

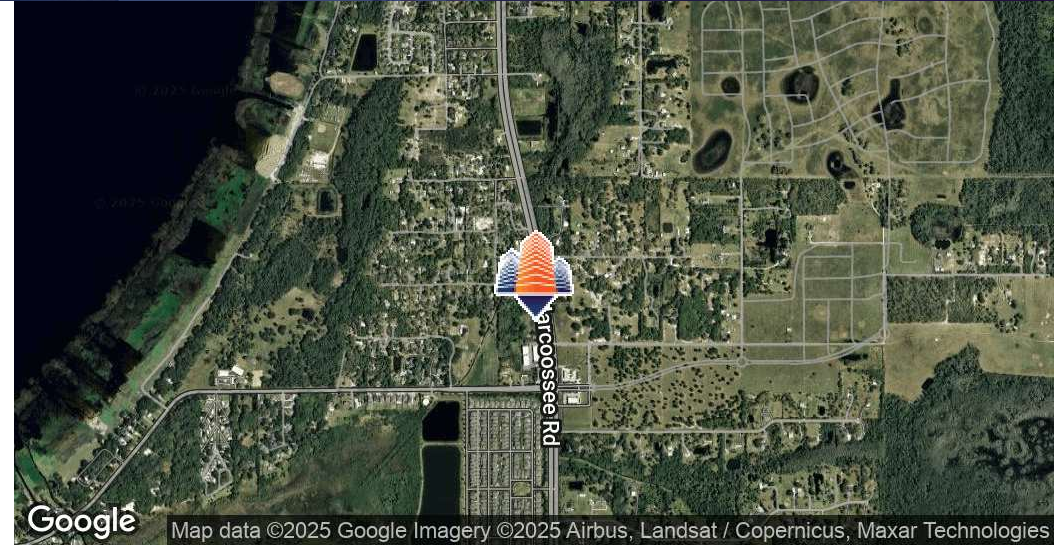
# Narcoossee Commons North

1340 S Narcoossee Rd, St. Cloud, FL 34771



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## PROPERTY SUMMARY



### PROPERTY HIGHLIGHTS

- Retail Space Available on Highly Desired Narcoossee Rd
- Units Available with Frontage to Narcoossee Rd
- Pylon Signage Available
- 27,000+ cars per day on S Narcoossee Rd
- Close proximity to Lake Nona and 192
- Ideal Uses: Medical, Traditional Retail, Food and Beverage, Soft Goods, Fitness, and More!

### BUILDING 100 UNIT 102 VIRTUAL TOUR

### OFFERING SUMMARY

|                |            |
|----------------|------------|
| Lease Rate:    | Negotiable |
| Available SF:  | 1,597 SF   |
| Lot Size:      | 4.56 Acres |
| Building Size: | 29,861 SF  |

| DEMOGRAPHICS (DRIVE TIME) | 5 MINUTES | 10 MINUTES | 15 MINUTES |
|---------------------------|-----------|------------|------------|
| Total Households          | 3,158     | 14,915     | 34,164     |
| Total Population          | 9,759     | 42,042     | 100,459    |
| Average HH Income         | \$111,281 | \$105,128  | \$105,984  |

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## PROPERTY PHOTOS



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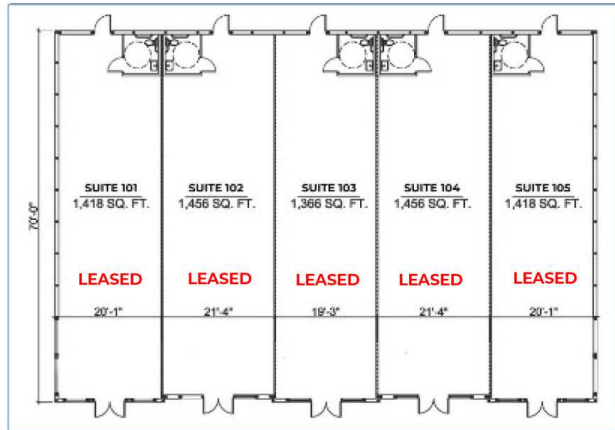
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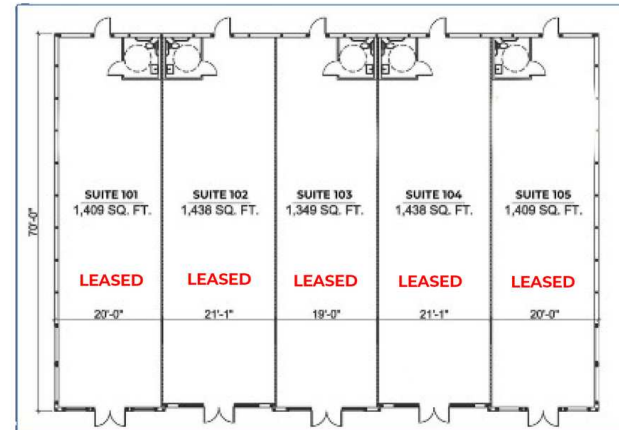


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## FLOOR PLAN

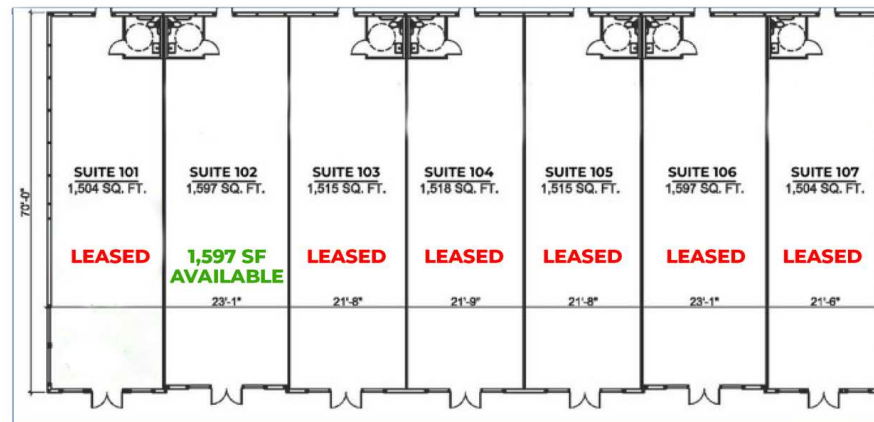


**BUILDING 300**



**BUILDING 200**

**BUILDING 100**



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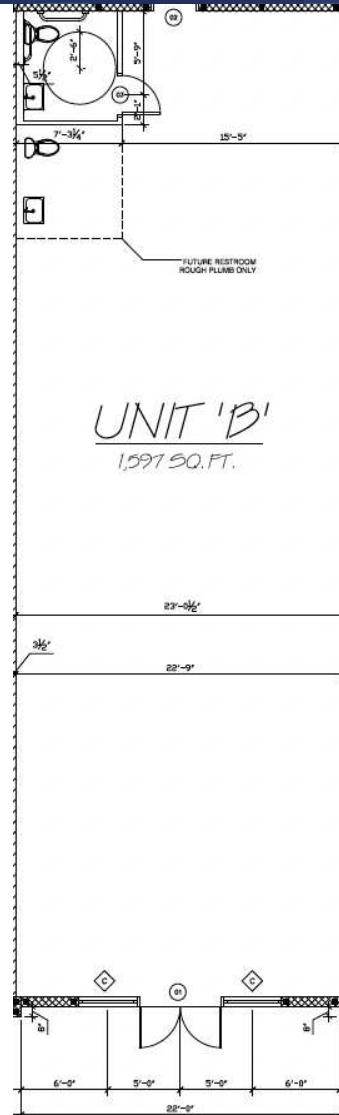
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## FLOOR PLAN - UNIT B (1,597 SF)



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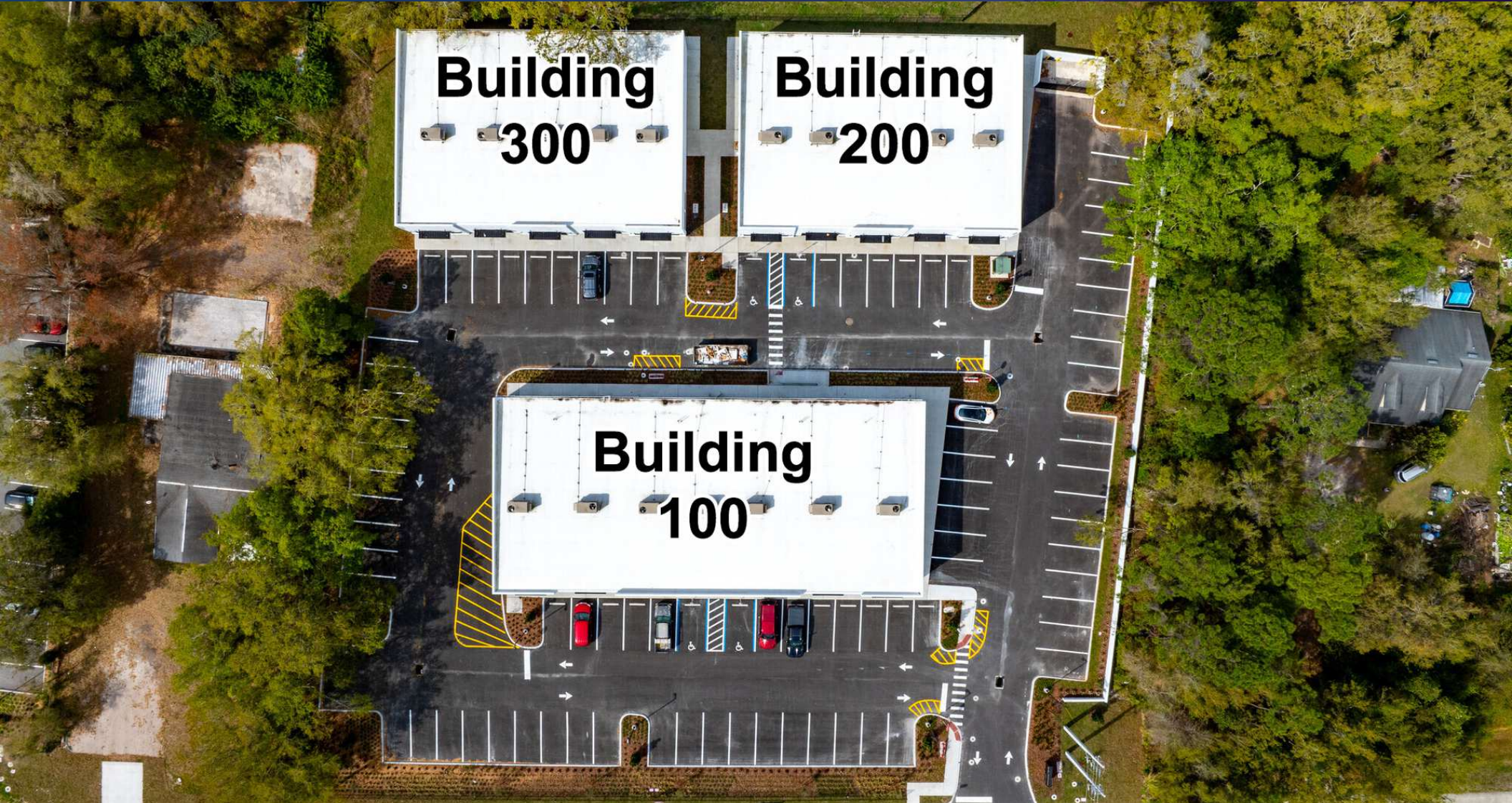
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AERIAL



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## RETAILER MAP



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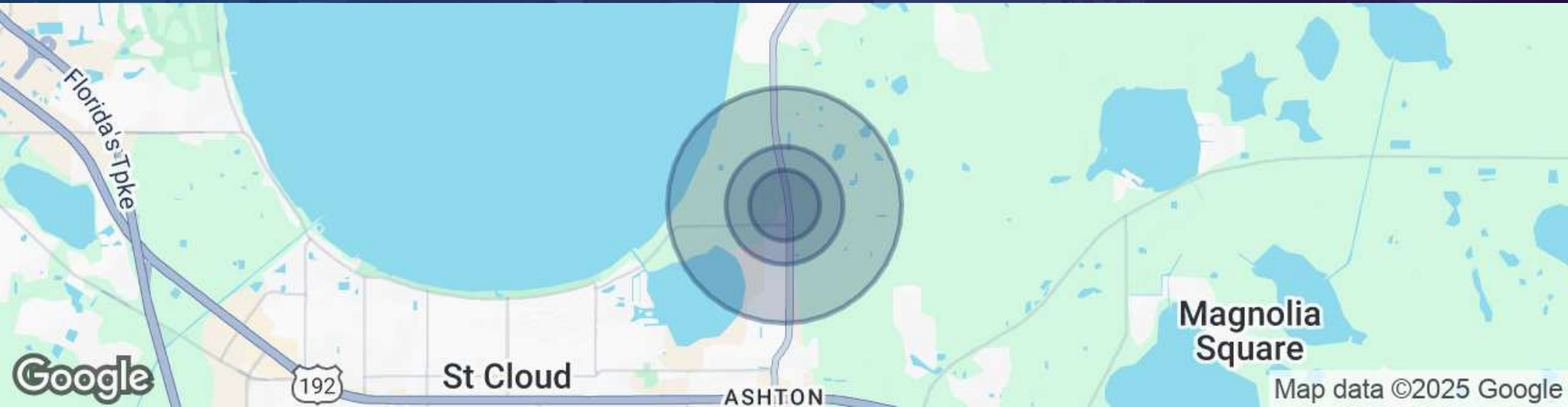
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## DEMOGRAPHICS MAP & REPORT



| POPULATION       | 5 MINUTES | 10 MINUTES | 15 MINUTES |
|------------------|-----------|------------|------------|
| Total Population | 9,759     | 42,042     | 100,459    |
| Median Age       | 40.2      | 40.6       | 39.6       |

| HOUSEHOLDS & INCOME        | 5 MINUTES | 10 MINUTES | 15 MINUTES |
|----------------------------|-----------|------------|------------|
| Total Households           | 3,158     | 14,915     | 34,164     |
| # of Persons Per Household | 3.09      | 2.82       | 2.93       |
| Average Household Income   | \$111,281 | \$105,281  | \$105,984  |
| Average House Value        | \$443,453 | \$442,401  | \$424,408  |

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