

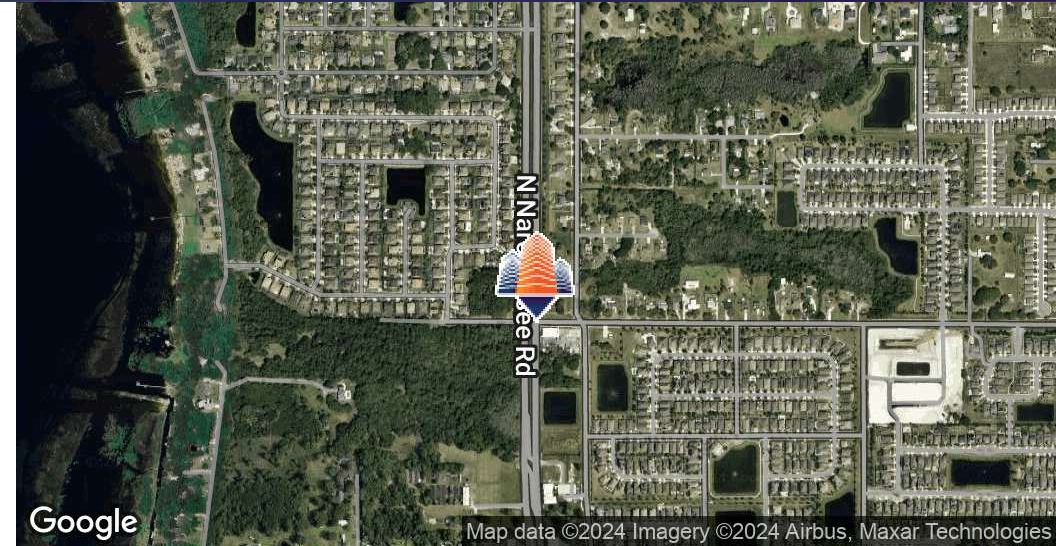
Narcoossee Corners

N Narcoossee Rd & Jack Brack Rd, St Cloud, FL 34771



EQUITY
INVESTMENT
SERVICES

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- New Retail Development along Booming Narcoossee Corridor
- Direct Access/Frontage to N Narcoossee Rd
- Gateway to massive Sunbridge development
- One of the last signalized corners available on Narcoossee
- 30,000+ cars per day at intersection and growing
- Minutes Away from both Lake Nona and 192

[CLICK HERE FOR CONCEPT PLAN 1.](#)

[CLICK HERE FOR CONCEPT PLAN 2.](#)

[CLICK HERE FOR CONCEPT PLAN 3.](#)

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	2,500 SF plus Drive-Thru 1,500 SF - 5,800 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,675	7,671	22,910
Total Population	5,622	23,787	67,653
Average HH Income	\$137,122	\$135,522	\$121,702

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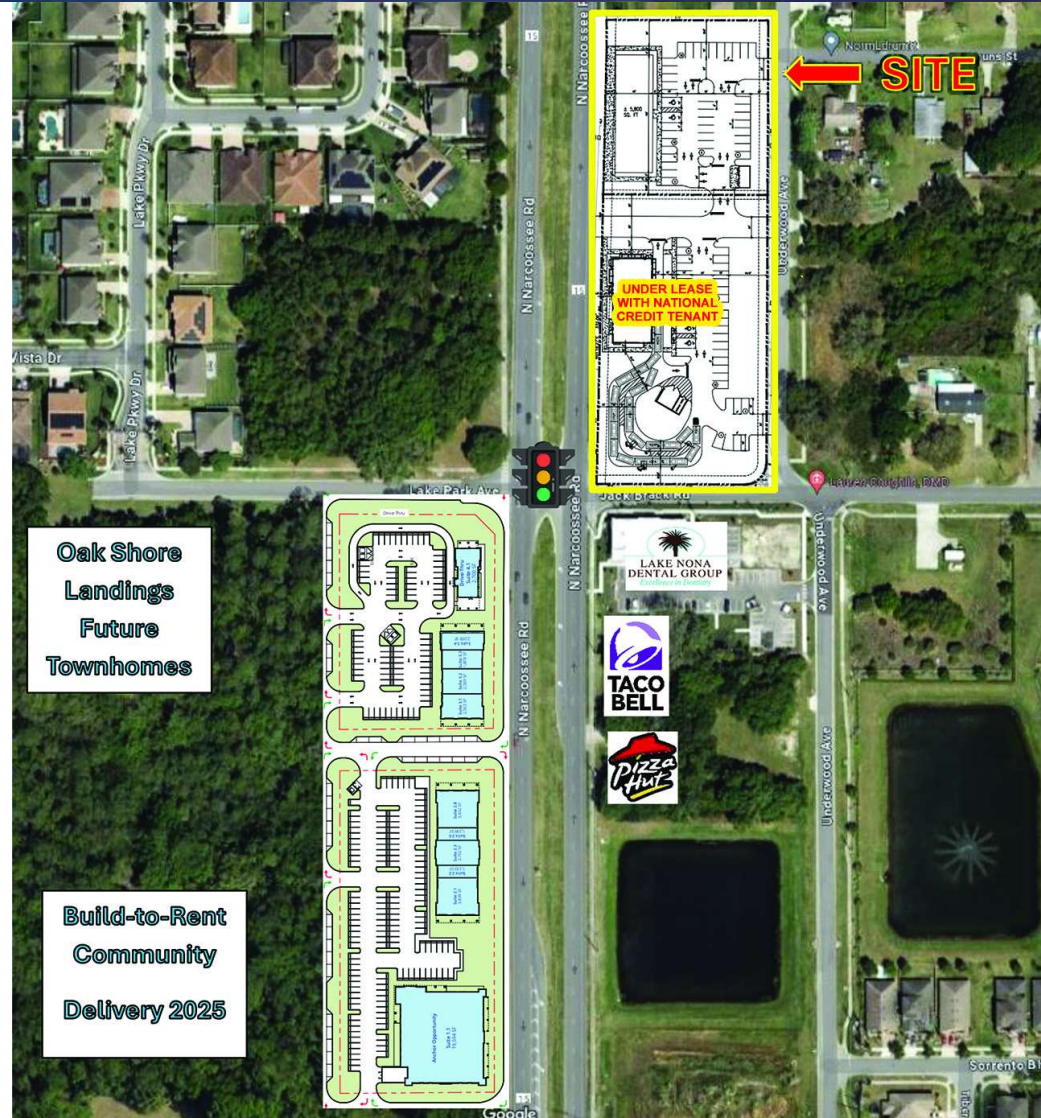
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AERIAL PHOTO



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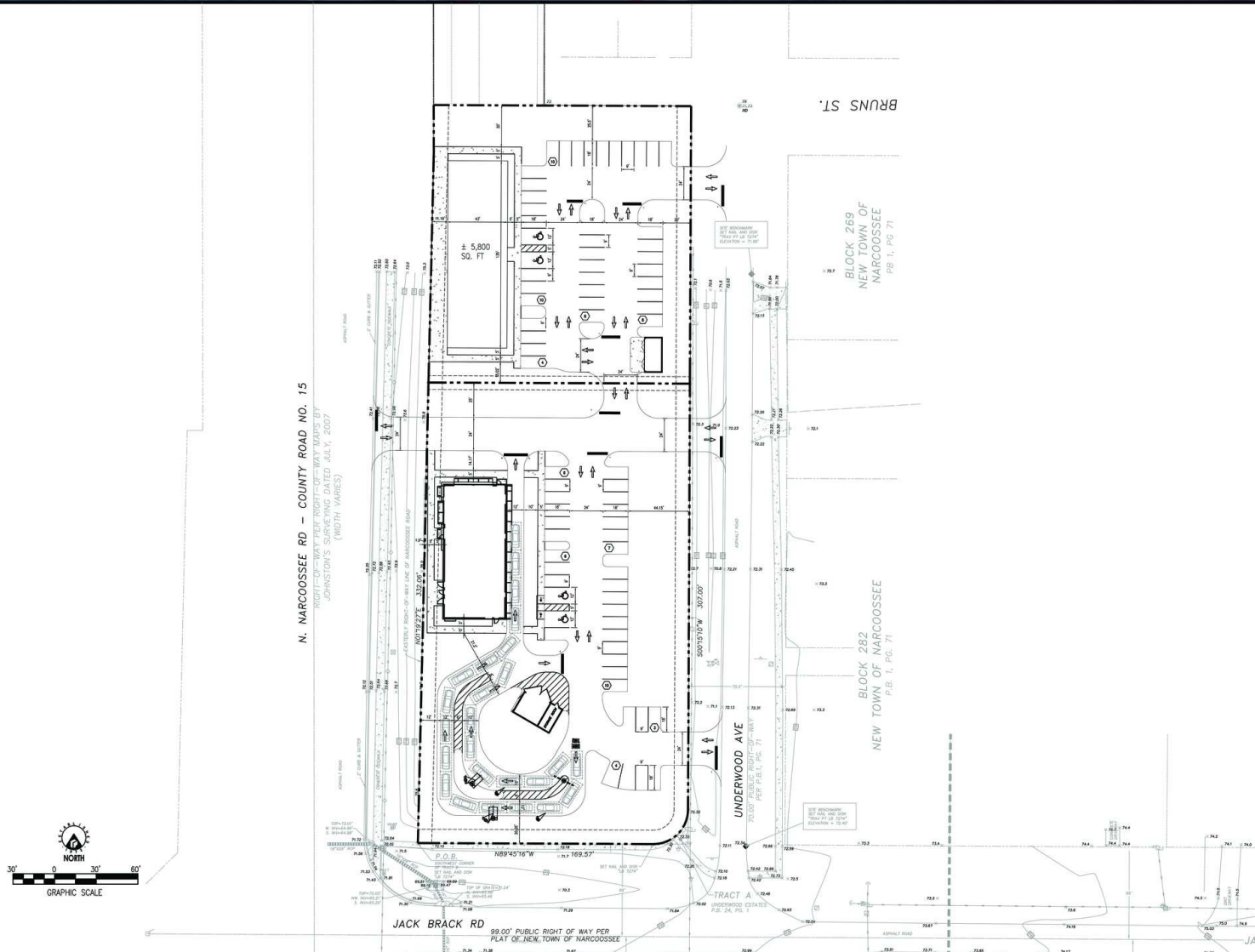
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SITE PLAN



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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,622	23,787	67,653
Average Age	41.5	39.6	39.0
Average Age (Male)	42.3	41.0	39.2
Average Age (Female)	40.6	38.2	39.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,675	7,671	22,910
# of Persons per HH	3.36	3.10	2.95
Average HH Income	\$137,122	\$135,522	\$121,702
Average House Value	\$380,999	\$388,180	\$396,612

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