

AmeraCenter

Business Park

**Offices, Flex Space and Warehouse. Lots from \$177,500.
Flex Space from 2400 SF to 9600 SF. Starting at \$331,900**

**Build Equity and Enjoy Appreciation
Contact your Lender, Your Mortgage may be less than your Current Rent**

2400 SF Includes:

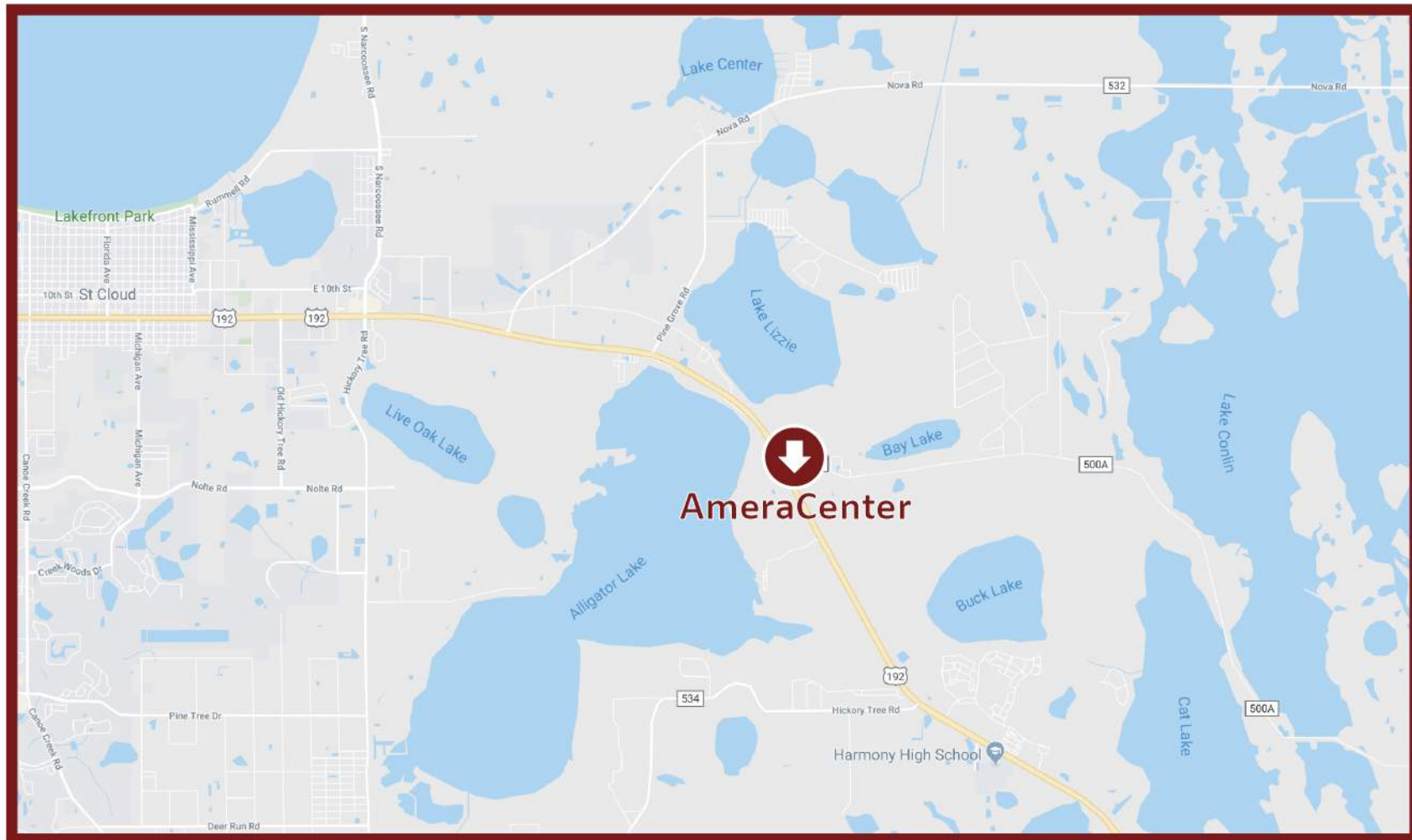
- 25% {600 SF} Air Conditioned Built Out Space**
- One Bathroom**
- 8 Parking Spaces (7 assigned)**
- 16' Clear Warehouse Ceilings**
- 12' w x 14'h Garage Door**
- Upgraded Facade**

Optional:

500 SF of Mezzanine Storage

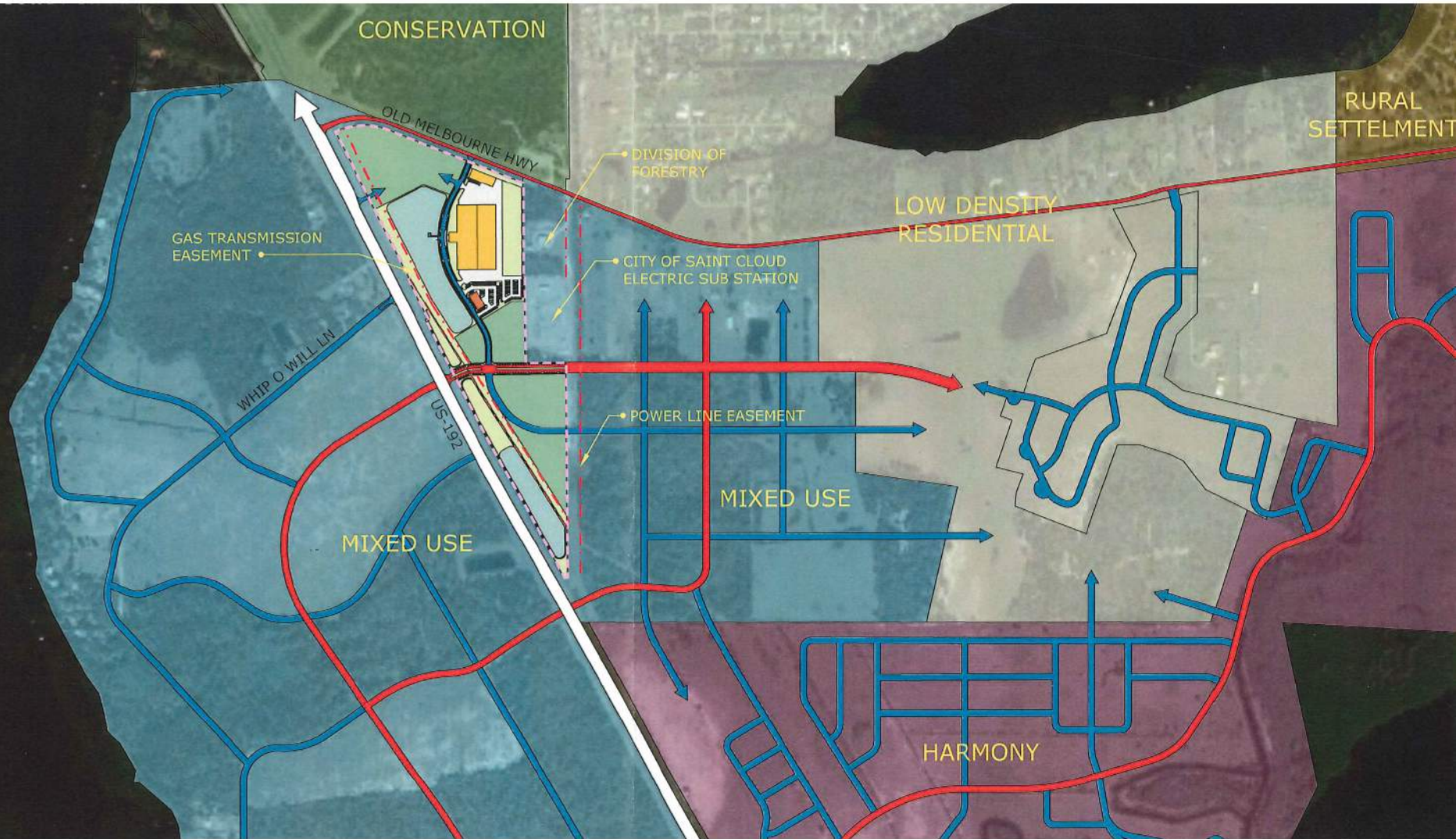
AmeraCenter Location

6301 E Irlo Bronson Memorial Hwy, St Cloud, FL 34771, USA



The measurements and dimensions above are estimates, and should not be considered the exact value reflected in our final product. In an effort to continuously improve, we reserve the right to change layouts at anytime without notice.

Road Network



AmeraCenter Site Map




Rj WHIDDEN and ASSOCIATES, INC.
 LAND PLANNERS AND DEVELOPMENT CONSULTANTS
 316 Church St. Kissimmee, FL 34741 - 407 846 1880

This plan is a preliminary concept only and not intended to be an engineered plan. As such it is subject to modification pending environmental, engineering, design, agency review and permit considerations.

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AmeraCenter Concept



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AmeraCenter Spec 1

AREA CALCULATIONS

UNIT A: 2,455 S.F. Unit B: 2,426 S.F. Unit C: 2,400 S.F. Unit D: 2,485 S.F. Total 9,766 S.F.



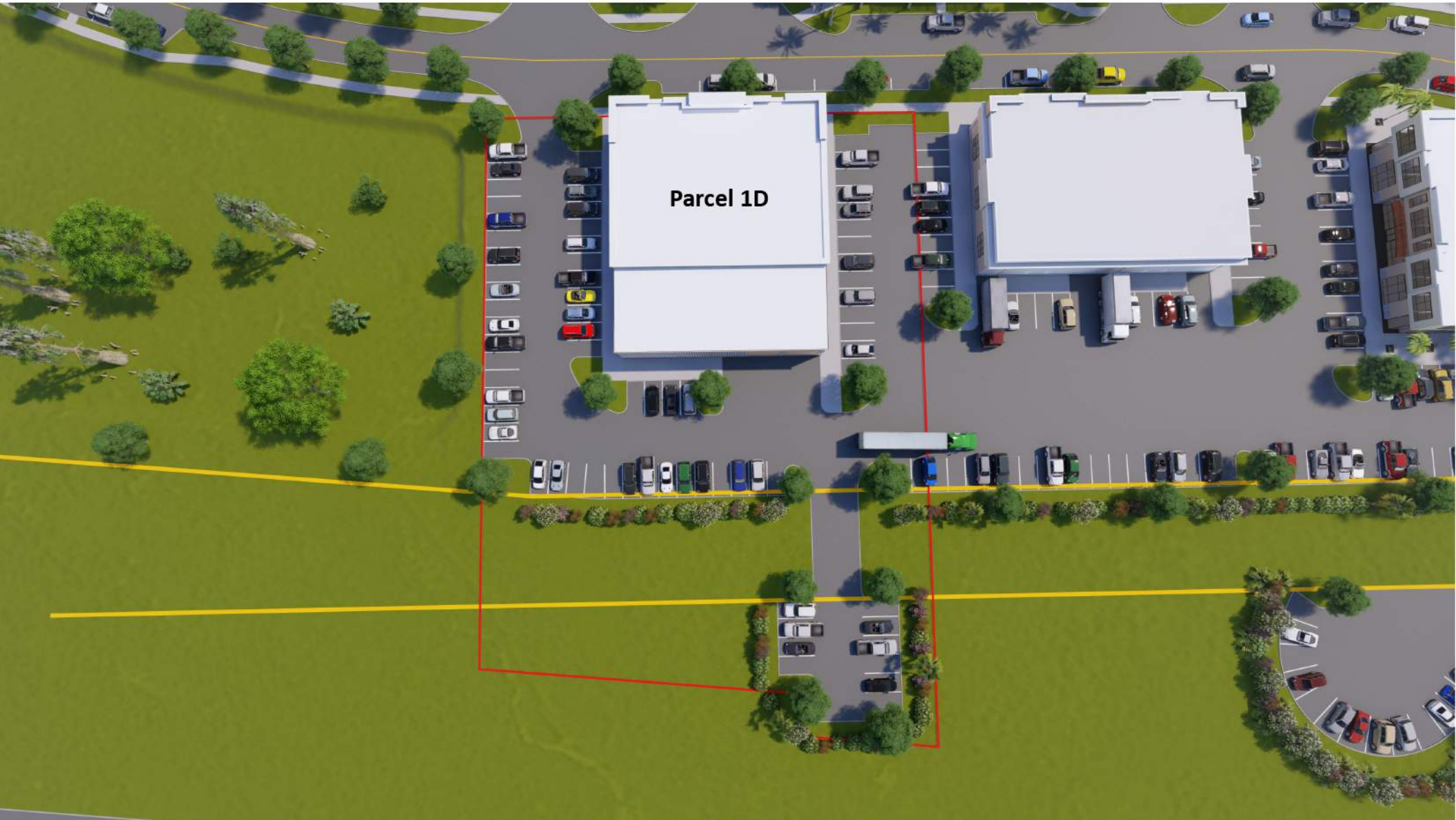
Parcel 1B



Parcel 1C



Parcel 1D



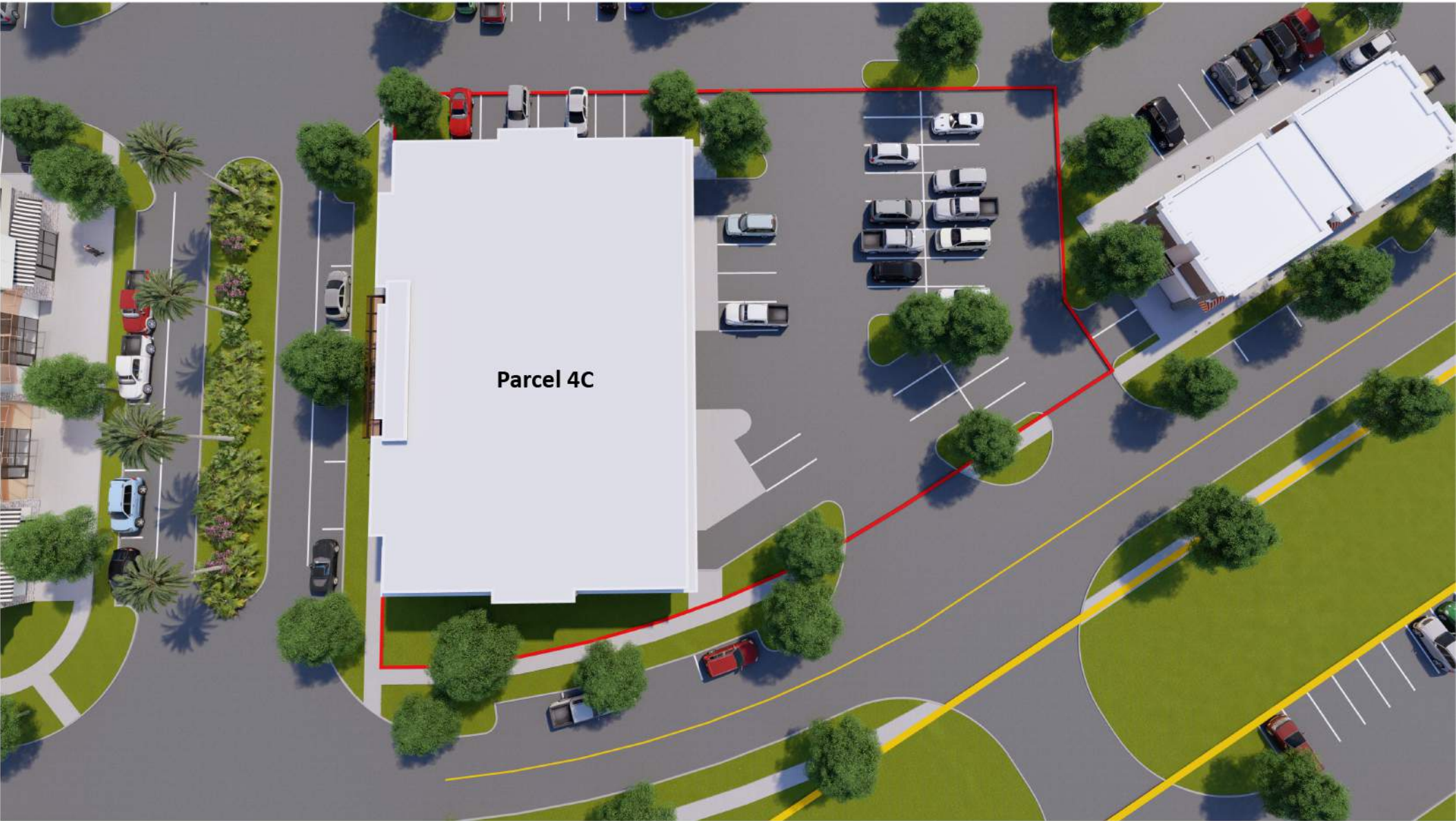
Parcel 4A



Parcel 4B



Parcel 4C



PRICE SHEET

| LOT | PRICE | ACRES | PROPOSED LAYOUT |
|--------|------------------------------------|------------|--|
| Lot 1A | FOR LEASE | 5.75 Acres | 57,500 SF Retail |
| Lot 1B | FOR LEASE | 1.75 Acres | Fuel Service Station |
| Lot 6A | \$39,000 SOLD | 0.74 Acres | 9,677 SF Building |
| Lot 6B | \$215,000 | 0.75 Acres | 10,000 SF Building |
| Lot 6C | \$9,500 SOLD | 0.66 Acres | 10,000 SF Building |
| Lot 6D | \$315,000 | 0.70 Acres | 3,000 SF Building 3 Drive-Thru Lanes |
| Lot 6E | \$344,000 | 0.86 Acres | 2,600 SF Building With Drive Thru |
| Lot 7D | \$307,500 | 1.23 Acres | |
| Lot 7E | \$10,000 SOLD | 1.44 Acres | |
| Lot 7F | \$24,000 SOLD | 1.25 Acres | 9,677 SF Building |
| Lot 7G | \$250,250 | 0.91 Acres | 9,677 SF Building |
| Lot 7H | \$350,000 | 1.00 Acres | |
| Lot 7I | For Lease | 0.95 Acres | Quick Service Resturant With Drive through |
| Lot 7J | \$50,000 SOLD | 1.03 Acres | 8,400 SF Building With Drive Thru |

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