



Demographics



Population

1-Mile: 9,781
3-Mile: 60,921
5-Mile: 128,862



Daytime Population

1-Mile: 12,545
3-Mile: 71,072
5-Mile: 138,802



Households

1-Mile: 4,167
3-Mile: 23,890
5-Mile: 49,188



Average HH Income

1-Mile: \$70,208
3-Mile: \$97,656
5-Mile: \$94,858

Property Highlights

- 10.02± AC new retail development.
- Multiple opportunities available for lease, ground lease or build-to-suit.
- Owner will consider carving out parcels for sale.
- Located at the intersection of US-192 & S. Narcoossee Road.
- Across from Publix and Winn-Dixie anchored shopping centers.
- 800 feet of frontage along US-192 with excellent visibility and exposure.
- 8 miles south of Lake Nona's trade area and 20 miles to the Orlando International Airport.
- 0.5 miles from Live Oak Lake, a newly constructed 329-home single-family community by Pulte Homes.
- Less than 3 miles from Lennar's Old Hickory, St. Cloud's newest 451-home community along Nolte Road.
- 3.5 miles away from a 47-acre 315-lot residential community, currently being developed by Taylor Morrison and Richmond American.



Watch
Drone Video

Site Aerial



10.02± AC
New Retail Development

S. Narcoossee Rd.

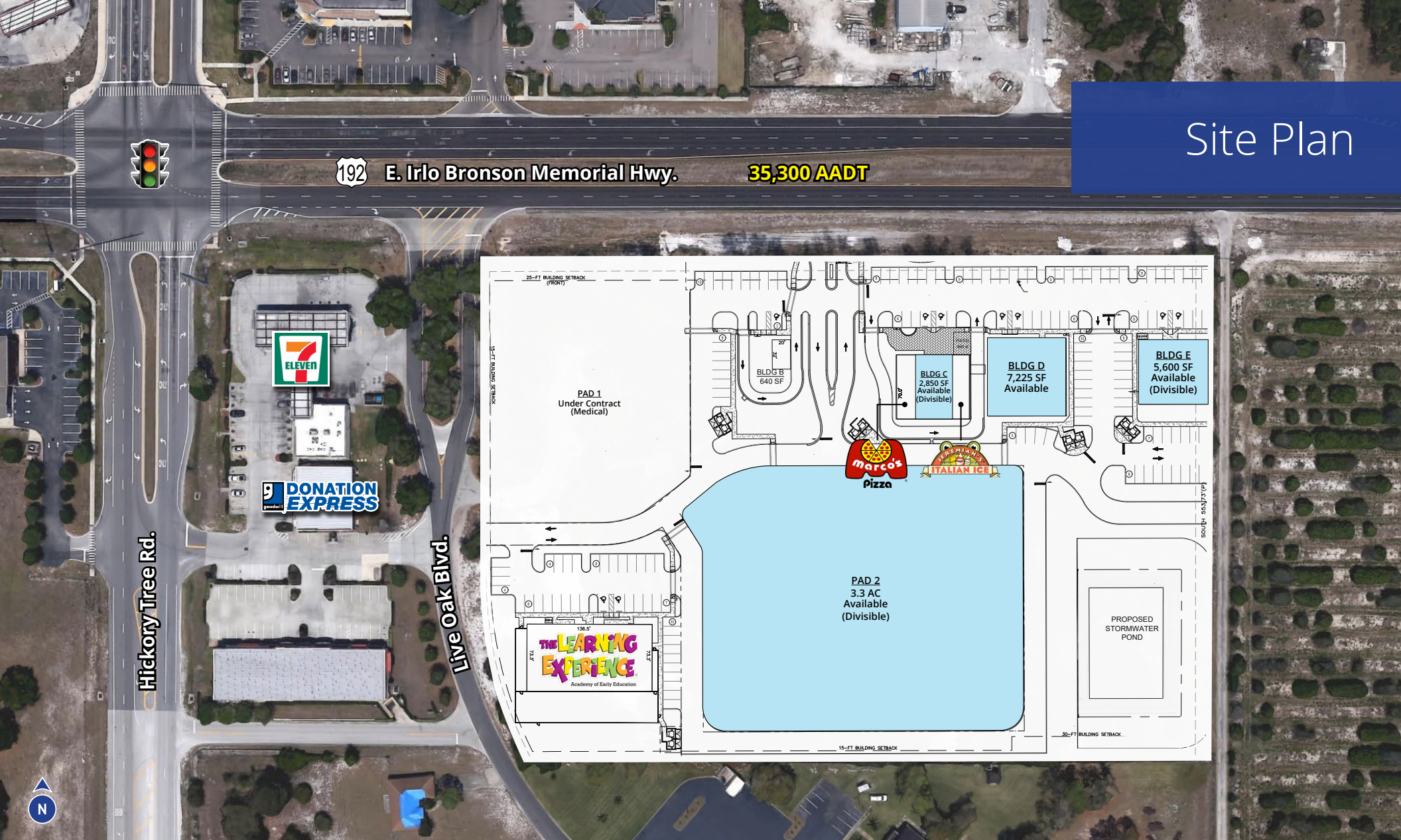
SUNTRUST

E. Irlo Bronson Memorial Hwy.

35,300 AADT



Site Plan



Availability

	Tenant	Size
A-1	The Learning Experience	10,000 SF
B-1	In Negotiations	640 SF
C-1	Marco's Pizza	1,250 SF
C-2	Available (Divisible)	2,850 SF
C-3	Jeremiah's Italian Ice	1,500 SF

	Tenant	Size
D-1	Available	7,225 SF
E-1	Available (Divisible)	5,600 SF
Pad 1	Under Contract (Medical)	TBD
Pad 2	Available (Divisible)	3.3 AC