

Located in strong housing growth market

NOW UNDER CONSTRUCTION - PADS AVAILABLE Q1 2025



Property Overview

- + NEW RETAIL DEVELOPMENT NOW UNDER CONSTRUCTION!
- + Pads ready Q1 - 2025
- + Available
 - Pad 2: 1.00±AC
 - Pad 4: 1.01± AC
- + Great opportunity for QSR, medical, retail
- + Co-tenancy with Wawa
- + Located in strong housing growth market with 2.75% population growth rate within 7 miles
- + New Florida Turnpike diverging diamond interchange at Nolte Rd, located 1.5 miles east
- + Situated along Nolte Rd with cross access to Canoe Creek Rd
- + Positioned in dense residential area
- + Excellent visibility with multiple access points along Nolte Rd
- + Adjacent to Walmart Neighborhood Center
- + Traffic Counts:
 - Nolte Rd: 21,000 AADT
 - Canoe Creek Rd: 16,400 AADT

7 Mile Radius



126,511
Population



2.75%
Population Growth



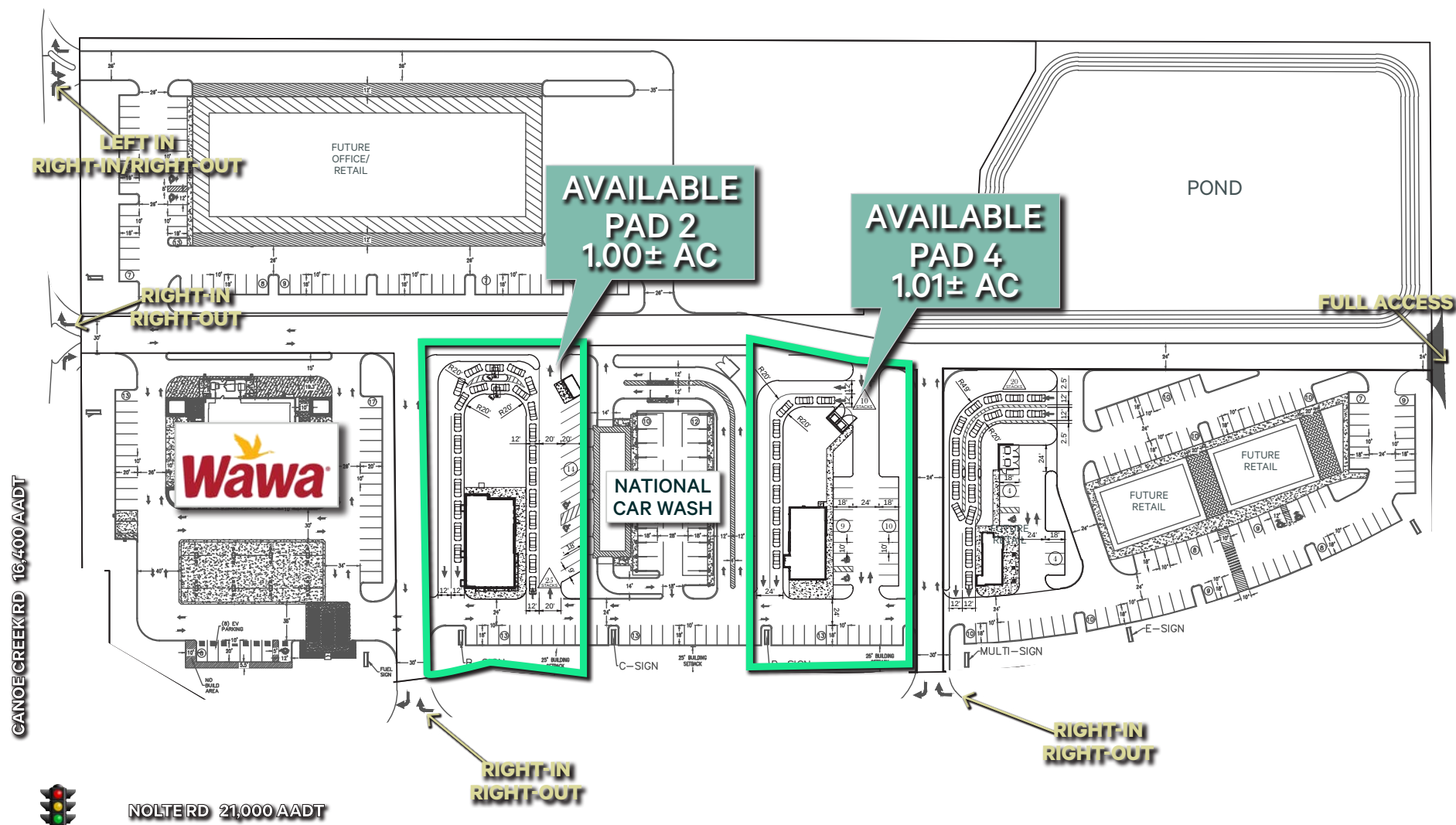
99,472
Daytime Population



\$90,483
Average Household Income

For Ground Lease or BTS

Site Plan | Conceptual



New Retail Development | Now Under Construction
NEC of Nolte Rd & Canoe Creek Rd | St. Cloud, FL 34772

For Ground Lease or BTS

Aerial | Intersection



New Retail Development | Now Under Construction
NEC of Nolte Rd & Canoe Creek Rd | St. Cloud, FL 34772

For Ground Lease or BTS

Aerial | Florida Turnpike Connection



Now Under Construction



2023 Estimated Demographics

1 Mile Radius



7,262

Population



1.06%

Population Growth



4,892

Daytime Population



\$87,424

Average Household Income

3 Mile Radius



57,691

Population



0.56%

Population Growth



50,042

Daytime Population



\$82,859

Average Household Income

5 Mile Radius



85,371

Population



2.09%

Population Growth



69,998

Daytime Population



\$88,979

Average Household Income

7 Mile Radius



126,511

Population



2.75%

Population Growth



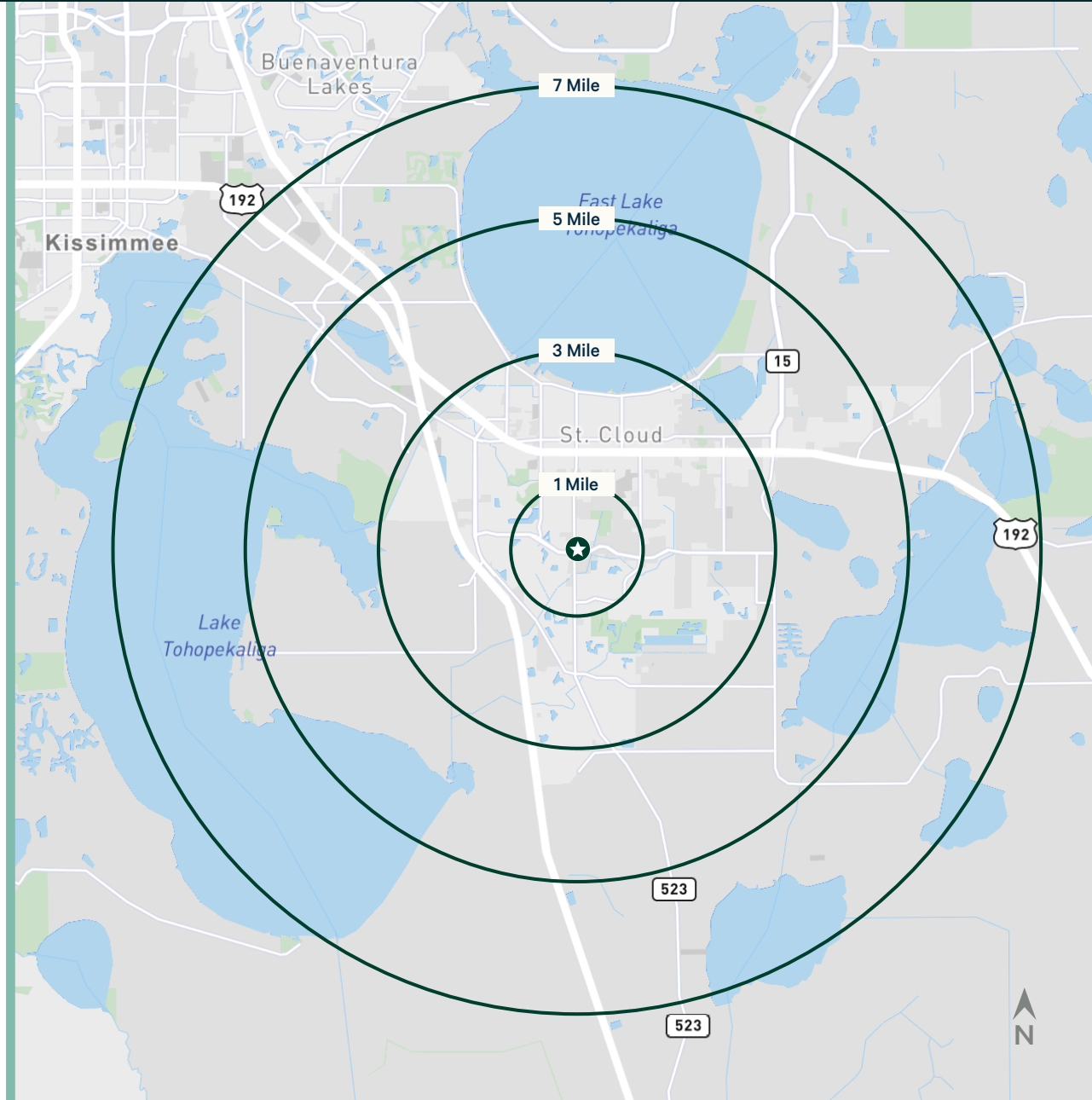
99,472

Daytime Population



\$90,483

Average Household Income





For more
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