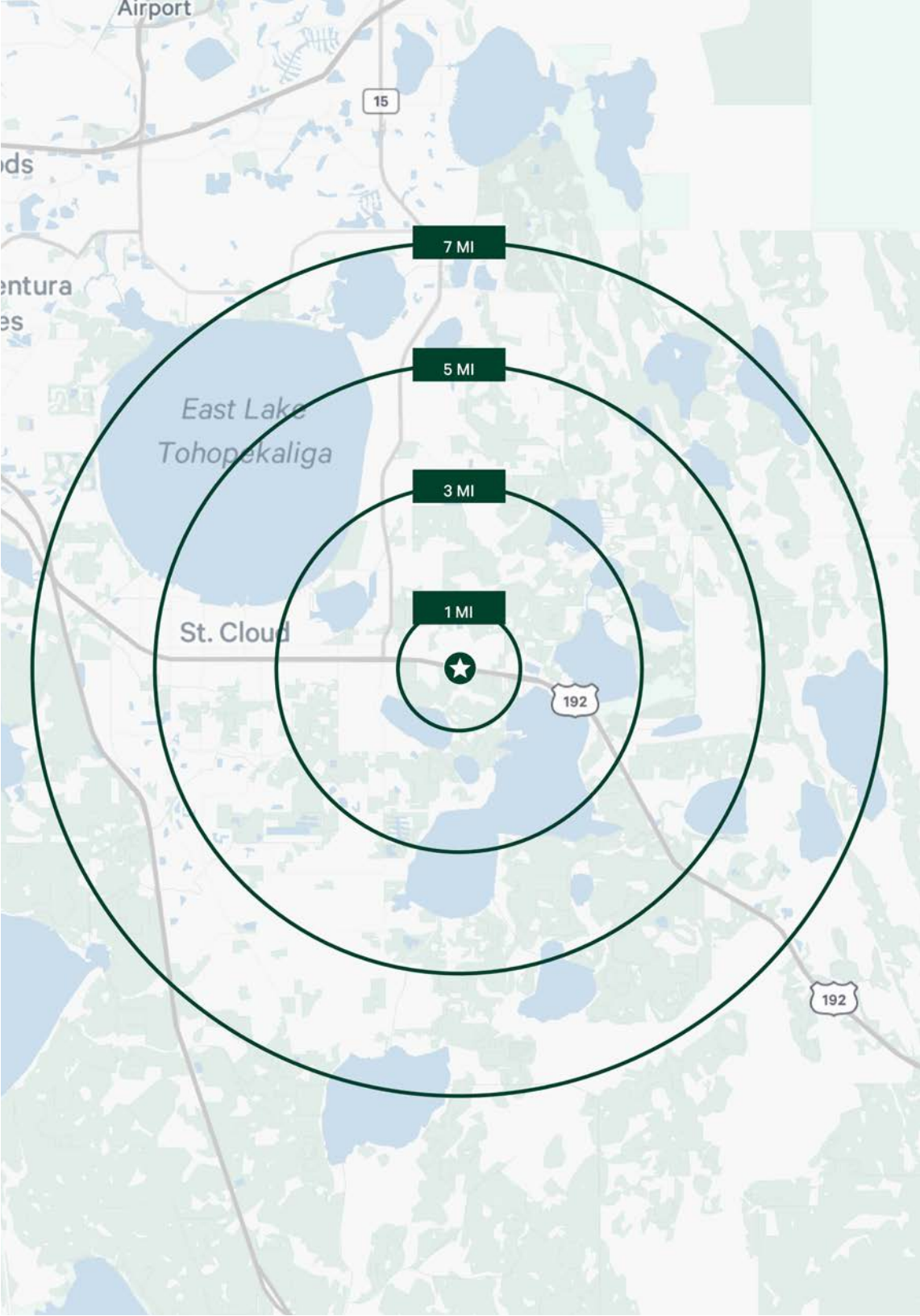
Population	20,491
Median Age	42.4
Daytime Population	16,327
Average Household Income	\$105,788

5 Mile Radius

Population	63,199
Median Age	41
Daytime Population	48,114
Average Household Income	\$100,553

7 Mile Radius

Population	112,390
Median Age	40.2
Daytime Population	87,034
Average Household Income	\$100,026





For leasing
information
please contact:

Cabot L. Jaffee III

Senior Vice President
Advisory & Transaction Services
+1 407 404 5051
cabot.jaffee@cbre.com

Katy Taylor

Senior Associate
Advisory & Transaction Services
+1 407 404 5071
katy.taylor1@cbre.com

© 2023 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE.