

AVAILABLE

Insite
COMMERCIAL
REAL ESTATE

**HICKORY TREE
FUTURE DEVELOPMENT
134 UNITS**

**3080 VEST RD
FUTURE
DEVELOPMENT
313 UNITS**

**GRAMERCY
FARMS
731 UNITS**

**HICKORY
TREE DR
FUTURE DEVELOPMENT
38 UNITS**

**OLD HICKORY
451 UNITS**

**DELAWARE AVE
FUTURE DEVELOPMENT
375 UNITS**

**SOUTHERN PINES
1,071 UNITS**



**NOLTE RD
21,000 VPD**

**MICHIGAN AVE
6,300 VPD**

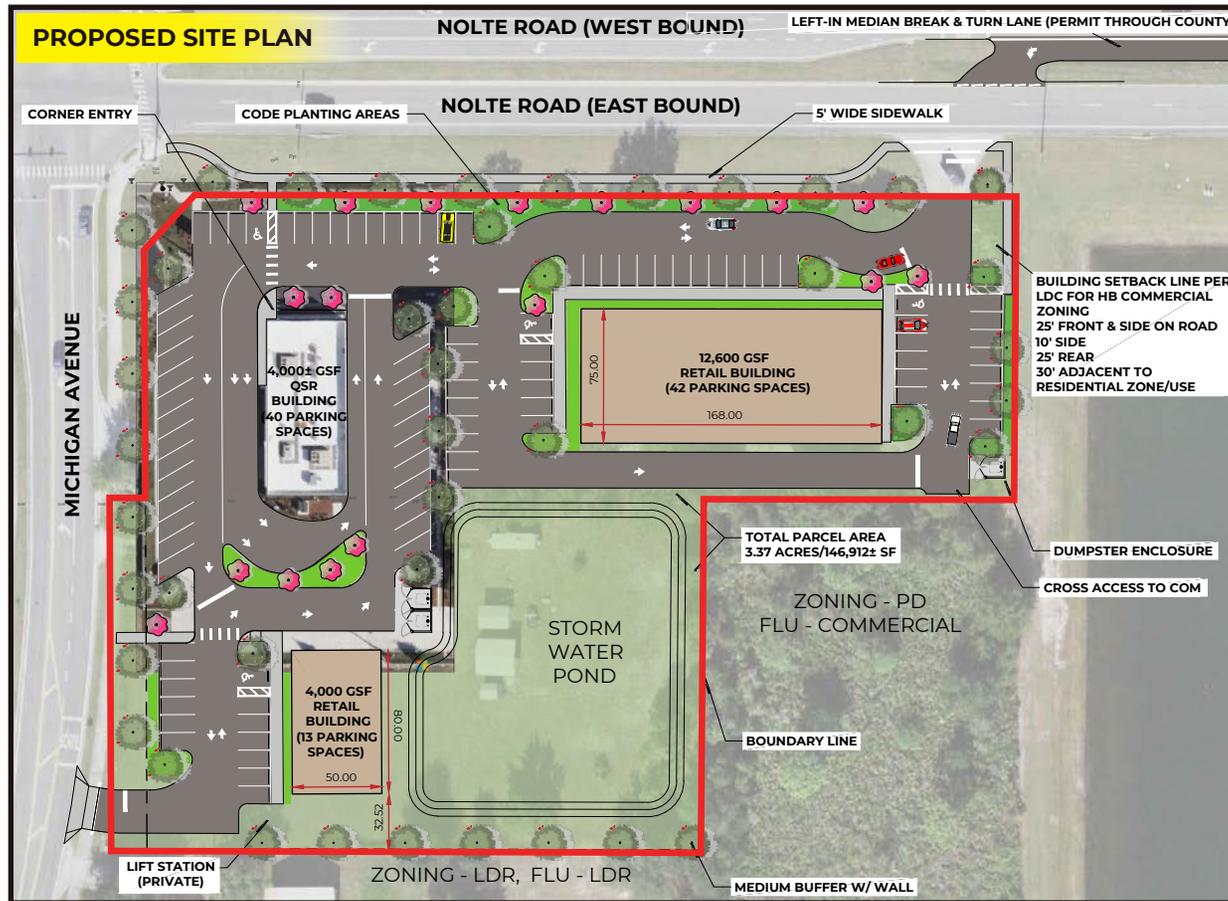


FOR SALE, GROUND LEASE, or BTS

NOLTE RD & MICHIGAN AVE, SAINT CLOUD, FL 34769

PAYTON FOSTER
407-461-8080

ALEX BISBEE
407-864-6444

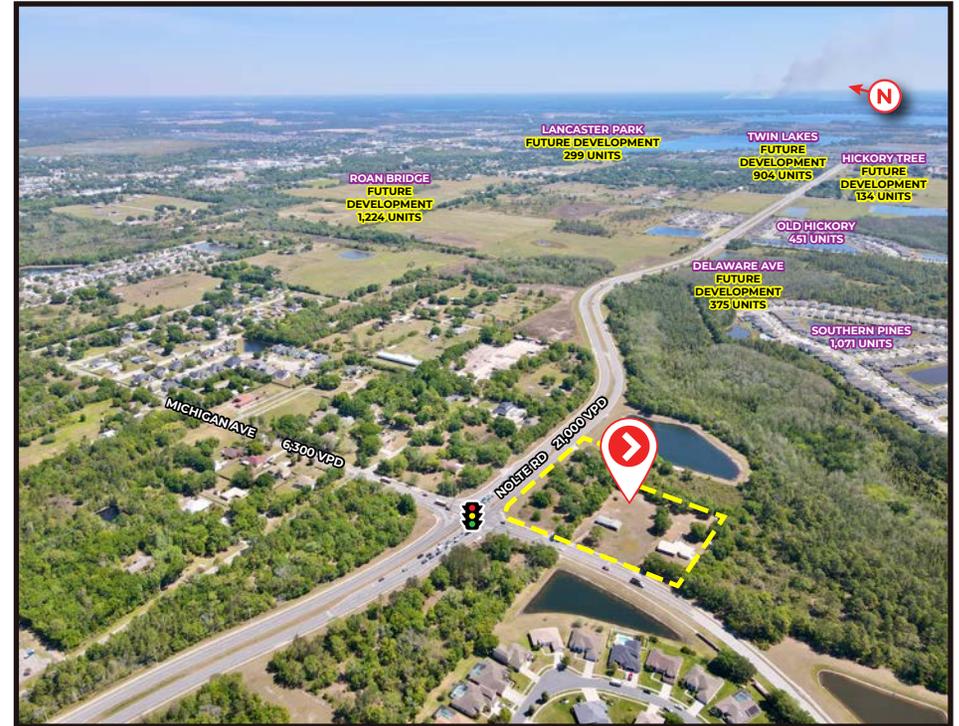


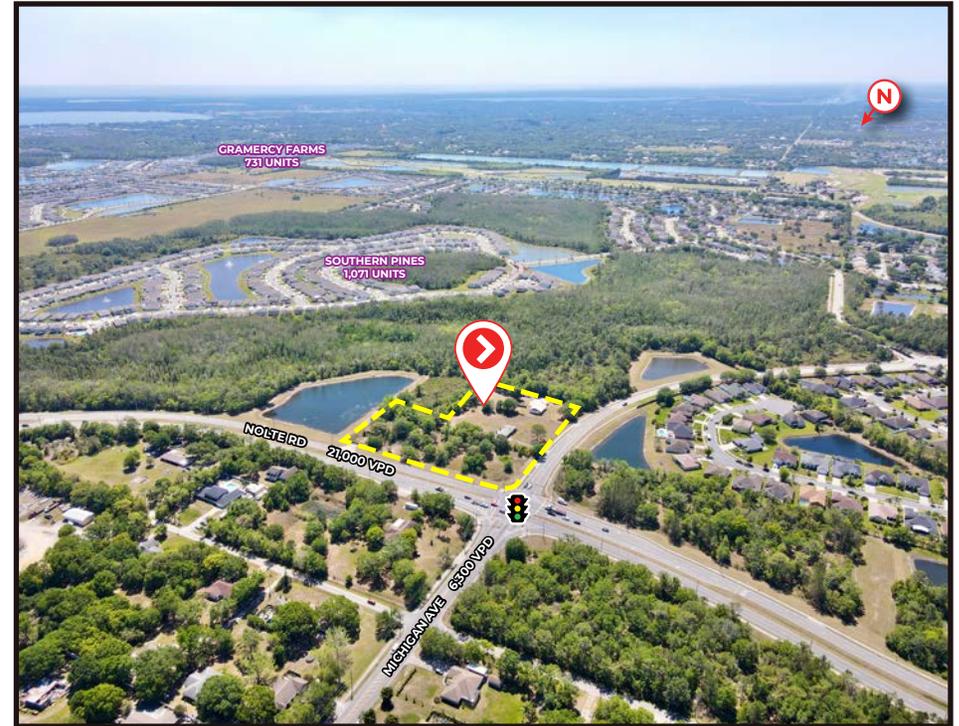
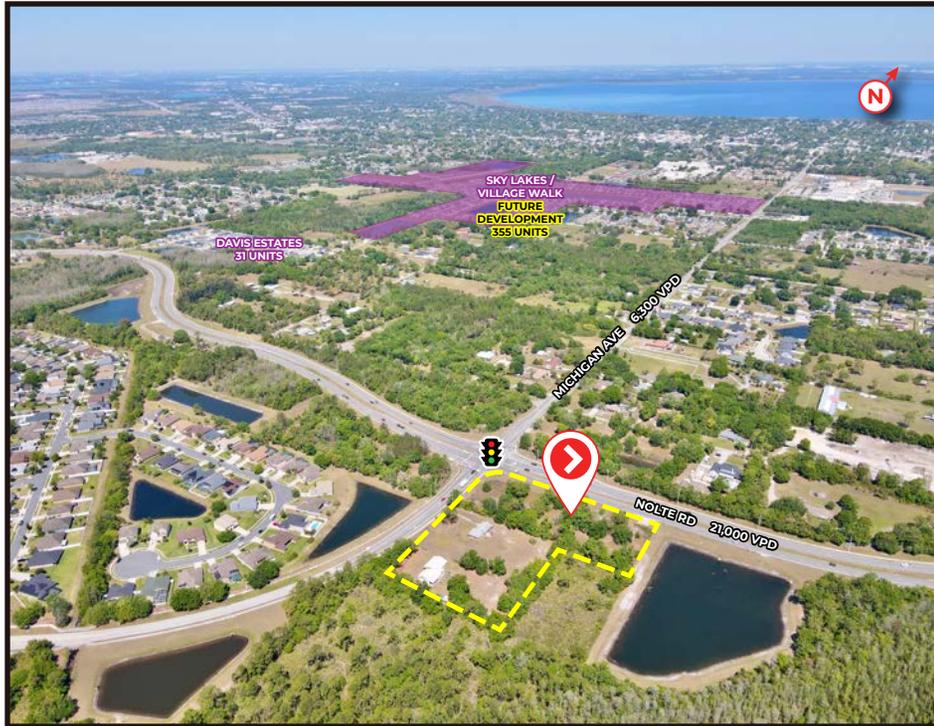
PROPERTY HIGHLIGHTS

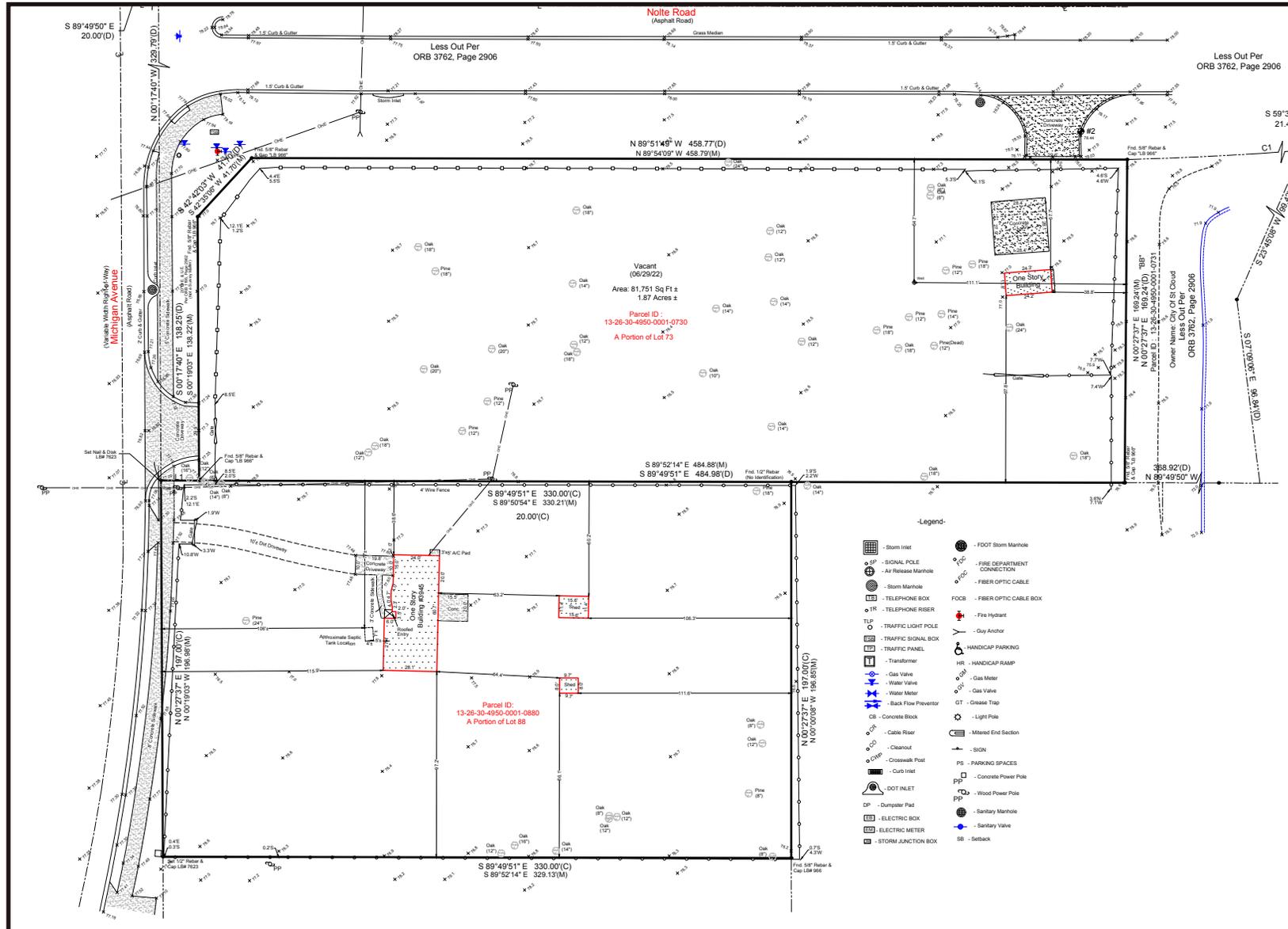
- +/- 3.35 acre hard corner commercial development opportunity available for ground lease, BTS, or sale.
- The site has been re-zoned from R-1 to HB (Highway Business zoning) which is one of St Cloud's most inclusive commercial zoning districts.
- Growth market with thousands of residential units under construction within a few miles of the site.
- New FL Turnpike interchange planned at W Nolte Rd.

2025 DEMOGRAPHICS

	Population	1 Mile	8,302		Employees	1 Mile	593
		3 Miles	63,221			3 Miles	14,684
		5 Miles	86,682			5 Miles	19,145
	Average Household Income	1 Mile	\$101,978		Households	1 Mile	2,671
		3 Miles	\$95,391			3 Miles	22,103
		5 Miles	\$97,292			5 Miles	29,905







FOR MORE
INFORMATION
PLEASE CONTACT

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407-461-8080

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ABISBEE@INSITEREI.COM

