

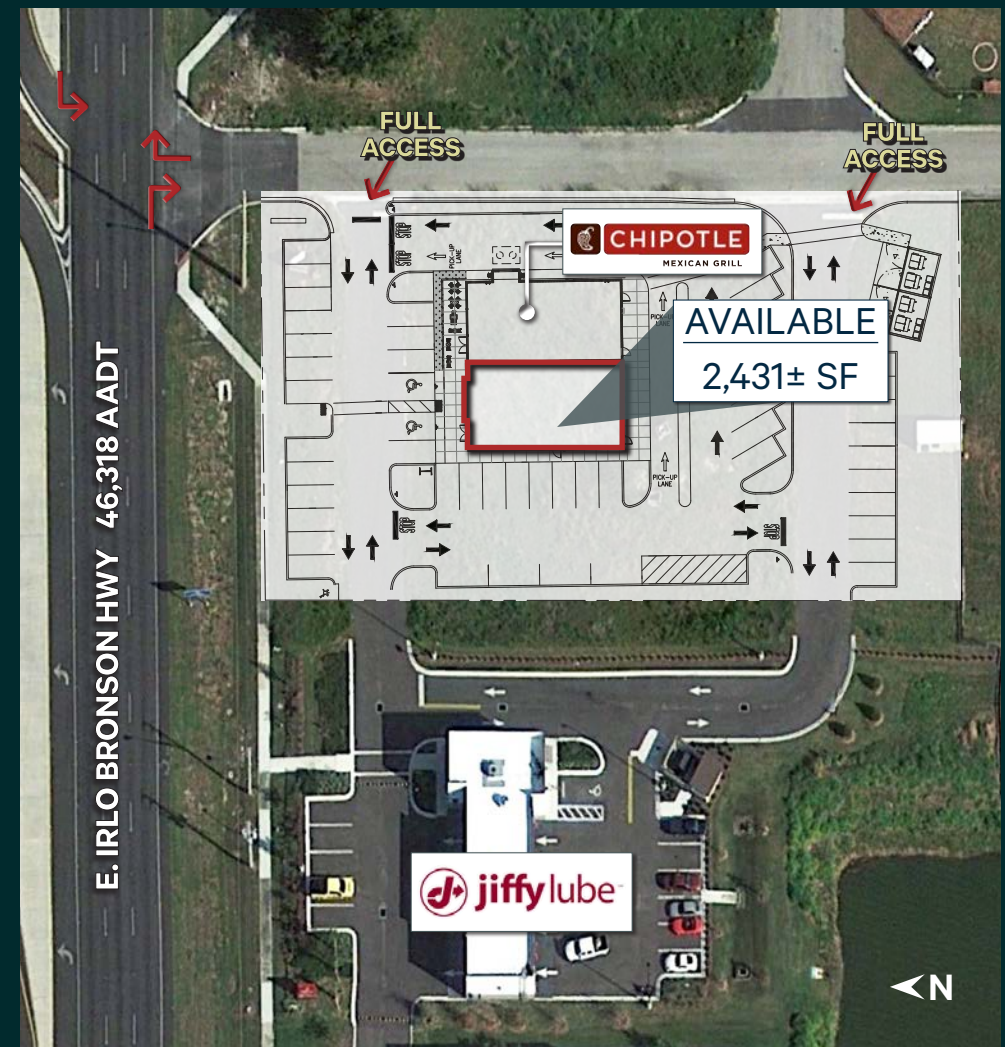
2,431± SF Retail Opportunity

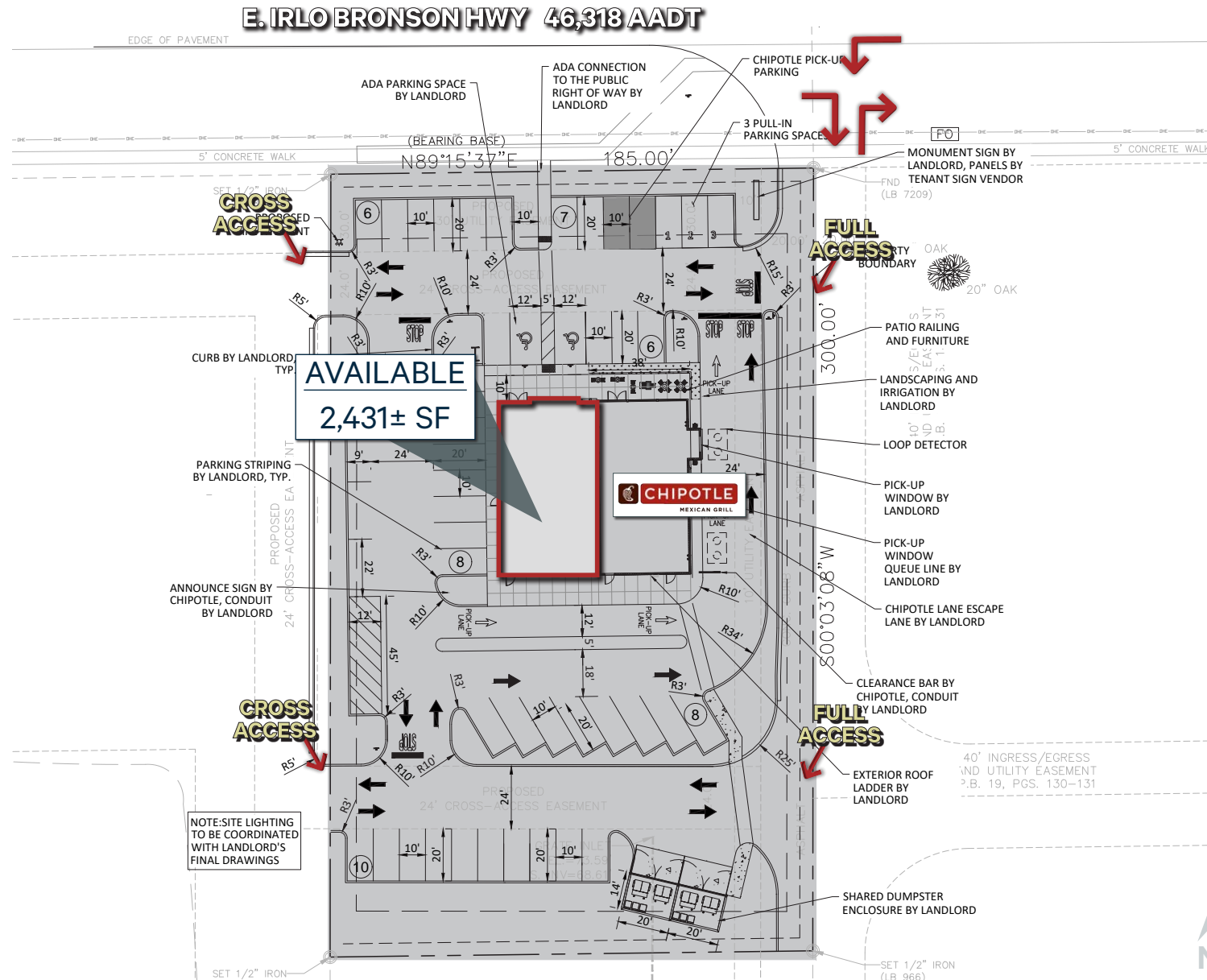
Located on heavily trafficked US Hwy 192 in St. Cloud

E. Irlo Bronson Memorial Highway
St. Cloud, FL 34769
cbre.com/orlando

Property Overview

- + Available:
 - 2,431± SF
- + National co-tenancy with Chipotle Mexican Grill
- + Full access from side road off of E. Irlo Bronson Highway (46,318 AADT)
- + Located less than 1 mile west of S. Narcoossee Rd (33,914 AADT)
- + Positioned in rapidly growing residential and commercial area
- + Only 1.20 miles from St. Cloud High School, St. Cloud Middle School and Michigan Avenue Elementary School with a combined student count of 4,091
- + Existing cross access roads
- + Strong 2025 Population estimated growth of 4.27% within 1 mile
- + Zoning: HB – Highway Business (City of St. Cloud)





2,431± SF Retail Opportunity | National Co-tenancy with Chipotle Mexican Grill

E. Irlo Bronson Memorial Highway | St. Cloud, FL 34769

For Lease

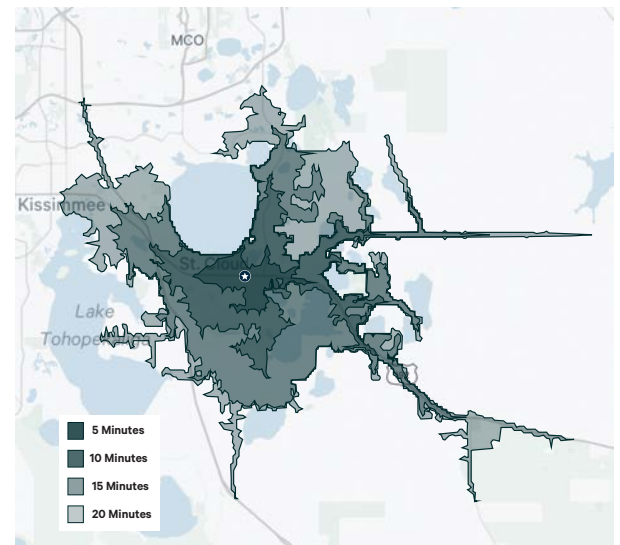
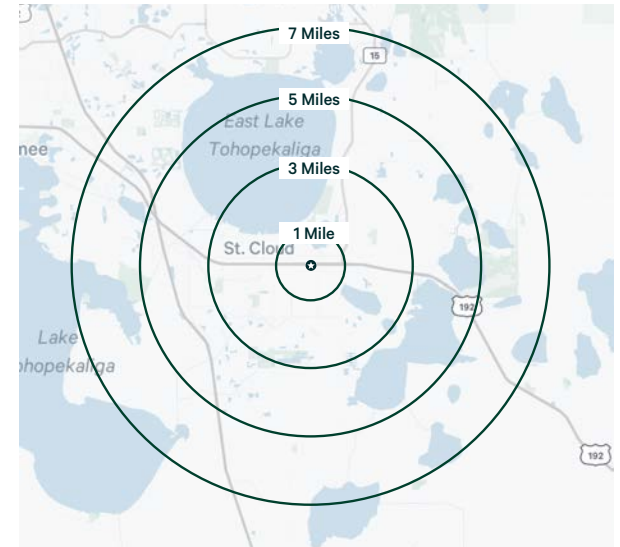
Aerial | Trade Area



2022 Estimated Demographics

Radius Ring	1 Mile	3 Miles	5 Miles	7 Miles
Population	4,977	37,737	83,106	130,820
Median Age	40.2	39.9	39.1	38.7
Daytime Population	5,413	33,314	70,474	105,434
Businesses	378	1,185	2,155	2,916
Households	1,847	13,295	28,258	44,010
Average Household Income	\$96,476	\$85,691	\$86,616	\$88,422
Median Household Income	\$66,646	\$61,999	\$64,150	\$64,908

Drive Time	5 Minutes	10 Minutes	15 Minutes	20 Minutes
Population	22,834	72,286	127,553	226,358
Median Age	40.40	39.70	38.20	37.40
Daytime Population	22,442	63,142	105,368	198,542
Businesses	1,082	2,029	3,044	7,503
Households	8,416	25,017	42,770	75,791
Average Household Income	\$85,458	\$86,866	\$87,706	\$86,831
Median Household Income	\$60,858	\$63,550	\$64,055	\$62,517





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