

ST CLOUD PLAZA

4855 EAST IRLO BRONSON MEMORIAL HWY (US 192)

ST CLOUD, FLORIDA 34771

SPACE AVAILABLE

APPROXIMATELY 1,200 SQAURE FEET

ROCK

ASSET MANAGEMENT, LLC
ROCK DEVELOPMENT CORP.

EXCLUSIVE LEASEING & MANAGING AGENT
SINCE 1986



P.O. BOX 609
SPRING LAKE, NEW JERSEY 07762
T (732) 449-8500
F (732) 359-7391
C (201) 953-5684

CONTACT: ROSS REITZ





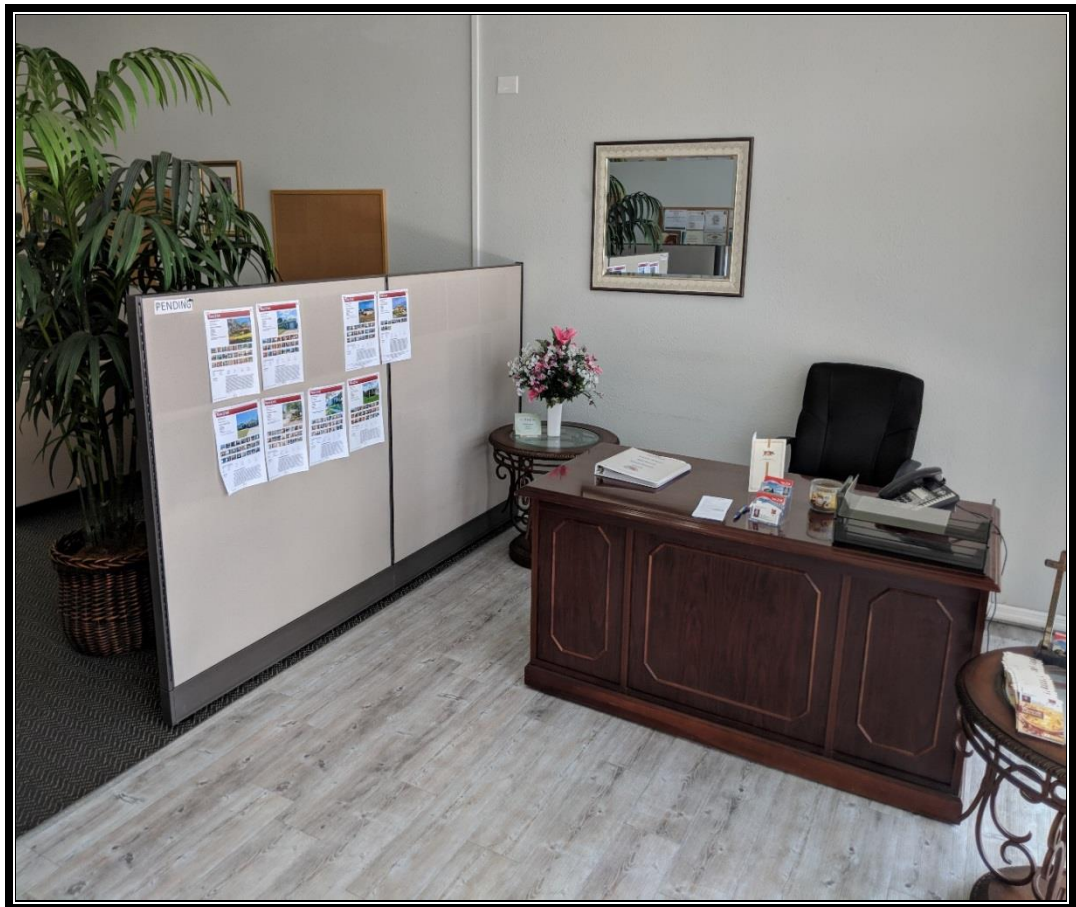
SITE PLAN



SPACE # 4859 1,200 SQAURE FEET

CURRENTLY OCCUPIED BY ASSIST TO SELL REAL ESTATE OFFICE







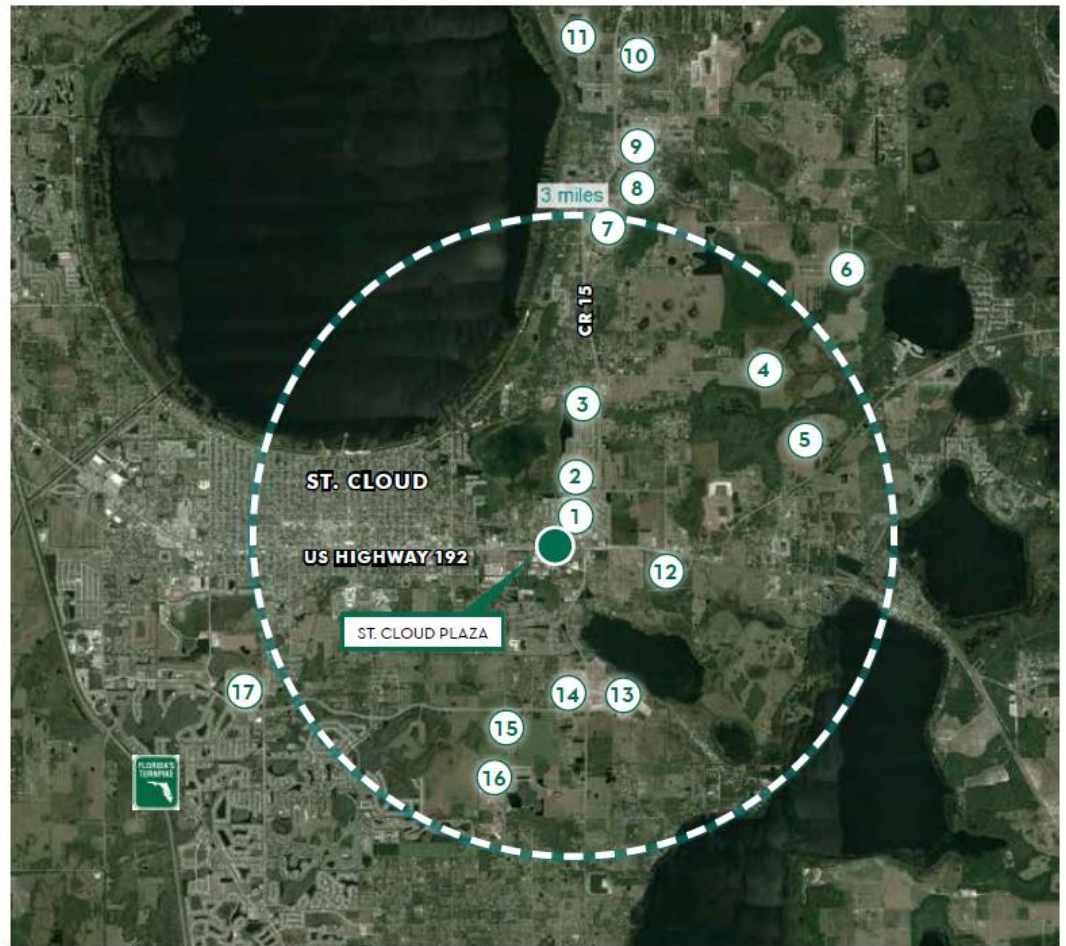
EXPANDING RESIDENTIAL POPULATION

Over 7,900 residential units are planned or under construction with 3.5 miles of St. Cloud Plaza.

Many of the nation's top home builders are active in the area including; Pulte, MI Homes, KB Homes, Meritage and DR Horton. Regional and local builders know the area as one of the top submarkets in Orlando as well.

The St. Cloud school district has six elementary schools, three middle schools and two high schools. Students living in the many housing developments nearby St. Cloud Plaza attend Narcoossee Elementary, Narcoossee Middle School and Harmony High School. All three of these are "A" rated by the State of Florida. This is another draw to home buyers with school aged children.

The 650 acre Medical City Complex at Lake Nona is also a major driver of St. Cloud's employment and population growth. This project includes a new Veteran's Affairs Hospital, University of Central Florida Medical School, Nemours Children's Hospital, University of Florida Research Center and the Sanford-Burnham Institute, UCF's College of Nursing, Dental School and Teaching Hospital are also planned.



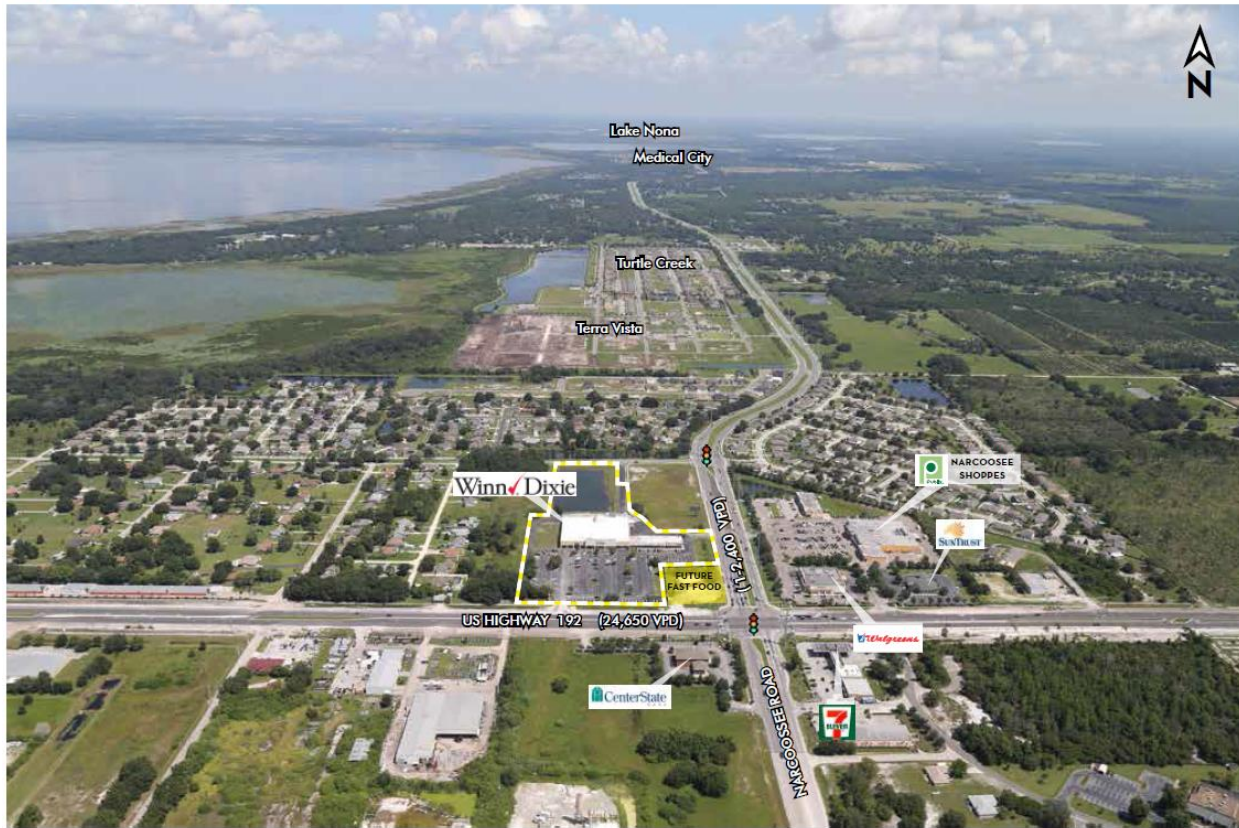
RESIDENTIAL DEVELOPMENT SURVEY

#	Community	Approved Units	Developer Builder	Price Points (in thousands)
1	Terra Vista	72	A&M Homes	\$220 - \$320
2	Turtle Creek	433	DR Horton	\$250 - \$318
3	Preserve at Turtle Creek	160	Dream Finder	\$233 - \$325
4	Lancaster Park East	150	Cal Atlantic	\$213 - \$248
5	Estates at Waverly	233	Proposed	N/A
6	Center Lake Properties	3,373	Approved DRI	N/A
7	Stonewood Estates	N/A	Century Homes	\$235 - \$326
8	Narcoossee Village	201	MI Homes	\$240 - \$550
9	Nona Grove	128	Meritage Homes	\$272 - \$332
10	Underwood Estates	N/A	Royal Oak	\$300 - \$430
11	Lakeshore at Narcoossee	417	Pulte	\$203 - \$424
12	Vivel Investment Corp.	780	Approved	N/A
13	Twin Lakes (adult)	222	Jones Homes	N/A
14	JTD Land at Lakeside	211	Emerson International	N/A
15	Old Hickory	461	Proposed	N/A
16	Gramercy Farms	977	KB Homes	\$205 - \$243
17	The Sanctuary	91	Snow Construction	N/A

Total

7,900 +

AERIAL - FACING NORTH



AERIAL - FACING WEST



AERIAL - FACING SOUTH



AERIAL - FACING SOUTHWEST



AERIAL - FACING NORTHEAST



AERIAL - FACING NORTHWEST



NEW LEFT-IN ACCESS FROM U.S. 192

