

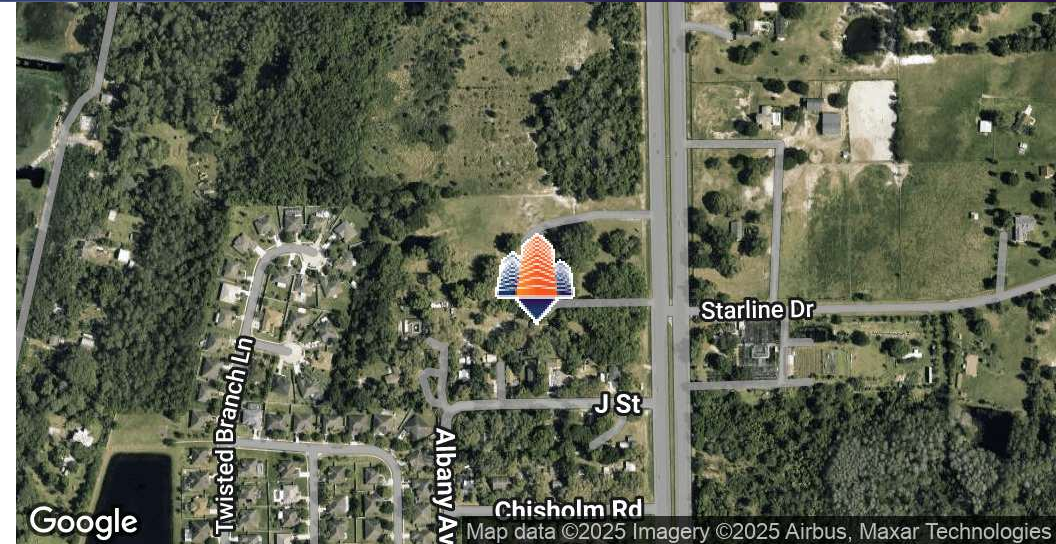
Narcoossee Crossings

1010 South Narcoossee Road, St. Cloud, FL 34771



EQUITY
INVESTMENT
SERVICES

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- New Development Coming to St. Cloud!
- Big Box Space, Small Shop Space, and Outparcels Available
- Fronts S Narcoossee which sees over 37,500 cars per day
- Proposed Traffic Signal at the Center's Entrance
- High Income and High Growth Market
- Minutes from the New Sunbridge Development which consists of 7,000+ new residential units
- Starline is one of the main East/West Thoroughfares connecting new residential developments to Narcoossee
- Ideal Uses: Grocery, Daycare, QSR, Financial Institution, Fitness, Full Service Restaurants, Medical, and Traditional Retail

[CLICK HERE FOR GOOGLE MAPS](#)

[CLICK HERE FOR SITE PLANS](#)

OFFERING SUMMARY

Lease Rate:	Negotiable
Available Acreage:	0.75 - 3 Acres
Available SF:	1,500 - 50,000 SF
Total Lot Size:	9.64 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	591	8,505	27,187
Total Population	1,788	24,671	77,743
Average HH Income	\$162,972	\$119,436	\$108,585

Nick Barbato

954.579.2672

nbarbato@eisre.com

Eric Portnoy

954.242.2010

eportnoy@eisre.com



7575 Dr. Phillips Blvd, Ste 390

Orlando, FL 32819

www.eisre.com

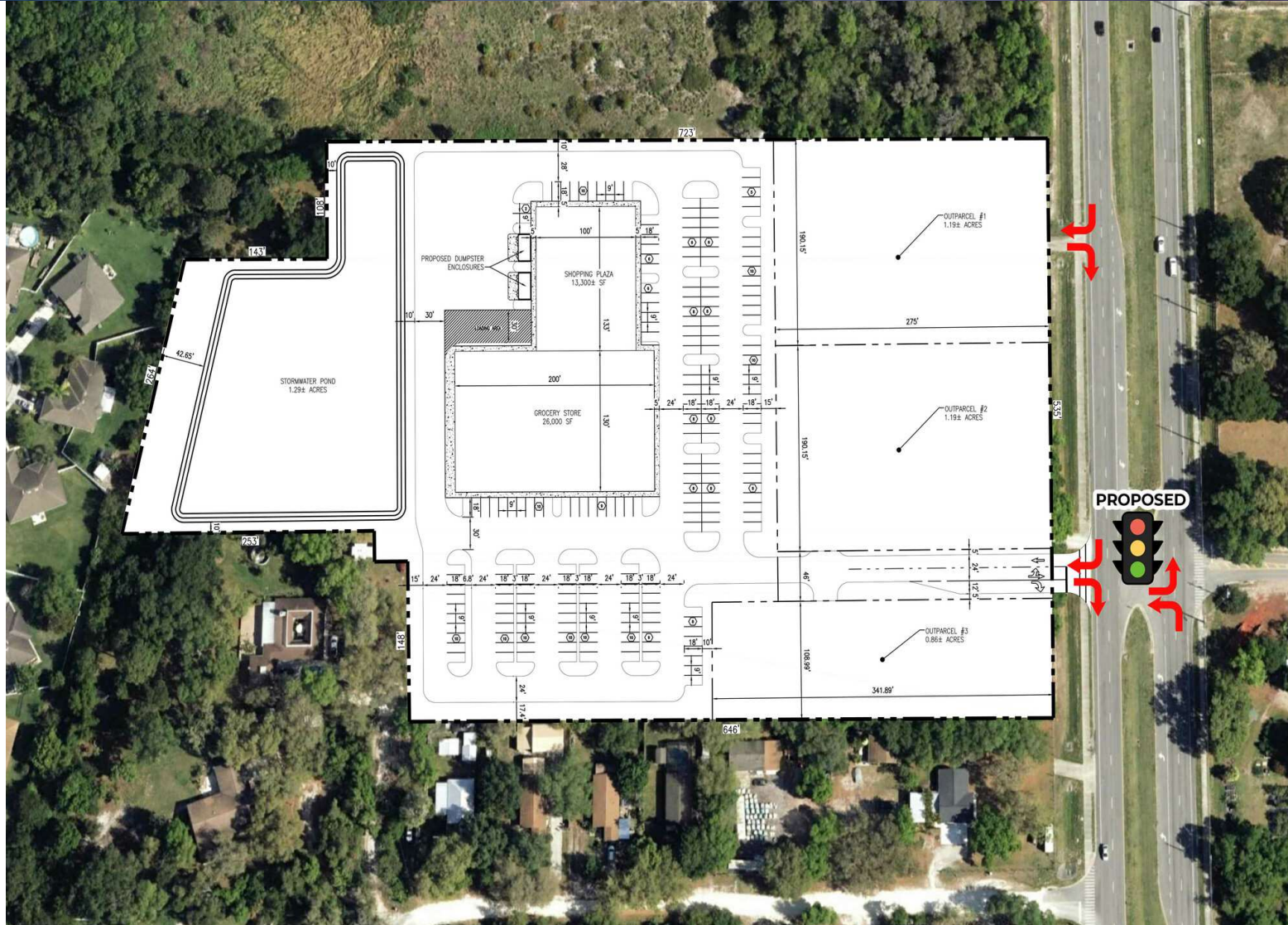
Narcoossee Crossings

1010 South Narcoossee Road, St. Cloud, FL 34771

SITE PLAN A



EQUITY
INVESTMENT
SERVICES



Nick Barbato
954.579.2672
nbarbato@eisre.com

Eric Portnoy
954.242.2010
eportnoy@eisre.com



7575 Dr. Phillips Blvd, Ste 390
Orlando, FL 32819
www.eisre.com

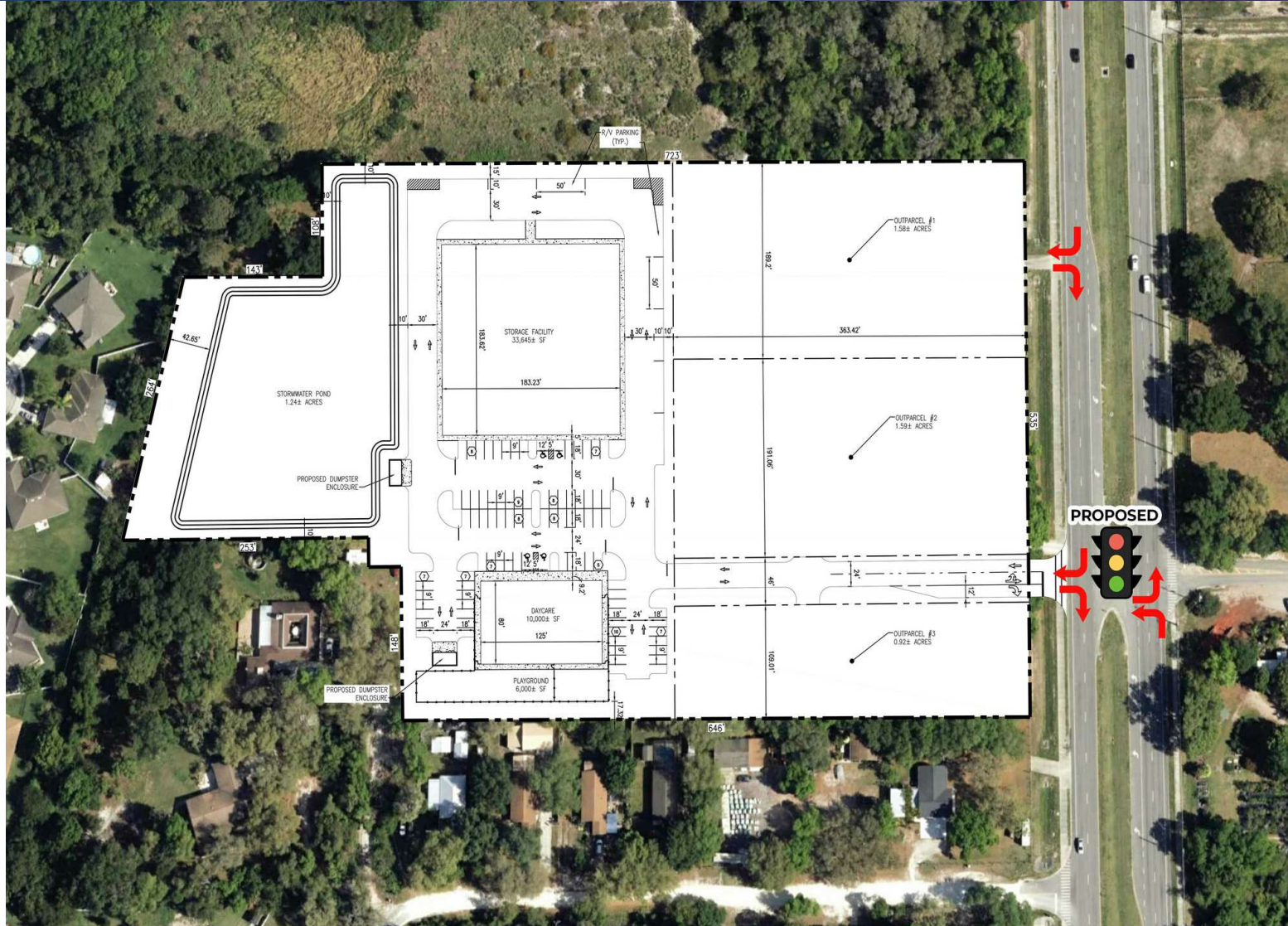
Narcoossee Crossings

1010 South Narcoossee Road, St. Cloud, FL 34771



EQUITY
INVESTMENT
SERVICES

SITE PLAN B



Nick Barbato
954.579.2672
nbarbato@eisre.com

Eric Portnoy
954.242.2010
eportnoy@eisre.com



7575 Dr. Phillips Blvd, Ste 390
Orlando, FL 32819
www.eisre.com

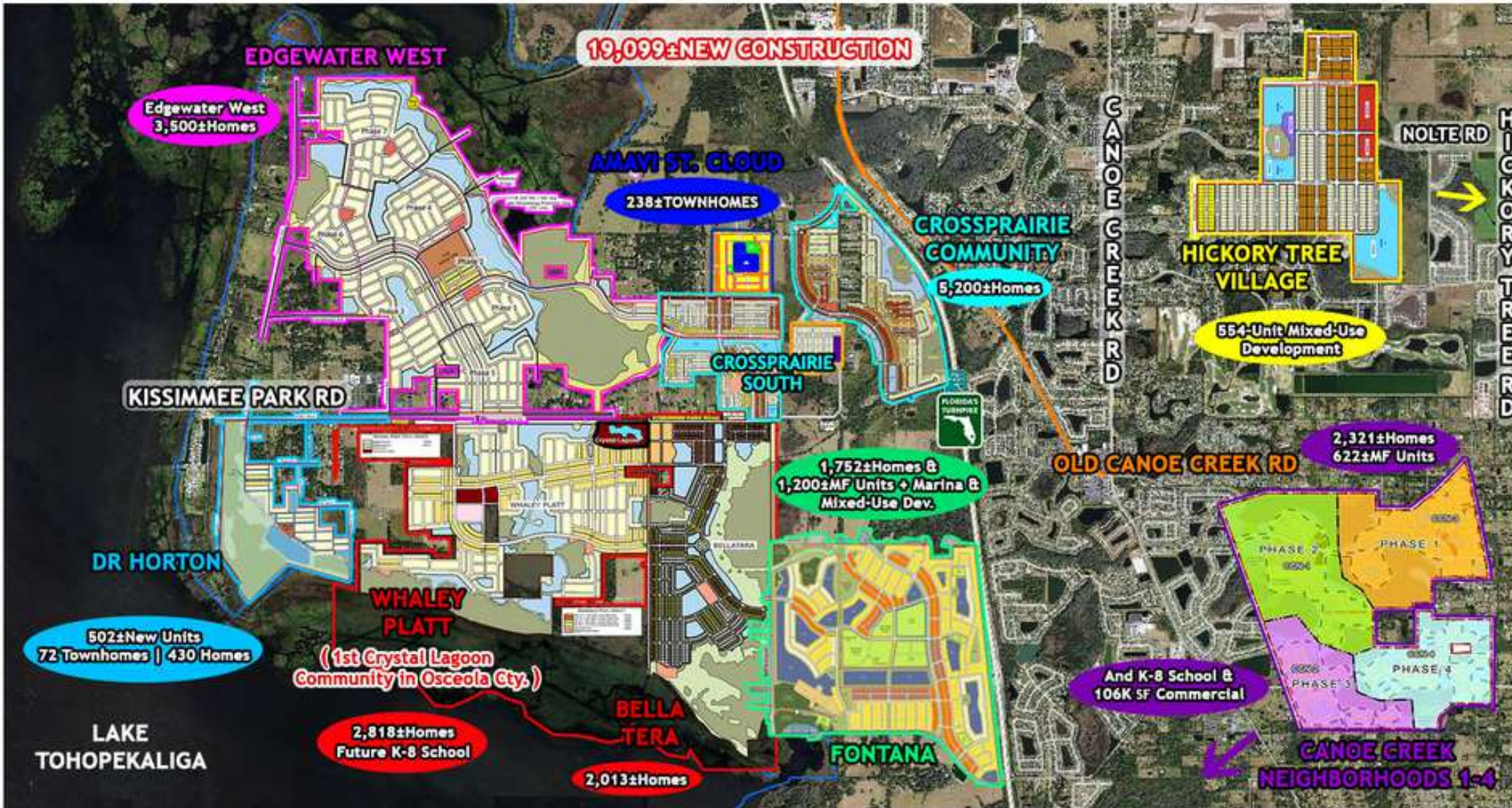
Narcoossee Crossings

1010 South Narcoossee Road, St. Cloud, FL 34771



EQUITY
INVESTMENT
SERVICES

FUTURE HOUSING IN ST CLOUD



Nick Barbato
954.579.2672
nbarbato@eisre.com

Eric Portnoy
954.242.2010
eportnoy@eisre.com



7575 Dr. Phillips Blvd, Ste 390
Orlando, FL 32819
www.eisre.com

Narcoossee Crossings

1010 South Narcoossee Road, St. Cloud, FL 34771

SUNBRIDGE DEVELOPMENT



EQUITY
INVESTMENT
SERVICES



Nick Barbato
954.579.2672
nbarbato@eisre.com

Eric Portnoy
954.242.2010
eportnoy@eisre.com



7575 Dr. Phillips Blvd, Ste 390
Orlando, FL 32819
www.eisre.com

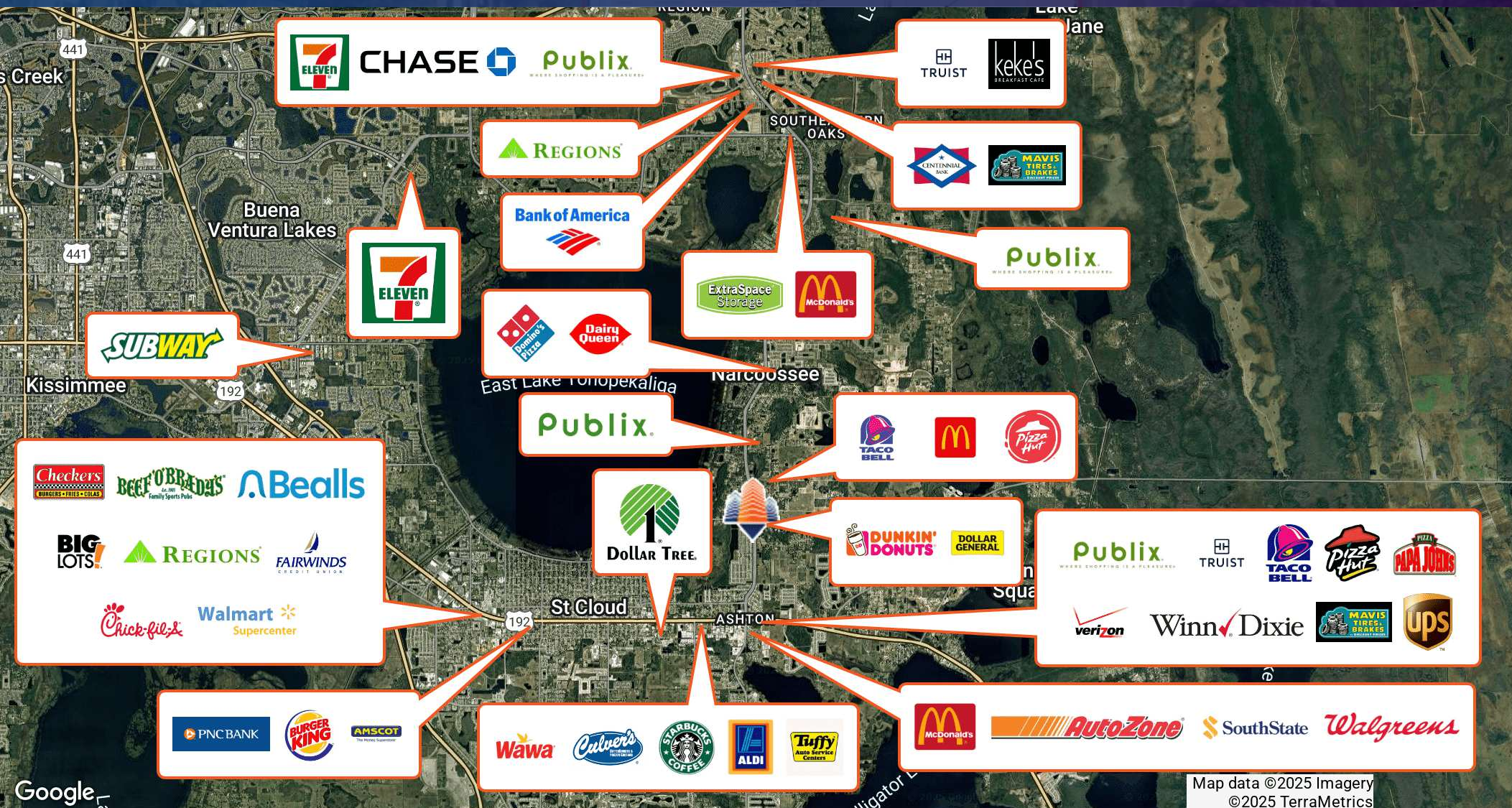
Narcoossee Crossings

1010 South Narcoossee Road, St. Cloud, FL 34771



EQUITY
INVESTMENT
SERVICES

RETAILER MAP



Nick Barbato
954.579.2672
nbarbato@eisre.com

Eric Portnoy
954.242.2010
eportnoy@eisre.com



7575 Dr. Phillips Blvd, Ste 390
Orlando, FL 32819
www.eisre.com

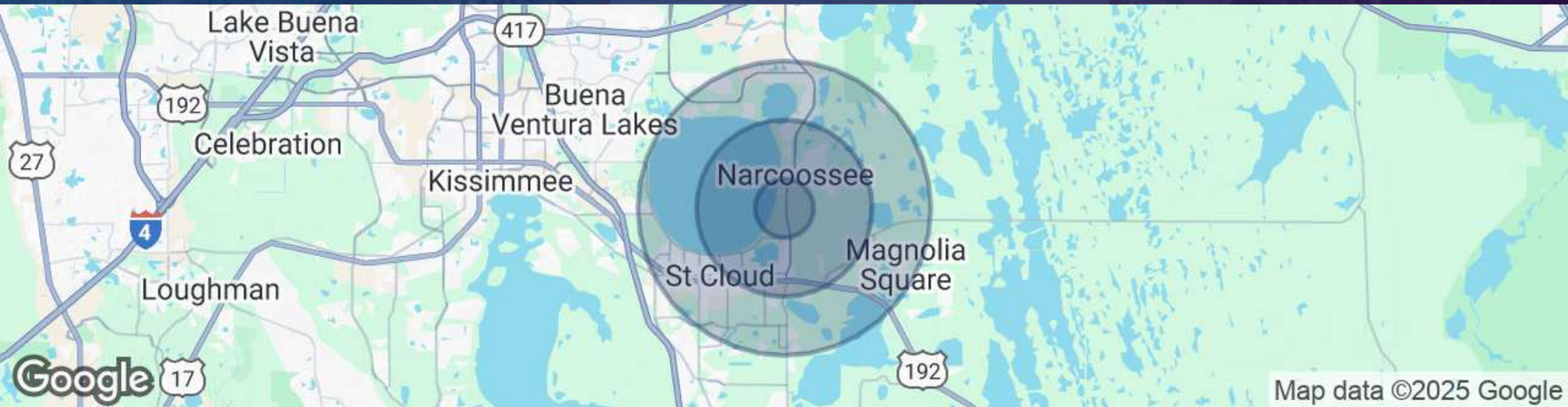
Narcoossee Crossings

1010 South Narcoossee Road, St. Cloud, FL 34771



EQUITY
INVESTMENT
SERVICES

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,788	24,671	77,743
Average Age	39	40	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	591	8,505	27,187
# of Persons per HH	3	2.9	2.9
Average HH Income	\$162,972	\$119,436	\$108,585
Average House Value	\$499,136	\$451,114	\$400,683

Nick Barbato

954.579.2672

nbarbato@eisre.com

Eric Portnoy

954.242.2010

eportnoy@eisre.com



7575 Dr. Phillips Blvd, Ste 390

Orlando, FL 32819

www.eisre.com