

Narcoossee Commons South

1358 South Narcoossee Road, St. Cloud, FL 34771



EQUITY
INVESTMENT
SERVICES

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Retail Space Available on Highly Desired Narcoossee Rd
- Executive Office Suites Available
- Pylon Signage Available
- Ample parking including overflow parking
- 27,000+ cars per day on S Narcoossee Rd
- Close Proximity to Lake Nona and 192
- Ideal Uses: Medical, Office, Traditional Retail, Food and Beverage, Soft Goods, Fitness and More!

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,363 - 1,383 SF
Lot Size:	5.94 Acres
Building Size:	30,554 SF

DEMOGRAPHICS (DRIVE TIME)	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	2,053	11,653	25,973
Total Population	6,005	32,301	75,526
Average HH Income	\$111,509	\$109,675	\$108,562

[CLICK HERE FOR UNIT 1384 VIRTUAL TOUR](#)

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EQUITY
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PROPERTY PHOTOS



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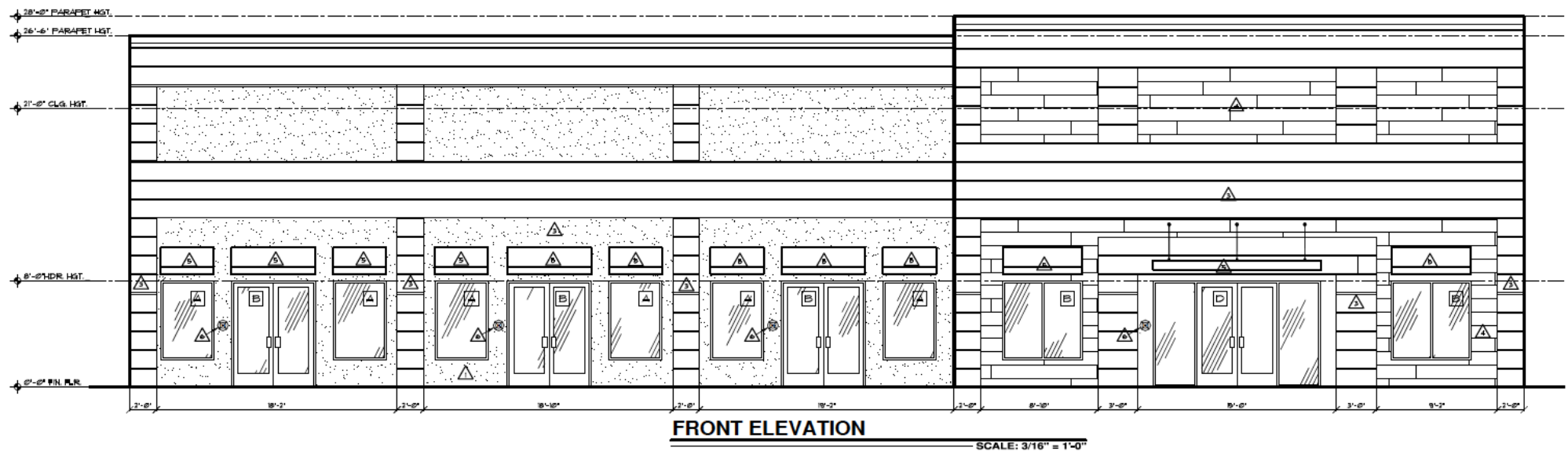
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FRONT ELEVATION



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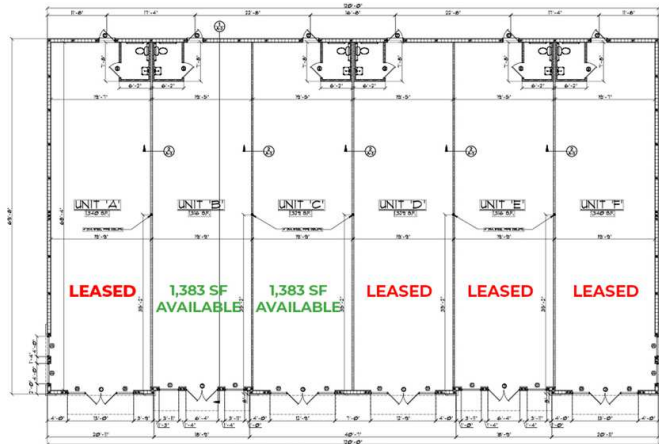
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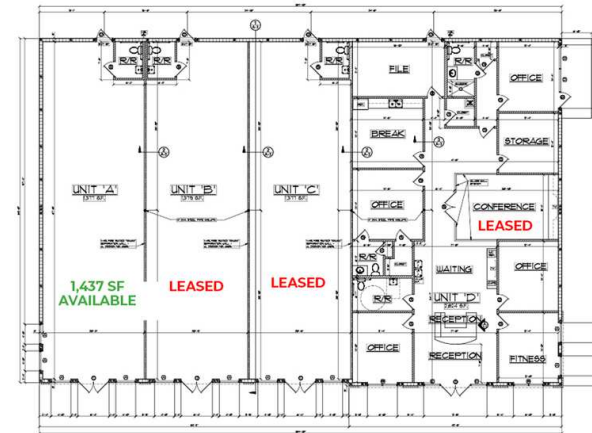


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FLOOR PLAN

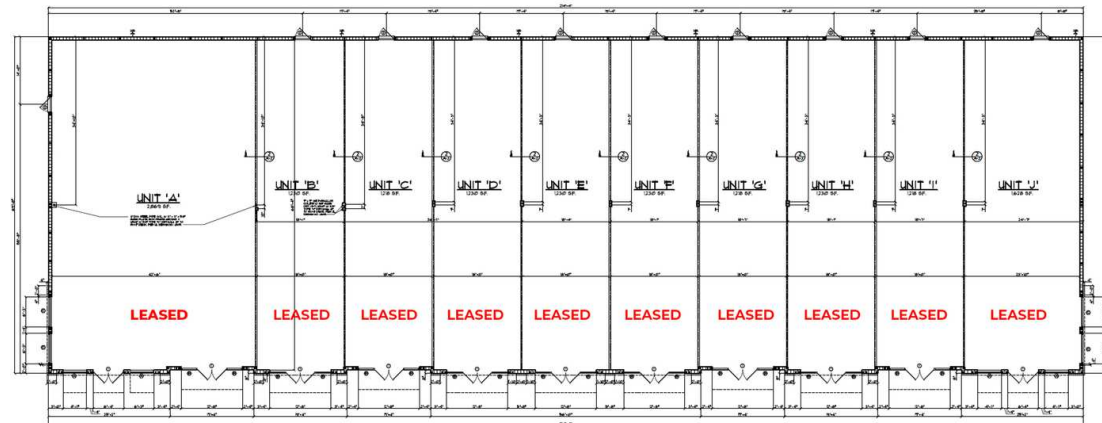


BUILDING 300



BUILDING 200

BUILDING 100



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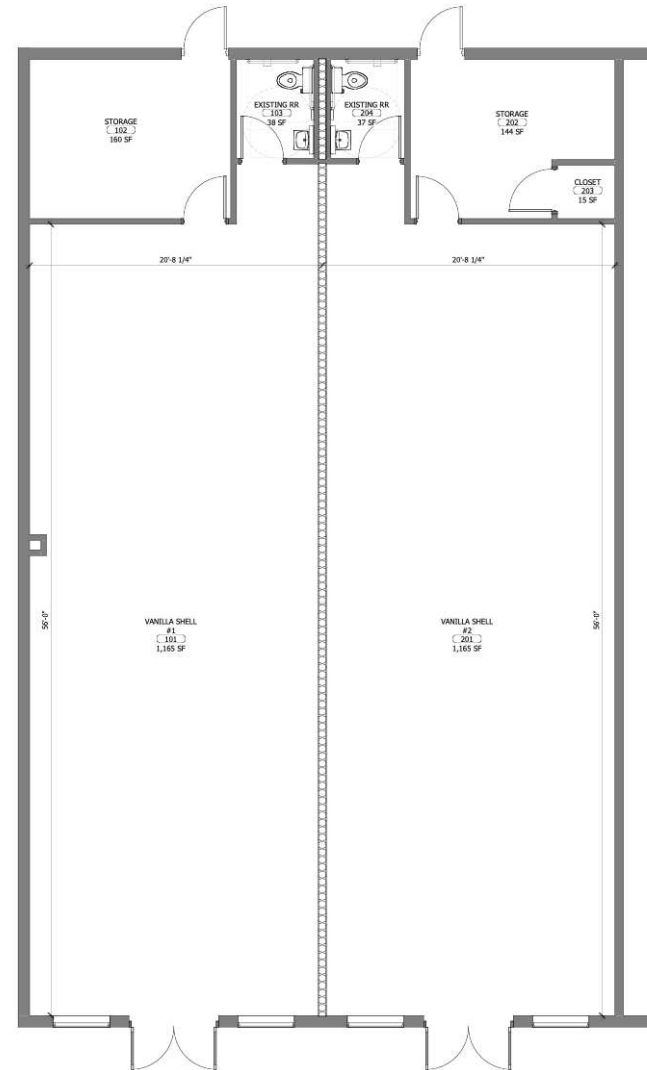
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FLOOR PLAN - SUITE 1384



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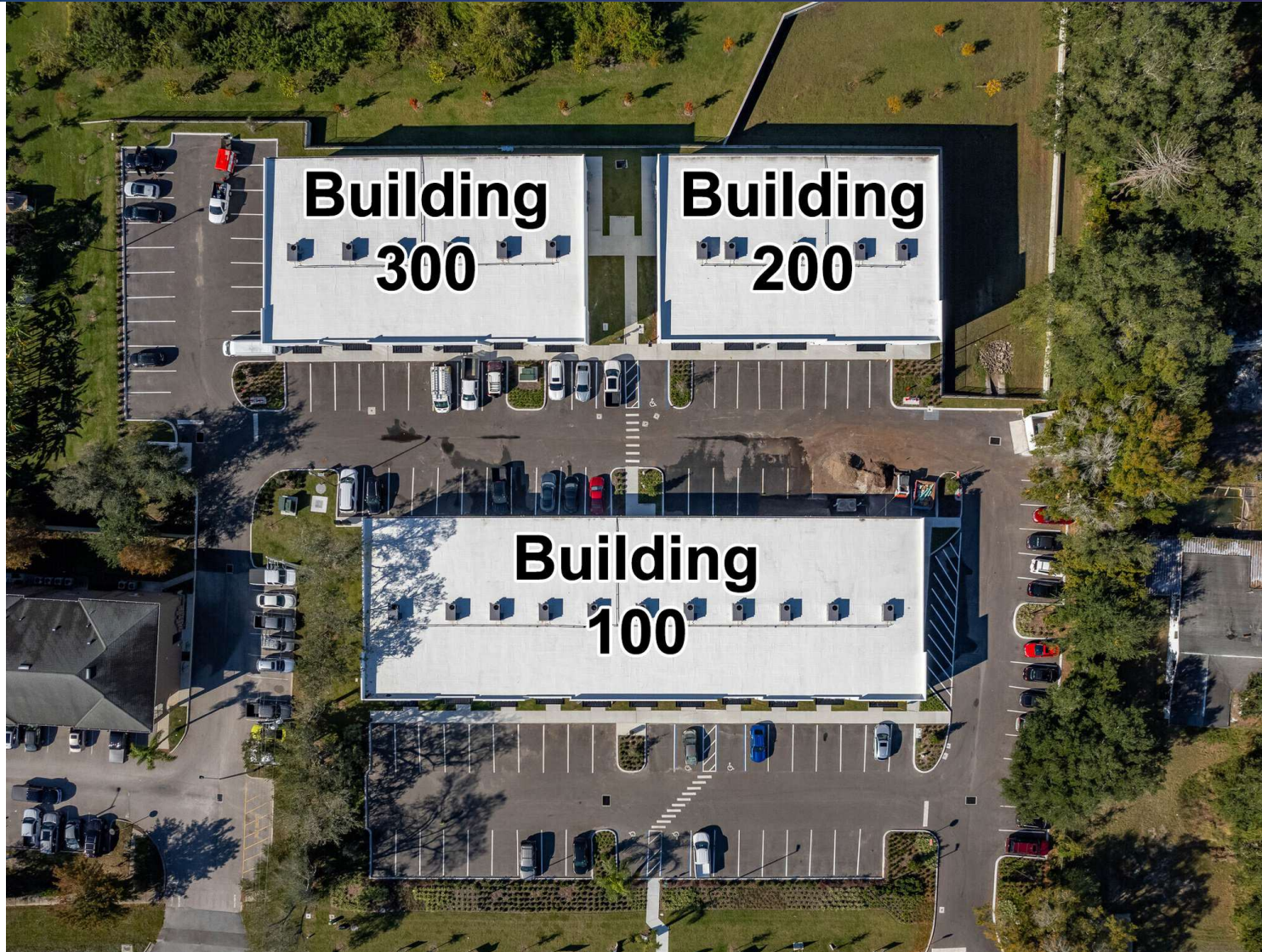
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EQUITY
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AERIAL



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EQUITY
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RETAILER MAP



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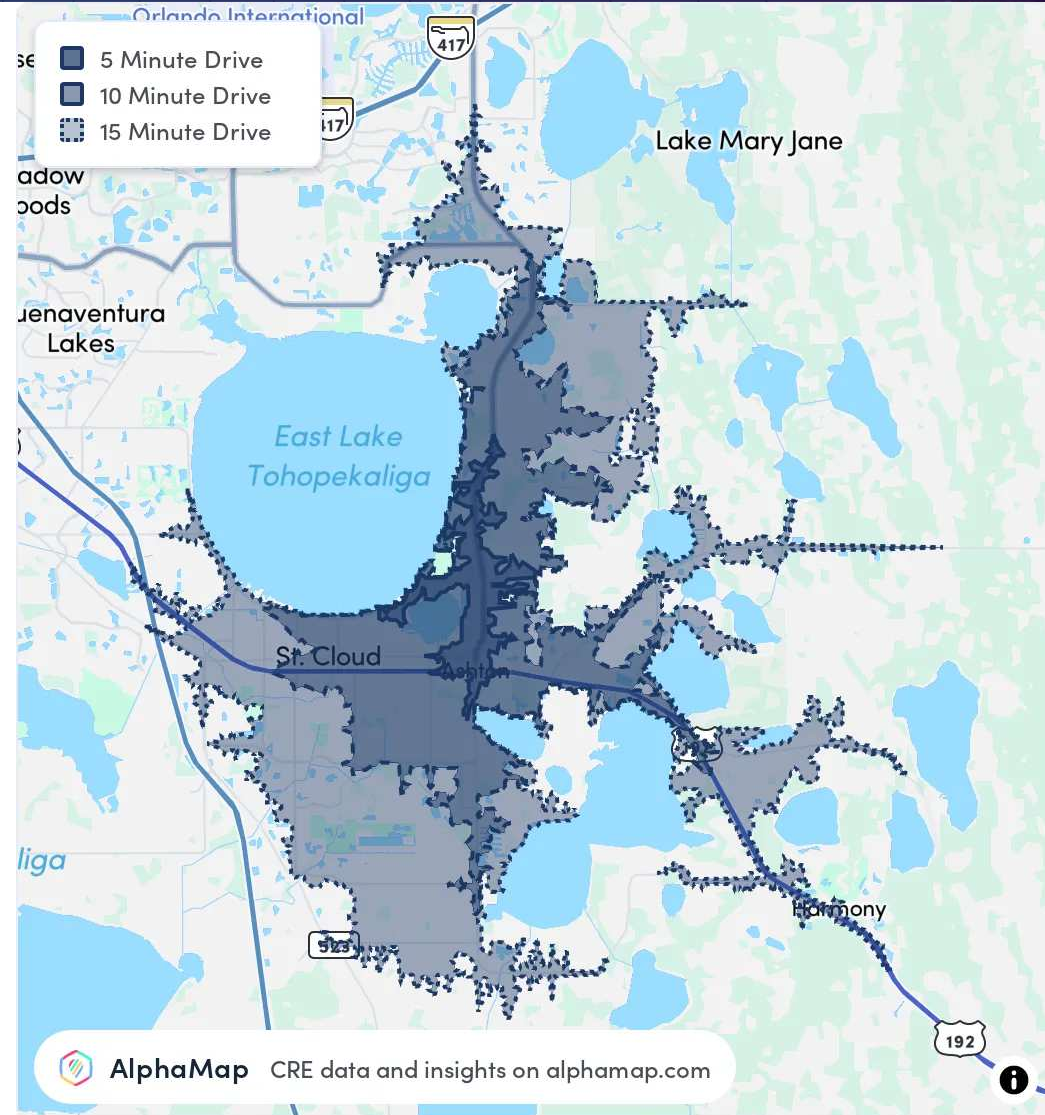
EQUITY
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AREA ANALYTICS

POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	6,005	32,301	75,526
Average Age	40	41	40
Average Age (Male)	39	40	39
Average Age (Female)	40	41	40

HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	2,053	11,653	25,973
Persons per HH	2.9	2.8	2.9
Average HH Income	\$111,509	\$109,675	\$108,562
Average House Value	\$444,990	\$409,889	\$407,960
Per Capita Income	\$38,451	\$39,169	\$37,435

RACE	5 MINUTES	10 MINUTES	15 MINUTES
Population White	2,955	17,960	38,364
Population Black	543	2,357	5,843
Population American Indian	27	175	349
Population Asian	209	930	2,575
Population Pacific Islander	4	39	91
Population Other	809	4,079	10,710



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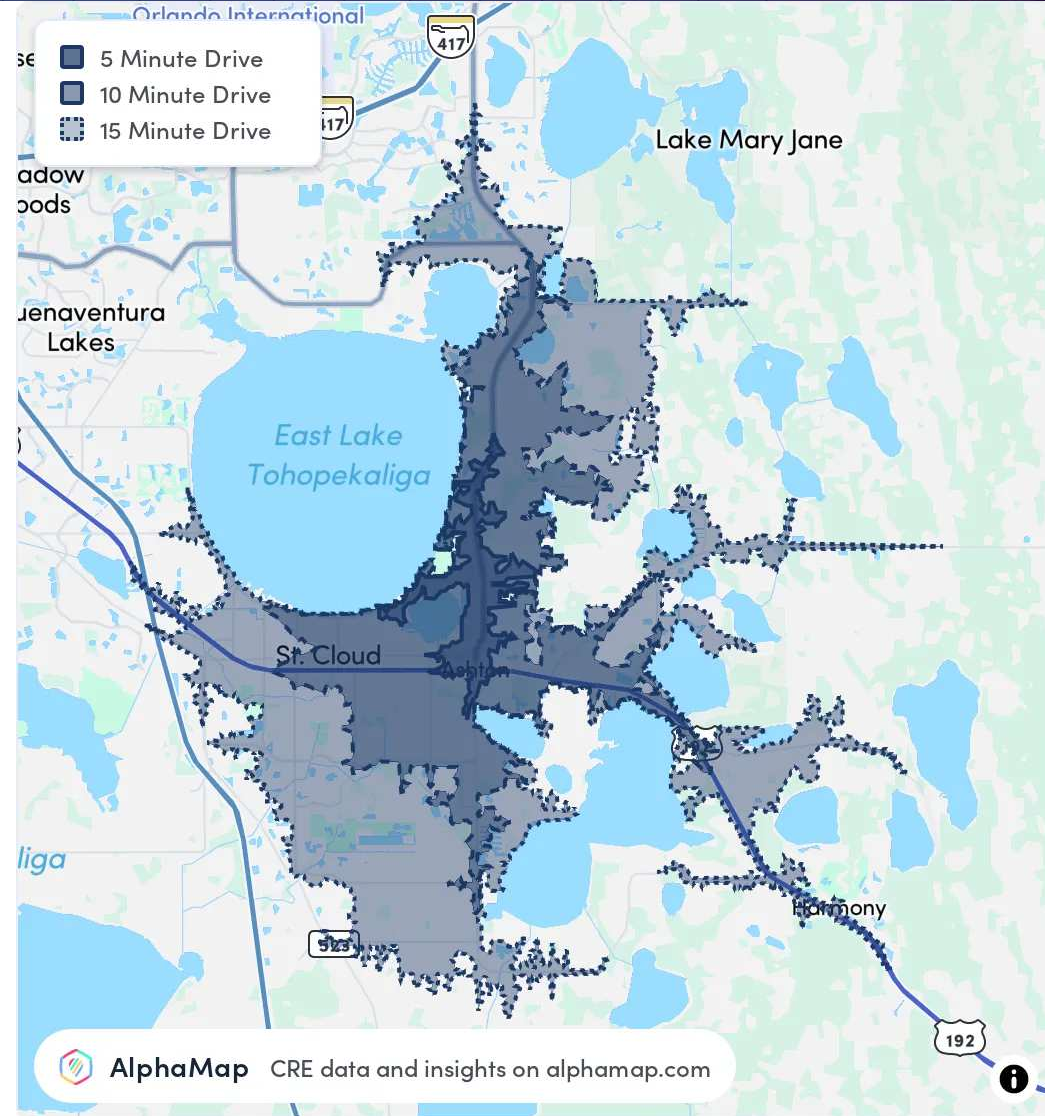
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AREA ANALYTICS

AGE	5 MINUTES	10 MINUTES	15 MINUTES
0 - 4	331	1,751	4,179
5 - 9	344	1,811	4,445
10 - 14	400	2,115	5,237
15 - 17	248	1,311	3,327
18 - 20	245	1,285	3,222
21 - 24	310	1,619	3,931
25 - 34	653	3,653	8,617
35 - 44	884	4,419	10,686
45 - 54	844	4,372	10,290
55 - 64	803	4,424	9,704
65 - 74	571	3,410	7,223
75 - 84	289	1,654	3,649
85+	82	477	1,016



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