

# Narcoossee Commons South

1358 South Narcoossee Road, St. Cloud, FL 34771



EQUITY  
INVESTMENT  
SERVICES

## PROPERTY SUMMARY



### PROPERTY HIGHLIGHTS

- Retail Space Available on Highly Desired Narcoossee Rd
- Executive Office Suites Available
- Pylon Signage Available
- Ample parking including overflow parking
- 27,000+ cars per day on S Narcoossee Rd
- Close Proximity to Lake Nona and 192
- Ideal Uses: Medical, Office, Traditional Retail, Food and Beverage, Soft Goods, Fitness and More!

[CLICK HERE FOR UNIT 1380 VIRTUAL TOUR](#)

[CLICK HERE FOR UNIT 1384 VIRTUAL TOUR](#)

### OFFERING SUMMARY

|                |                  |
|----------------|------------------|
| Lease Rate:    | Negotiable       |
| Available SF:  | 1,363 - 2,824 SF |
| Lot Size:      | 5.94 Acres       |
| Building Size: | 30,554 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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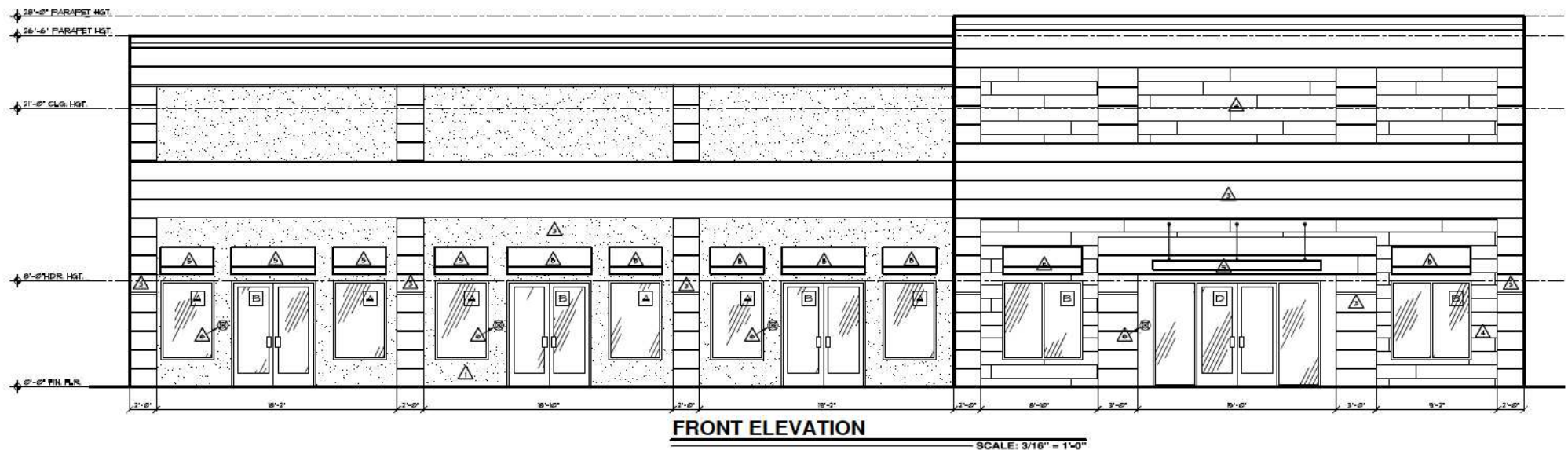
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## FRONT ELEVATION



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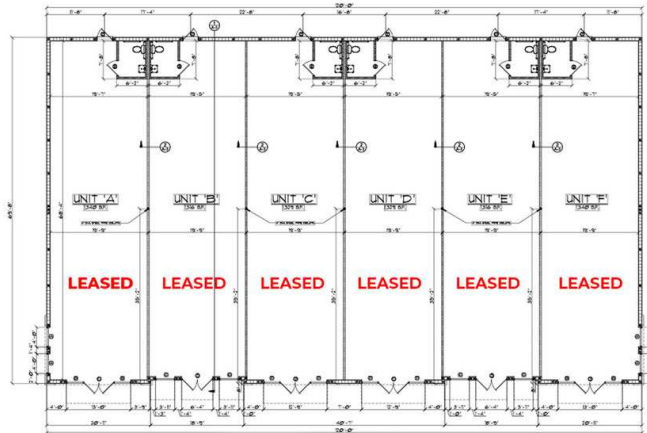
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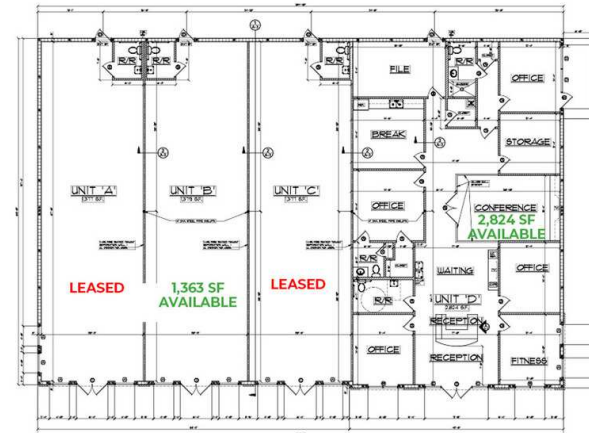


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## FLOOR PLAN

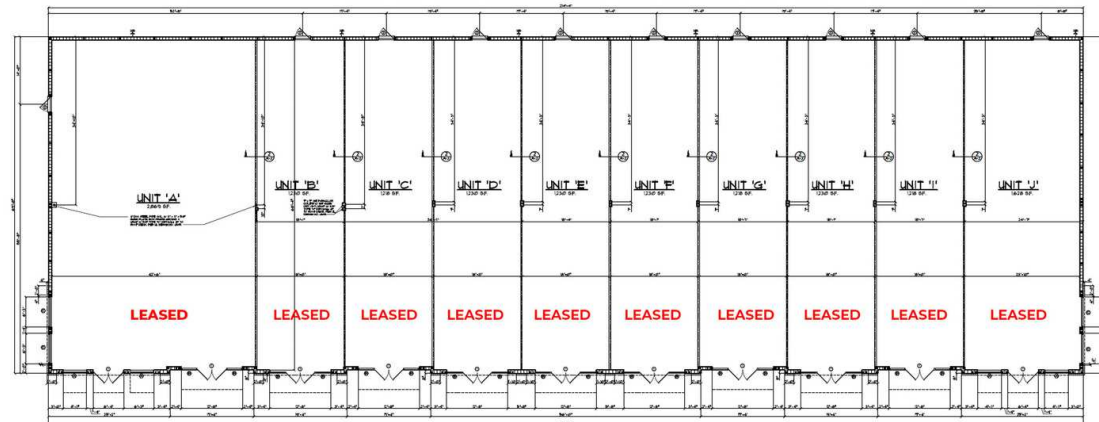


BUILDING 300



BUILDING 200

BUILDING 100



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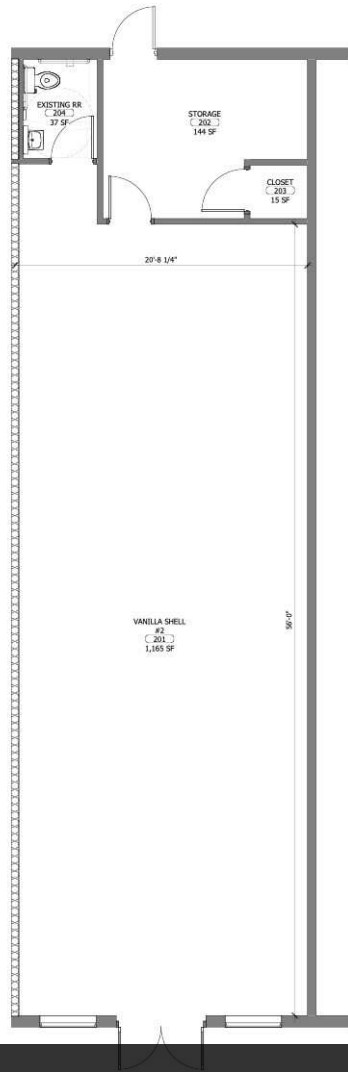
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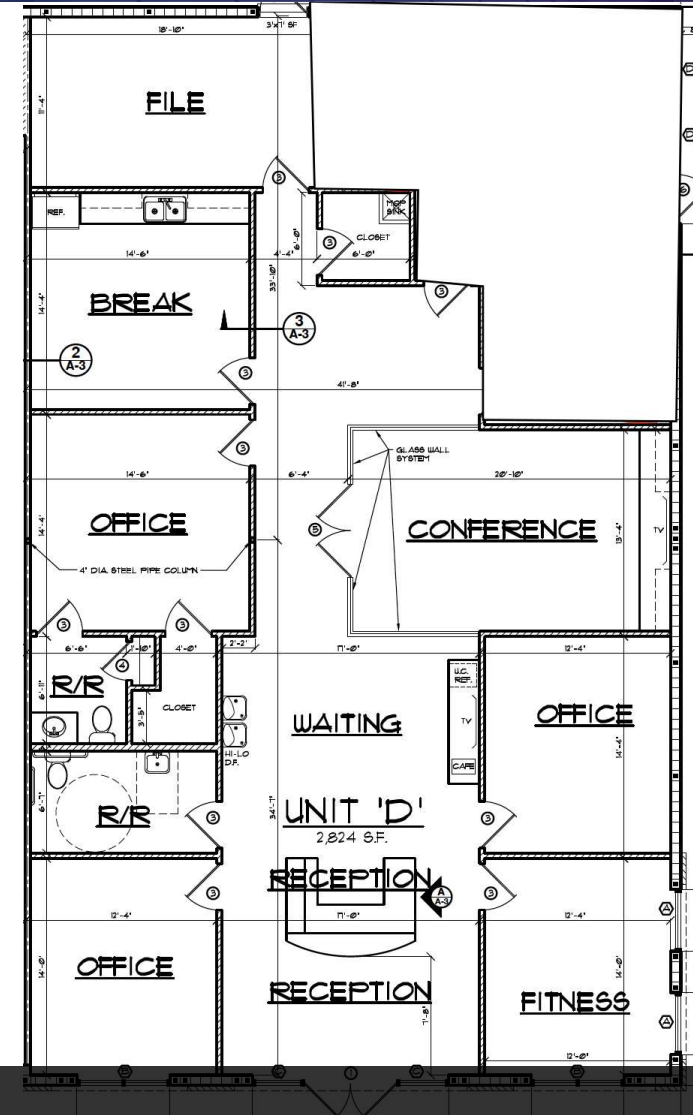


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## FLOOR PLANS



Units 1384



Unit 1380

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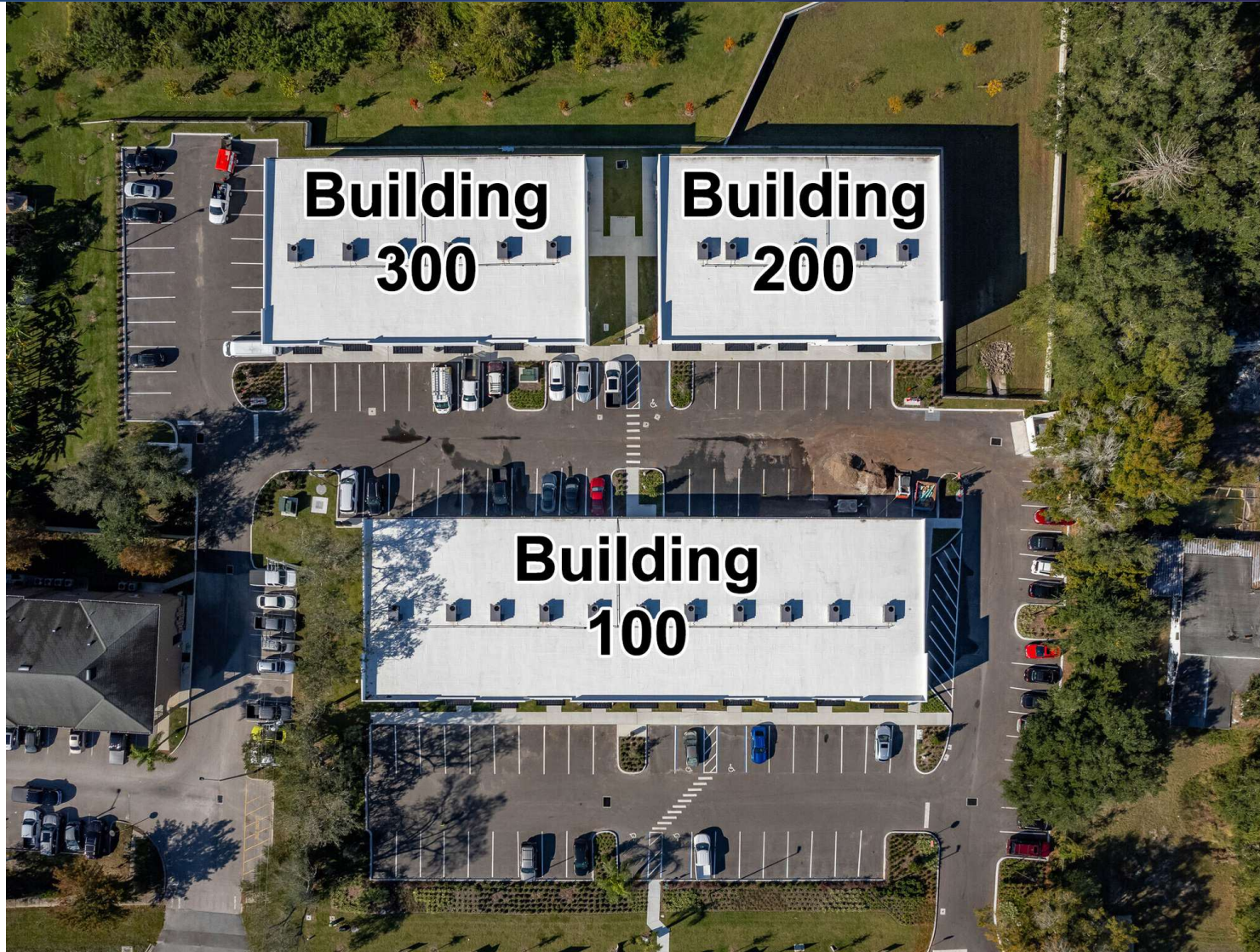
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**AERIAL**



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## RETAILER MAP



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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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