

For Lease | ±2,431 SF Retail Space Now Available

CBRE

Prime Retail Opportunity Available in High-Growth St. Cloud Corridor

890 E. Irlo Bronson Memorial Hwy
St Cloud, FL 34769
www.cbre.com/orlando

Co-tenancy with high performing Chipotle Mexican Grill



Available
±2,431 SF

Property Highlights

- + Available Space: Approximately 2,431 SF
- + National co-tenancy with high performing Chipotle Mexican Grill, supporting strong brand alignment
- + Full access from the adjacent side road connecting directly to E. Irlo Bronson Highway (average daily traffic: 46,318)
- + Located less than one mile west of South Narcoossee Road, a major corridor with 33,914 average daily trips
- + Situated within a rapidly expanding residential and commercial area, contributing to sustained demand
- + Proximity to nearby schools, including St. Cloud High School, St. Cloud Middle School, and Michigan Avenue Elementary School—collectively enrolling approximately 4,091 students and located 1.20 miles away
- + Established cross-access connections supporting ease of circulation
- + Projected 2025 - 2030 population growth of 2.46% within 10 minute drive time, indicating strong market momentum
- + Zoning: HB – Highway Business (City of St. Cloud)



10 Minute Drive Time

\$102,879

Average Household Income



2.46%

Population Growth %



51,122

Daytime Population



41

Median Age

±2,431 SF Retail Opportunity | National Co-tenancy with Chipotle Mexican Grill

890 E. Irlo Bronson Memorial Highway | St. Cloud, FL 34769

For Lease

Aerial | Trade Area





Kindred
 • 2,415 Total Units
 • 892 Future Units
 • 1,632 Units Built

Regal Point
 • 30 Total Units
 • 21 Units Built

Tohoqua
 • 3,429 Total Units
 • 2,629 Future Units
 • 1,021 Units Built

Neptune Village
 • 1,584 Future Units

Lakeview School Property
 • 75 Future Units

Barton Court
 • 54 Total Units
 • 13 Units Built

Dover Village
 • 32 Total Units
 • 24 Units Built

Anthem Park
 • 298 Future Units

Camden Bay
 • 90 Future Units

Stevens Plantation
 • 365 Future Units

Hickory Creek
 • 39 Future Units

1230 Hackney Road
 • 208 Future Units

Turtle Creek
 • 117 Future Units

Preserve at Lakeside
 • 36 Future Units

Libby Property
 • 106 Future Units

Center Lake Ranch
 • 1,935 Total Units
 • 102 Units Built

Tyson Reserve
 • 122 Total Units
 • 13 Units Built

Lakeside at Satill
 • 407 Total Units
 • 1 Unit Built

Lancaster Park East
 • 366 Total Units
 • 20 Unit Built

Landings at Live Oak Lake
 • 265 Future Units

Trinity Place
 • 311 Total Units
 • 102 Units Built

1795 Pine Grove Rd
 • 52 Future Units

Bass Highway Estates
 • 30 Future Units

Heritage Edgewater
 • 3,624 Future Units

Clay Whaley
 • 164 Future Units

Crossprairie
 • 5,200 Total Units
 • 4,292 Future Units
 • 85 Units Built

Sky Lakes/Village Walk
 • 355 Future Units

Stevens Plantation
 • 89 Total Units
 • 78 Units Built

Southern Pines
 • 1,071 Total Units
 • 449 Units Built

Davis Estates
 • 31 Total Units
 • 27 Units Built

Roan Bridge
 • 1,224 Future Units

Delaware Ave
 • 375 Future Units

Twin Lakes
 • 980 Total Units
 • 609 Units Built

Hickory Tree Reserve
 • 114 Future Units

Calhoun & St Cloud Manor
 • 56 Future Units

Twin Lakes Futures
 • 904 Future Units

3125 Hickory Tree Rd
 • 74 Future Units

JH Paty LLC
 • 814 Future Units

3080 Vest Rd
 • 313 Future Units

The Shores
 • 116 Future Units

Whaley Platt
 • 2,732 Future Units

Bella Tara
 • 1,239 Future Units

Fontana Lakes
 • 2,952 Future Units

Reserve at Pine Tree
 • 105 Total Units
 • 100 Units Built

4165-4175 Cypress Dr
 • 77 Future Units

Old Hickory
 • 451 Total Units
 • 213 Units Built

DeLeon Property
 • 18 Future Units

Hanover Lakes
 • 525 Total Units
 • 287 Units Built

Hickory Tree
 • 217 Future Units

3624 Hickory Tree Dr
 • 38 Future Units

Hickory Tree Center
 • 98 Future Units

Buena Lago
 • 545 Future Units

Portofino Vista
 • 262 Total Units
 • 57 Units Built

Imperial Ave
 • 35 Future Units

Lopez & Campbell
 • 34 Future Units

Deer Creek West
 • 154 Total Units
 • 90 Units Built

Deer Run - Osceola
 • 167 Future Units

Pink Sands Estates
 • 329 Future Units

Green Island
 • 17,000 Future Units

Lake Gentry Landings
 • 700 Future Units

FUTURE & ACTIVE HOUSING DEVELOPMENTS



2025 Drive Time Demographics

5 Minute Drive Time



13,577

Population



2.04%

Population Growth



41.5

Median Age



\$99,991

Average Household Income

10 Minute Drive Time



55,566

Population



2.46%

Population Growth



41

Median Age



\$102,879

Average Household Income

15 Minute Drive Time



114,399

Population



2.77%

Population Growth



39.4

Median Age



\$106,025

Average Household Income

20 Minute Drive Time



166,929

Population



2.94%

Population Growth



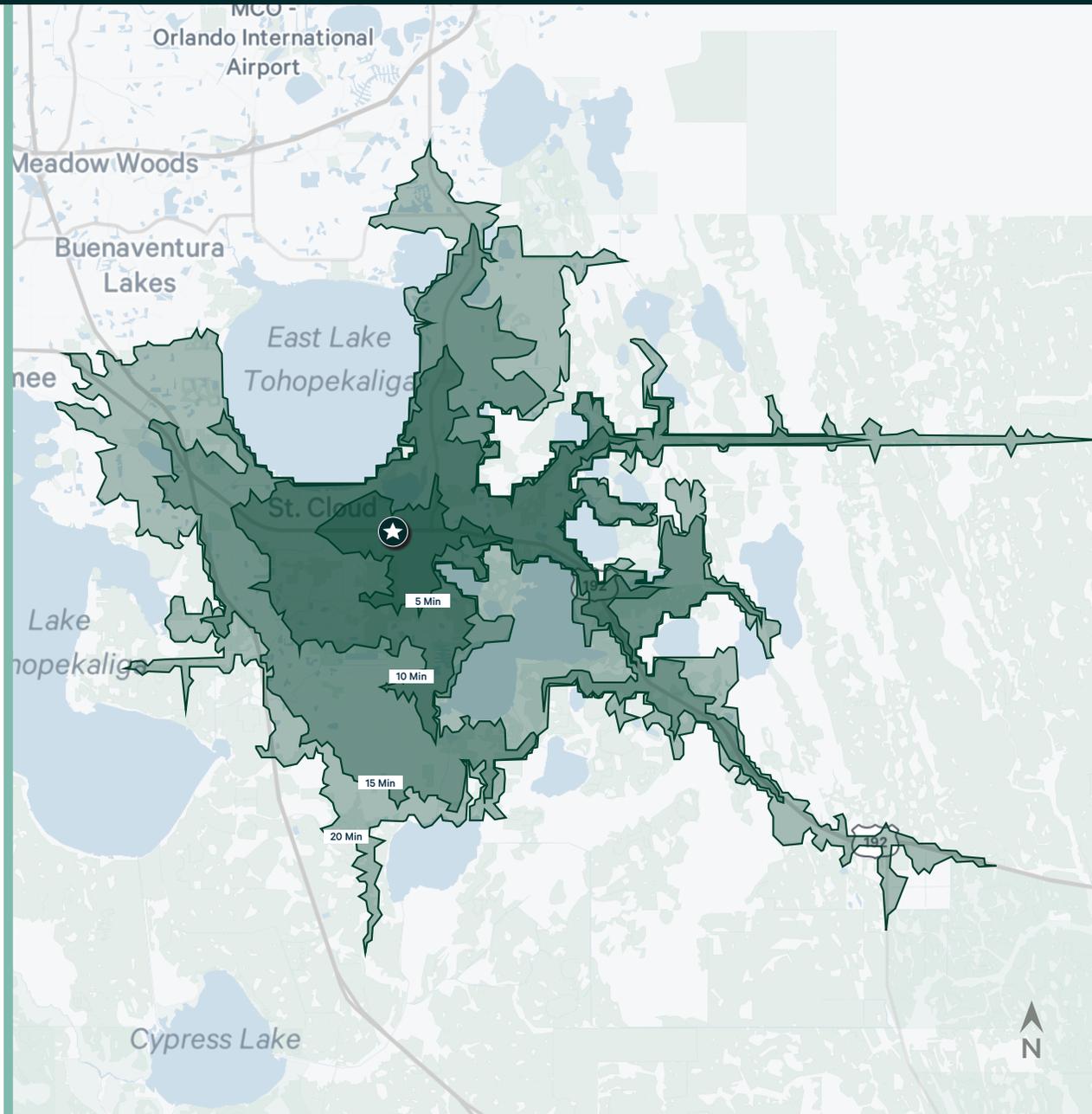
39

Median Age



\$110,776

Average Household Income



For more
information
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