



US-192 & JAFFA DR | ST CLOUD, FL

Retail Space Available



Space Available: 15,000 SF

Lease Rate: \$20 PSF NNN

Description

- 1750 E Irlo Bronson Memorial Hwy
- 15,000 SF Available
- **Potential to have 8,300 SF of warehouse in the rear as well**
- Attached to Vitas Health Care
- Visibility & Monument Signage on US-192
- Access from East Bound and West Bound Traffic
- Nearby retailers include Publix, Winn-Dixie, Walgreens, Taco Bell, 7-11, Autozone, and Wawa

Demographics	1-Mile	3-Mile	5-Mile
Total Population	4,283	34,323	84,772
Avg. HH Income	\$111,541	\$80,066	\$78,834

Traffic Counts

US-192	44,500
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Drew Shofner

321-295-3998

Drew@blurockcommercial.com

3408 South Orange Ave.
Suite B
Orlando, FL 32806
www.blurockcommercial.com



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Site Plan



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