

WESTGATE PLAZA

3441 13th Street St. Cloud, FL 34769



PROPERTY HIGHLIGHTS

- Located at US Highway 192/441 and Neptune Road in St. Cloud, Osceola County, Florida
- Osceola County has become one of the fastest-growing local regions. It's been reported the area experienced more than 70% growth in population over the last two decades with more than 460,000 residents and by 2050, that number is expected to exceed 700,000
- 1.5 miles east from Florida Turnpike access
- Anchored by Bealls, Big Lots, Dollar General, and Somos Fresh Grocer
- 42,000 AADT on US Hwy 192/441 with great visibility and access
- Half a mile west from St. Cloud Regional Medical Center and half a mile east from Orlando Health St. Cloud Hospital, both recently went through expansions to accommodate the increase density in the area
- 10,800 SF junior anchor box with 72 ft frontage available for lease



DEMOGRAPHICS 3 MILES 5 MILES 7 MILES

Total Households	17,877	37,221	62,249
Total Population	51,013	110,095	186,518
Average HH Income	\$86,937	\$92,314	\$93,039

The Sembler Company | 800.940.6000 | <https://www.sembler.com>

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SITE PLAN & AVAILABILITY

1000	Big Lots	30,000 SF	6010	Pandinove Bakery	1,400 SF
2000	Dollar General	6,500 SF	6020	Thriftie Center	1,400 SF
3010	Somos Fresh	5,016 SF	6030	Shalom Studio & Day Spa	1,400 SF
4010	Somos Fresh	900 SF	7010	Aesthetics Health & Wellness	2,355 SF
4020	Discount Vape World	900 SF	8000	AVAILABLE	10,800 SF
4030	Greenlight Insurance	900 SF	9010	Health Hub Pharmacy	1,000 SF
4040	St Cloud Jewelers	900 SF	9020	Mr. Abe's Barbershop	750 SF
5000	Bealls	25,600 SF	9030	Drunken Parrot Saloon	2,250 SF

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