

ST CLOUD COMMONS

2751 E IRLO BRONSON MEMORIAL HWY, KISSIMMEE, FL 34744

FOR LEASE

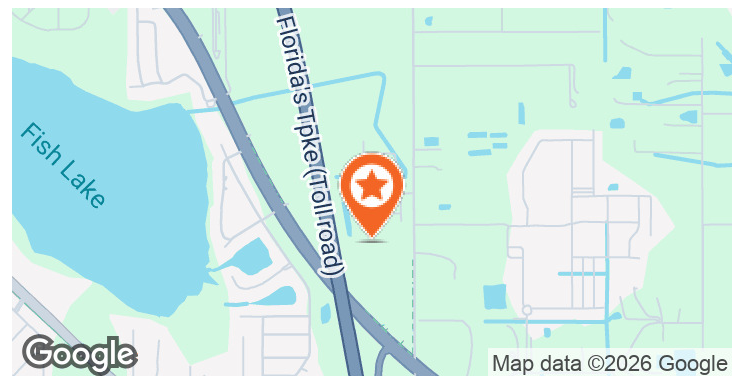



LOCATION DESCRIPTION

NEQ of Florida Turnpike and US Highway 192

PROPERTY HIGHLIGHTS

- 3,099 - 4,500 SF Available Signalized corner
- Excellent regional connectivity to Orlando, Kissimmee, Lake Nona, Disney & Orlando Int'l Airport
- Co-tenants include: Hobby Lobby, ULTA, Outback Steakhouse, Five Below, PetSmart, and Old Navy
- Nearby Retailers include: Publix, UPS, The Home Depot, Centra Care, Chilis, and Walmart
- Traffic Counts (AADT): Florida Turnpike - 61,971 , US Highway 192 - 60,000, and on 49th Ave Rd. - 14,500 (projected to grow to 23k VPD by 2030, and 26K+ by 2035)



 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	3,931	56,475	124,323
Daytime Population	4,556	48,926	104,966
Total Households	1,229	18,764	41,371
Average HH Income	\$83,155	\$94,973	\$95,273



PATRICK FREASE

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AVAILABLE

UNAVAILABLE

SUITE	TENANT NAME	SPACE SIZE
OP1	Zaxby's	1.2 Acres
OP2	First Watch	0.8 Acres
OP3A	Pollo Campero	0.8 Acres
OP3B	Deca Dental	0.4 Acres
OP3B	Mattress Firm	0.4 Acres
OP4	Outback Steakhouse	1.4 Acres
1	Hobby Lobby	55,222 SF
2	Petsmart	18,576 SF
3	Hibbitt Sports	5,000 SF

SUITE	TENANT NAME	SPACE SIZE
4	Bath & Body Works	2,750 SF
5	Available	3,500 SF
6-7	Old Navy	12,500 SF
8	Available	4,500 SF
9	Five Below	8,606 SF
10	Ulta Beauty	10,000 SF
11	Marshalls	20,022 SF
12	Ross Dress for Less	25,088 SF
13	Famous Footwear	6,614 SF

SUITE	TENANT NAME	SPACE SIZE
14	Available	3,099 SF
15	Sally Beauty Supply	1,521 SF
16	Lee Nails	1,400 SF
17	Barber Shop	500 SF
18	Thompson Jewelers	1,400 SF
19-21	America's Best Contacts & E...	4,200 SF
22-24	Spectrum	4,305 SF
OP5	Available	30,056 SF

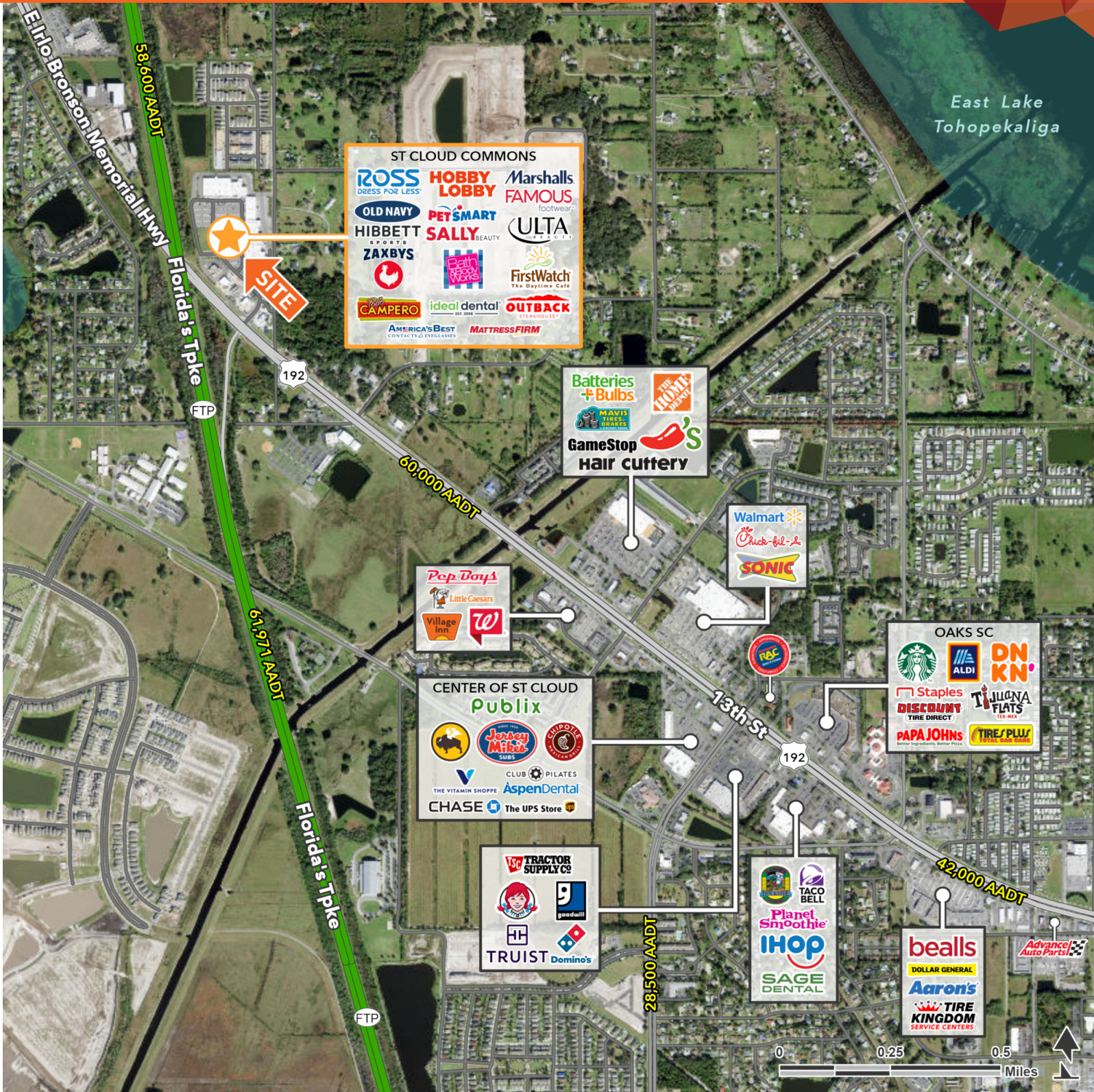


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