

FOR SALE

Insite
COMMERCIAL
REAL ESTATE

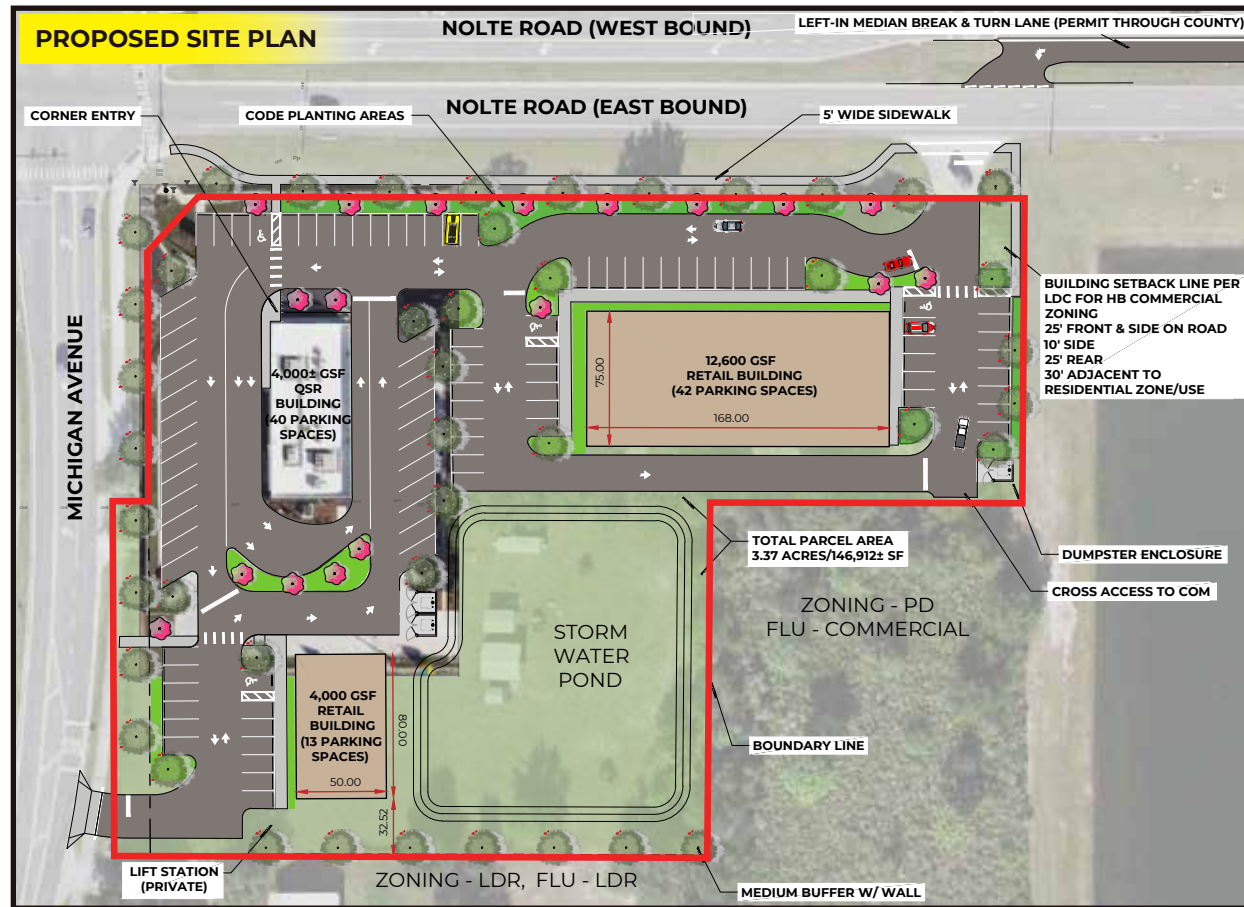


+/-3.35 ACRE DEVELOPMENT OPPORTUNITY

NOLTE RD & MICHIGAN AVE, SAINT CLOUD, FL 34769

PAYTON FOSTER
407-461-8080

ALEX BISBEE
407-864-6444



PROPERTY HIGHLIGHTS

- +/- 3.35 acre hard corner commercial development opportunity.
- Located at the SEC of Nolte Rd and Michigan Ave.
- Growth market with thousands of residential units under construction within a few miles of the site.
- New FL Turnpike interchange planned at W Nolte Rd.

2025 DEMOGRAPHICS



Population

1 Mile	8,302
3 Miles	63,221
5 Miles	86,682



Average Household Income

1 Mile	\$101,978
3 Miles	\$95,391
5 Miles	\$97,292



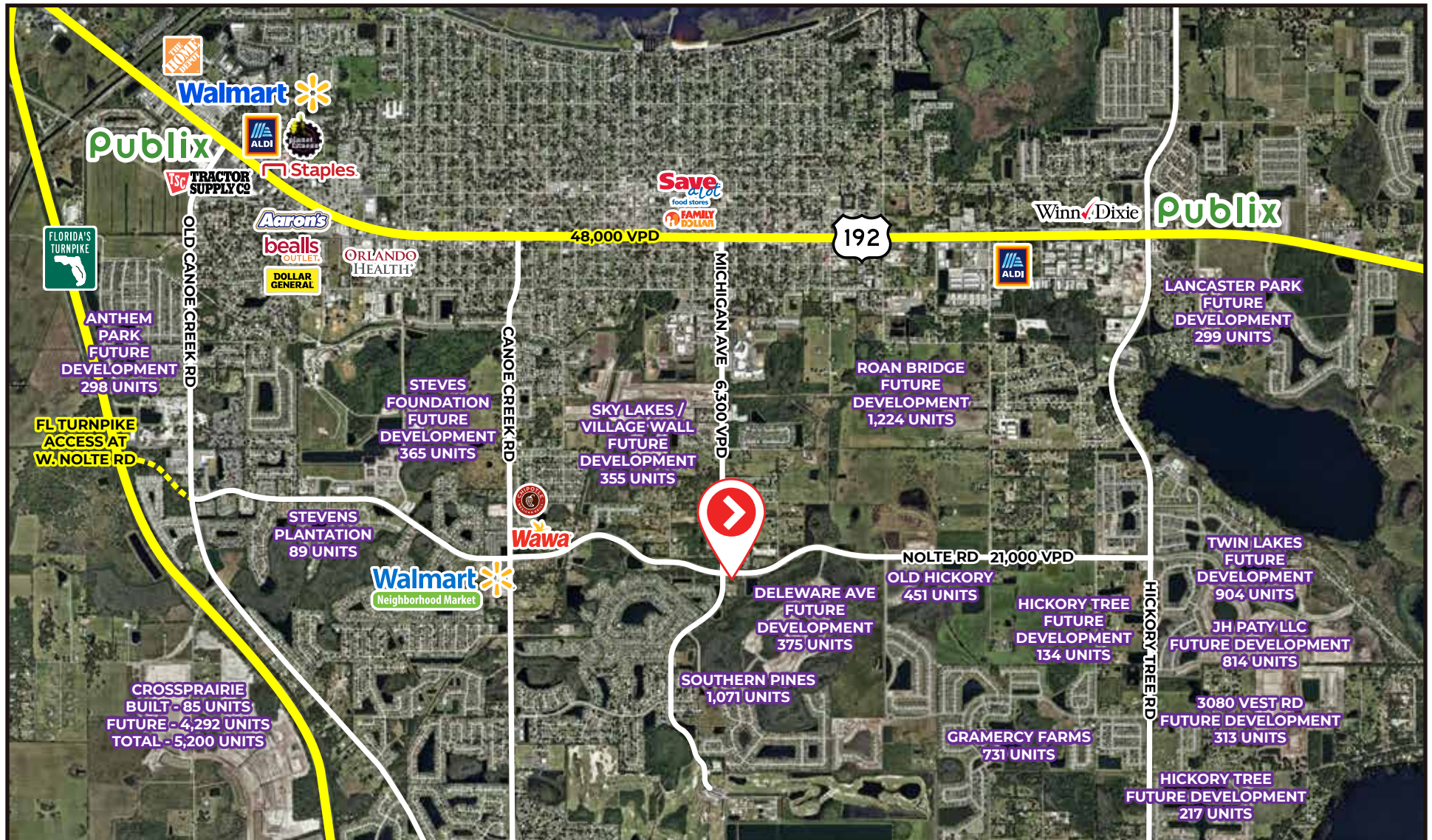
Employees

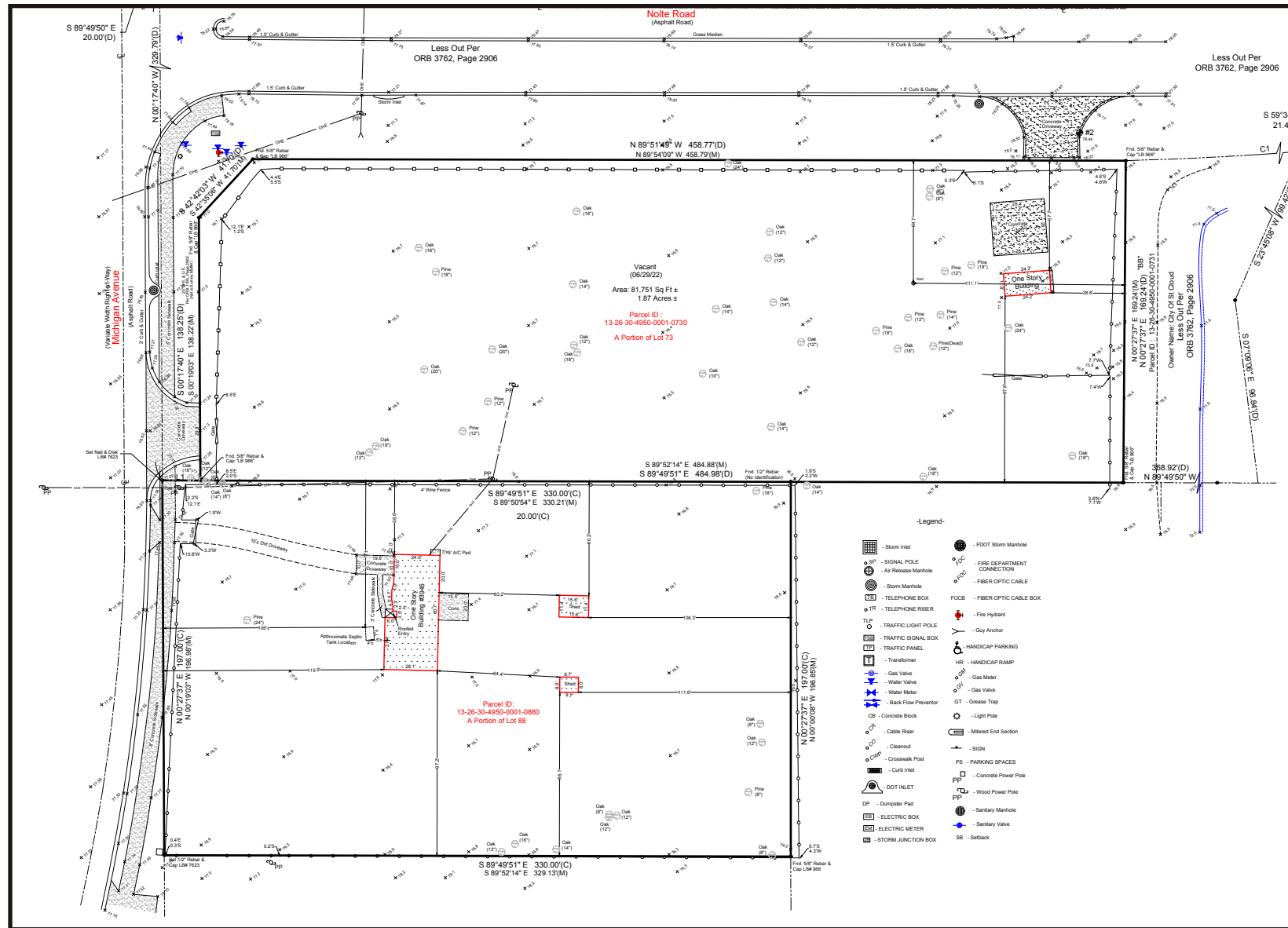
1 Mile	593
3 Miles	14,684
5 Miles	19,145



Households

1 Mile	2,671
3 Miles	22,103
5 Miles	29,905





FOR MORE
INFORMATION
PLEASE CONTACT

PAYTON FOSTER

407-461-8080

PFOSTER@INSITEREI.COM

ALEX BISBEE

407-864-6444

ABISBEE@INSITEREI.COM

