

# WESTGATE PLAZA

3441 13th Street St. Cloud, FL 34769



## PROPERTY HIGHLIGHTS

- Located at US Highway 192/441 and Neptune Road in St. Cloud, Florida
- St. Cloud, FL with proximity to Orlando, makes it prime for residential growth of nearly 1,500 units under construction and at least 3,000 additional homes in planning for future development
- 1.5 miles east from Florida Turnpike access
- Anchored by Bealls, Big Lots, Dollar General, and Somos Fresh Grocer
- 42,000 AADT on US Hwy 192/441 with great visibility and access
- Half a mile west from St. Cloud Regional Medical Center and half a mile east from Orlando Health St. Cloud Hospital, both recently went through expansions to accommodate the increase density in the area
- 10,800 SF junior anchor box with 72 ft frontage and 1,400 SF small shop available for lease

## DEMOGRAPHICS 3 MILES 5 MILES 7 MILES

	3 MILES	5 MILES	7 MILES
Total Households	17,542	36,500	61,014
Total Population	50,136	107,981	182,879
Average HH Income	\$81,906	\$88,174	\$88,796



The Sembler Company | 800.940.6000 | <https://www.sembler.com>

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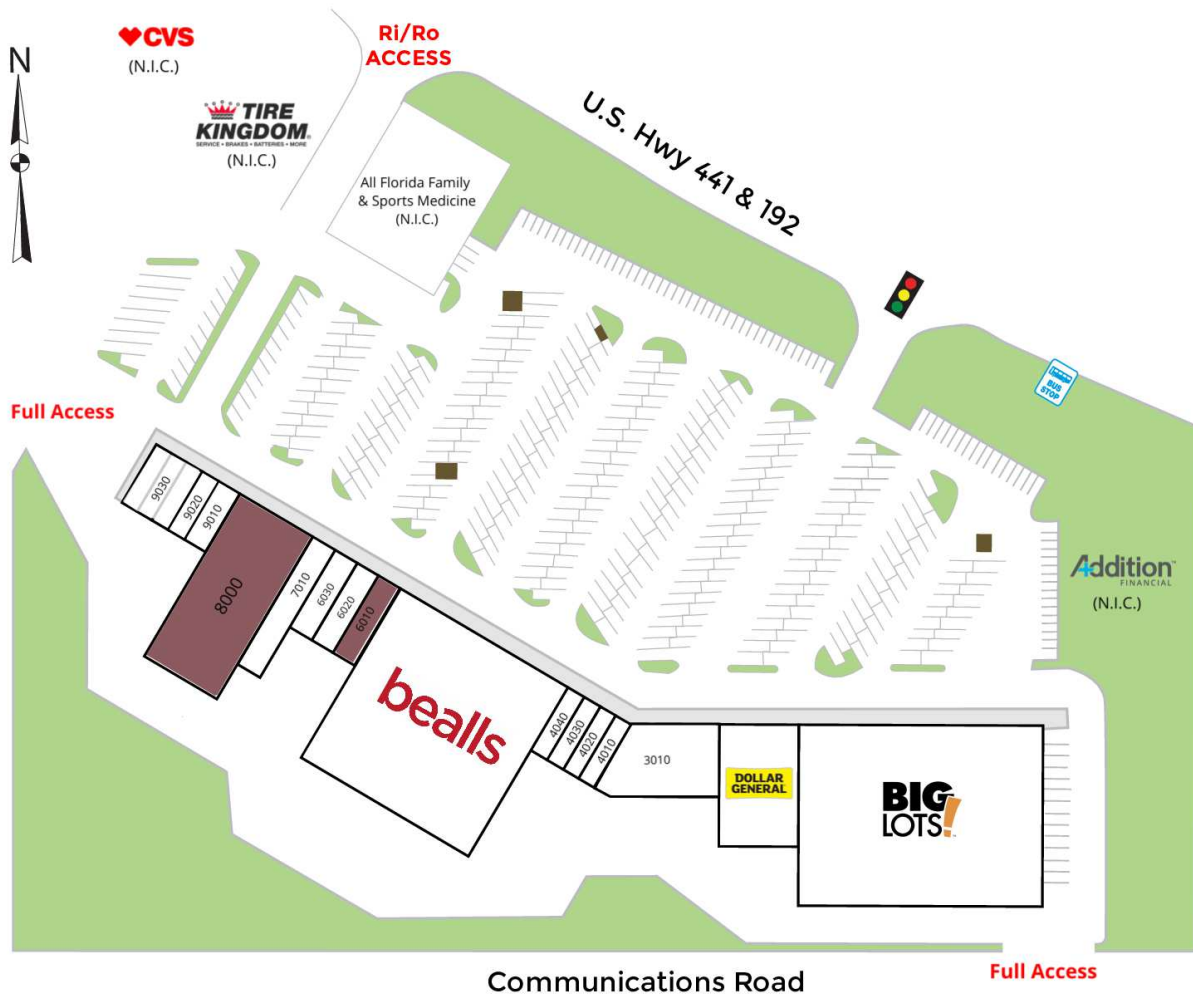
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## SITE PLAN & AVAILABILITY

1000	Big Lots	30,000 SF	6010	AVAILABLE	1,400 SF
2000	Dollar General	6,500 SF	6020	Thriftie Center	1,400 SF
3010	Somos Fresh	5,016 SF	6030	Shalom Studio & Day Spa	1,400 SF
4010	Somos Fresh	900 SF	7010	Aesthetics Health & Wellness	2,355 SF
4020	Discount Vape World	900 SF	8000	AVAILABLE	10,800 SF
4030	Greenlight Insurance	900 SF	9010	Health Hub Pharmacy	1,000 SF
4040	St Cloud Jewelers	900 SF	9020	Mr. Abe's Barbershop	750 SF
5000	Bealls	25,600 SF	9030	Drunken Parrot Saloon	2,250 SF

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