

# FOR SALE

## COMMERCIAL LAND

3120 17th Street | St. Cloud, FL 34769

<b>PROPERTY</b>	Commercial Land
<b>SIZE</b>	3.6 Acres
<b>ZONING</b>	Professional & PUD
<b>PARCEL NO.</b>	10-26-30-0920-0001-00B1 10-26-30-0920-0001-00C2
<b>ASKING PRICE</b>	\$1,500,000



### PROPERTY HIGHLIGHTS

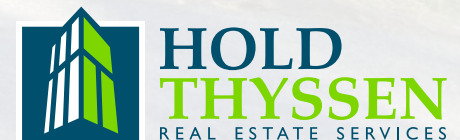
- > Less than half-mile west of Orlando Health, St. Cloud Hospital
- > Over 650' Frontage on 17th St.
- > Potential Uses Include:
  - Medical Offices
  - Med Spa
  - Restaurants/Convenience Stores
- > Multifamily/Affordable Housing Uses Possible via the Live Local Act
- > All Utilities Available to Site



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## MARKET DEMOGRAPHICS



POPULATION	1-MILE	3-MILE	5-MILE
2028 Projection	12,378	54,202	107,078
2023 Estimate	11,350	49,809	98,386
Growth 2010-2023	4.5%	4.2%	4.2%
Growth 2023-2028	1.8%	1.8%	1.8%
Median Age	38.9	38	37.8



HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2028 Projection	4,542	19,196	36,647
2023 Estimate	4,167	17,638	33,704
Growth 2010-2023	3.3%	2.8%	3.0%
Growth 2023-2028	1.8%	1.7%	1.7%



INCOME	1-MILE	3-MILE	5-MILE
2023 Average Household Income	\$65,421	\$70,019	\$74,349
2023 Median Household Income	\$51,190	\$53,752	\$55,595



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