

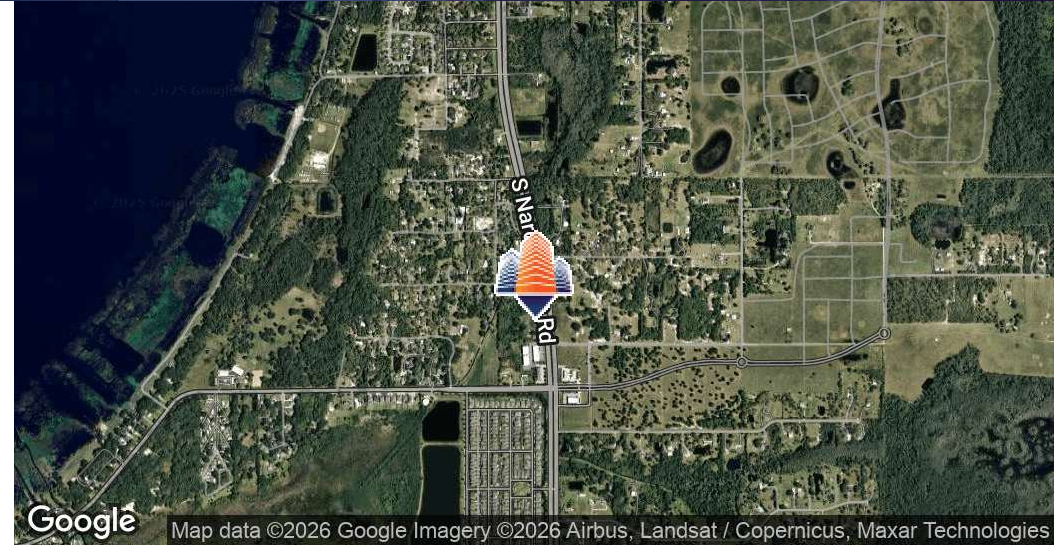
Narcoossee Commons North

1340 S Narcoossee Rd, St. Cloud, FL 34771



EQUITY
INVESTMENT
SERVICES

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Retail Space Available on Highly Desired Narcoossee Rd
- Units Available with Frontage to Narcoossee Rd
- Pylon Signage Available
- 27,000+ cars per day on S Narcoossee Rd
- Close proximity to Lake Nona and 192
- Ideal Uses: Medical, Traditional Retail, Food and Beverage, Soft Goods, Fitness, and More!

BUILDING 100 UNIT 102 VIRTUAL TOUR

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,504 - 1,597 SF
Lot Size:	4.56 Acres
Building Size:	29,861 SF

DEMOGRAPHICS (DRIVE TIME)	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	2,159	11,939	26,128
Total Population	6,353	33,179	75,991
Average HH Income	\$113,747	\$111,692	\$108,746

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PROPERTY PHOTOS



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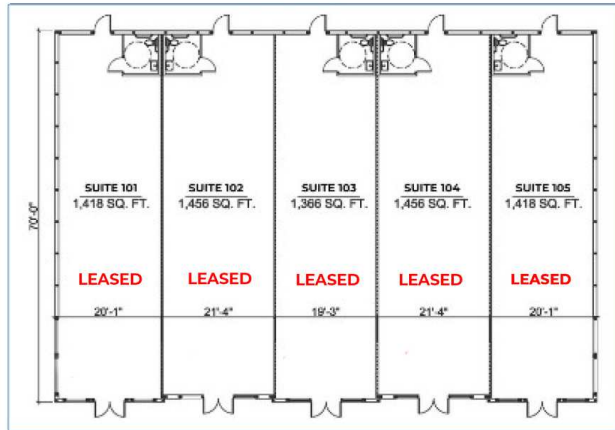
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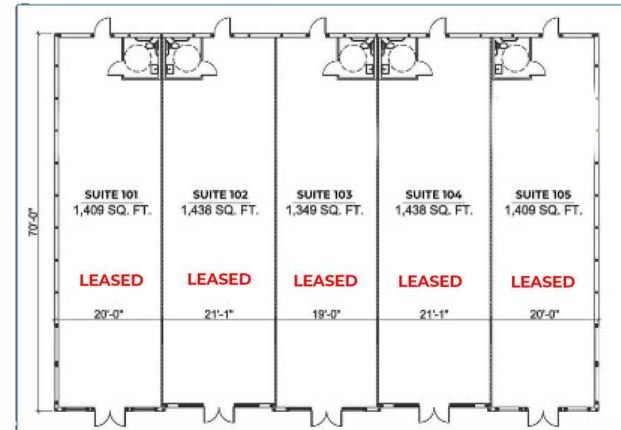


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FLOOR PLAN

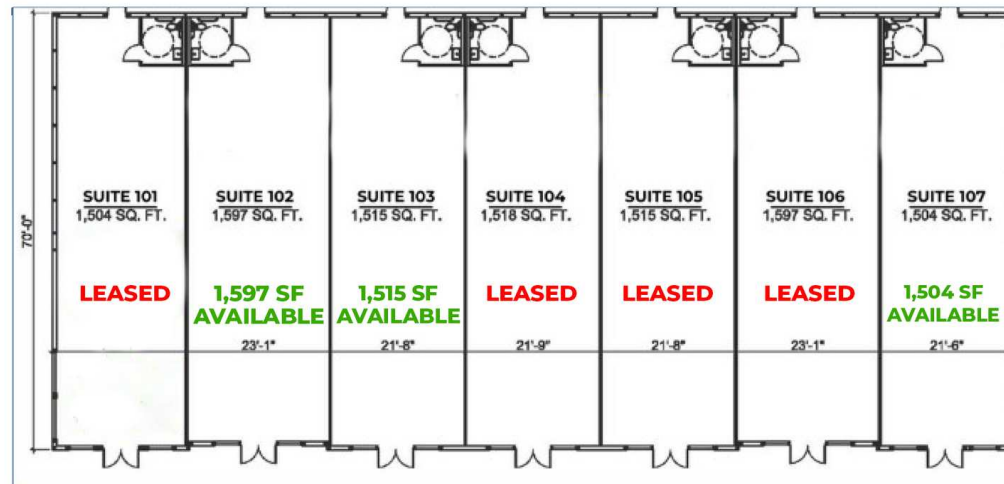


BUILDING 300



BUILDING 200

BUILDING 100



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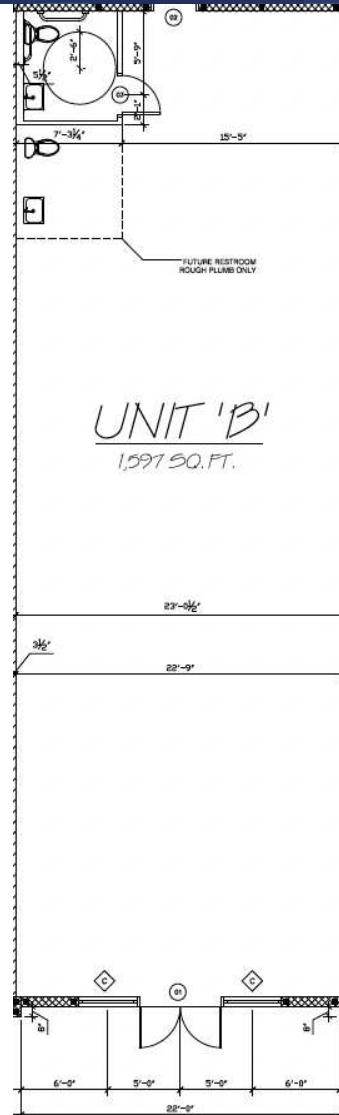
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FLOOR PLAN - SUITE 102 (1,597 SF)



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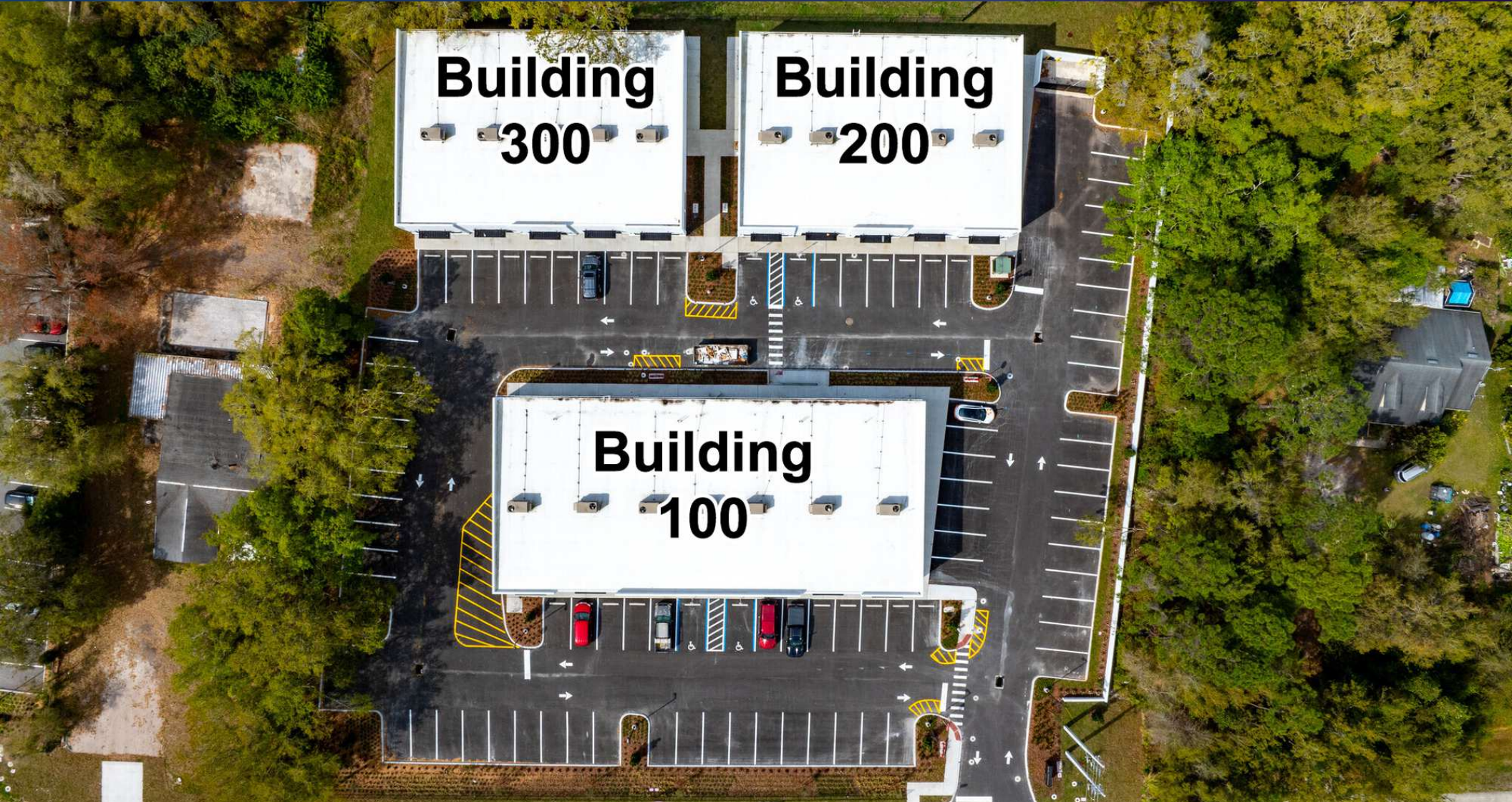
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AERIAL



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RETAILER MAP



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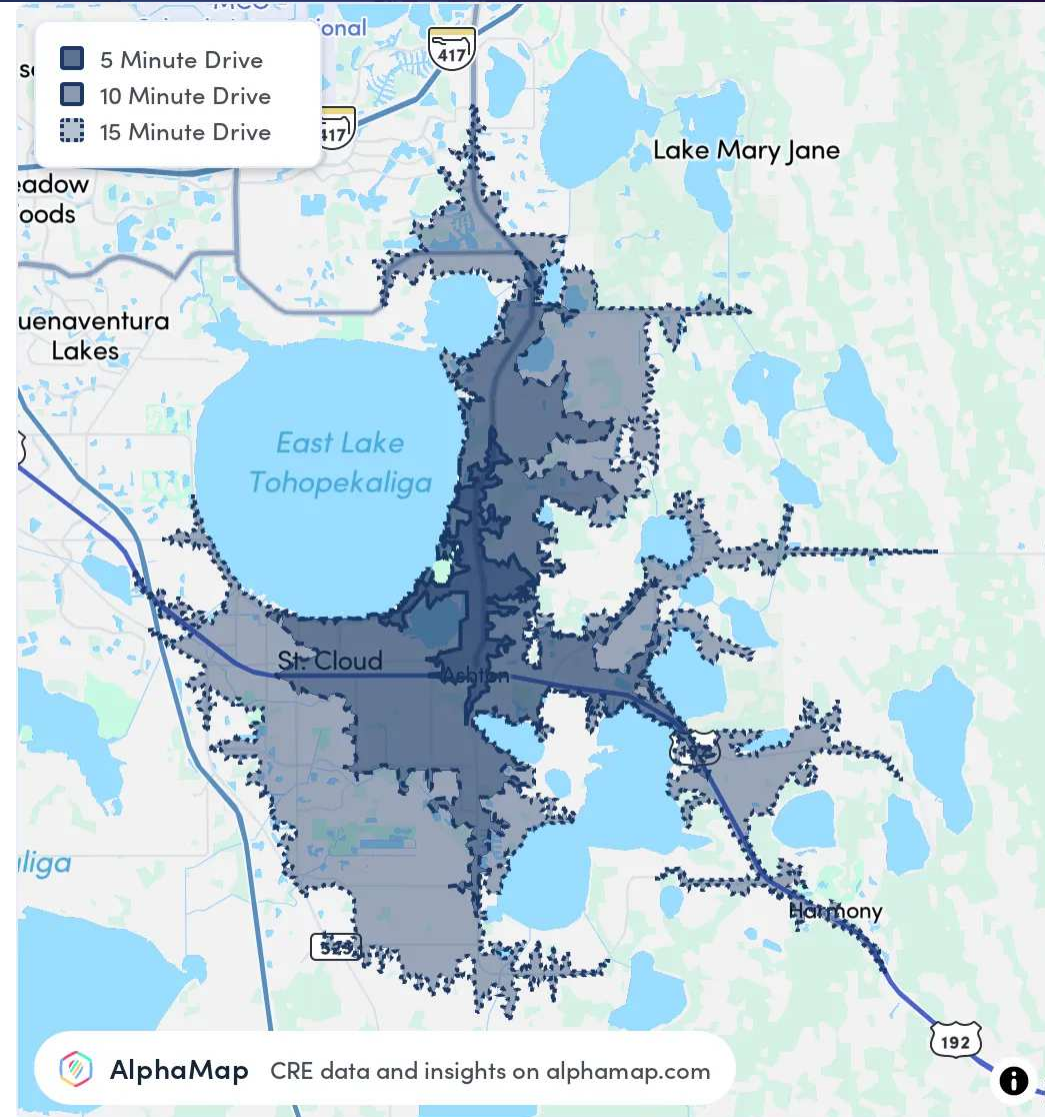
EQUITY
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SERVICES

AREA ANALYTICS

POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	6,353	32,808	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	2,159	11,809	25,973
Persons per HH	2.9	2.8	2.9
Average HH Income	\$113,747	\$111,974	\$108,562
Average House Value	\$448,710	\$413,753	\$407,960
Per Capita Income	\$39,223	\$39,990	\$37,435

RACE	5 MINUTES	10 MINUTES	15 MINUTES
Population White	3,104	18,257	38,364
Population Black	576	2,411	5,843
Population American Indian	29	172	349
Population Asian	226	976	2,575
Population Pacific Islander	4	39	91
Population Other	866	4,116	10,710



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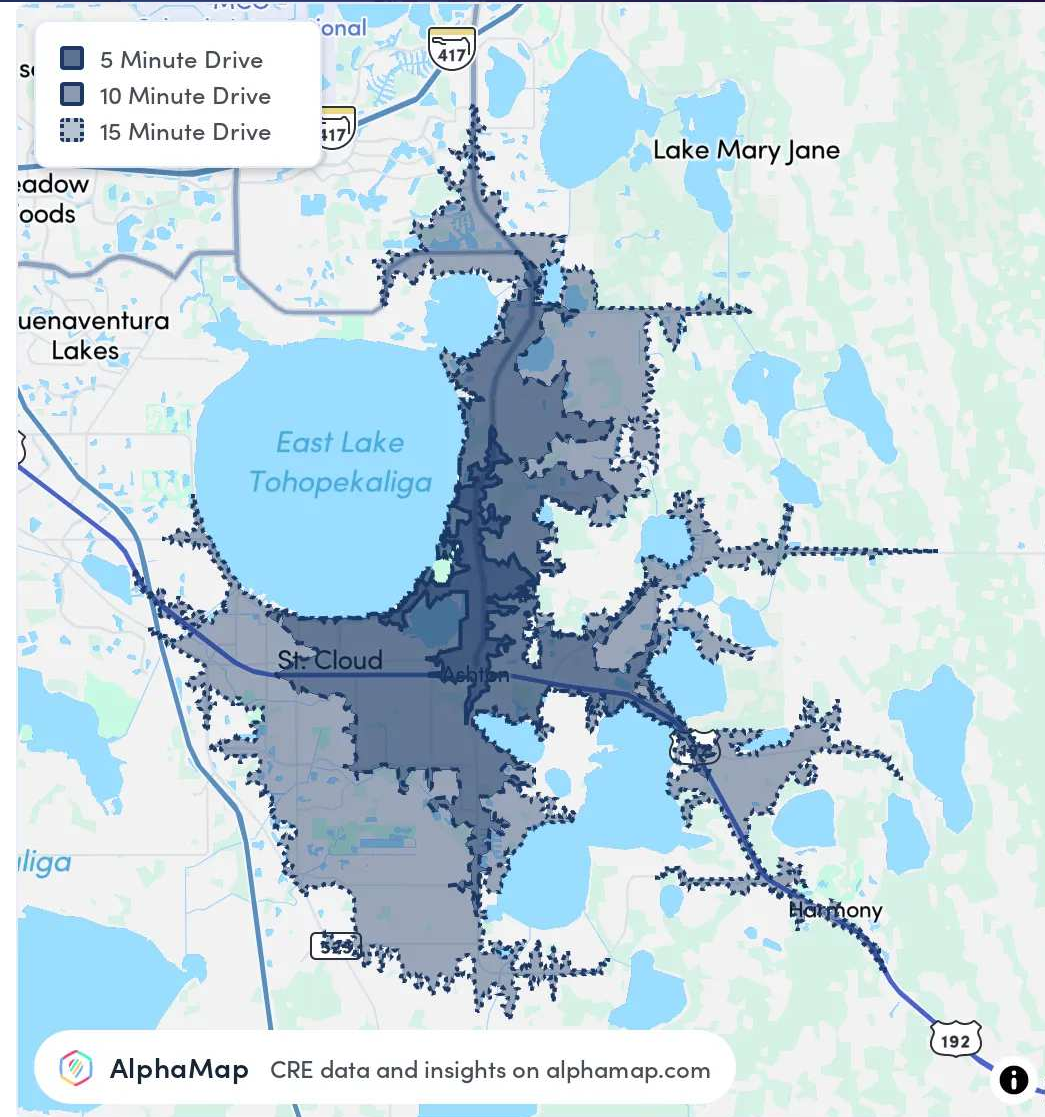
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AREA ANALYTICS

AGE	5 MINUTES	10 MINUTES	15 MINUTES
0 - 4	353	1,797	4,209
5 - 9.	366	1,861	4,475
10 - 14	429	2,183	5,268
15 - 17	265	1,350	3,346
18 - 20	261	1,323	3,241
21 - 24	330	1,665	3,945
25 - 34	691	3,736	8,669
35 - 44	942	4,541	10,751
45 - 54	898	4,525	10,357
55 - 64	842	4,546	9,771
65 - 74	593	3,482	7,263
75 - 84	299	1,687	3,668
85+	84	484	1,020



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