

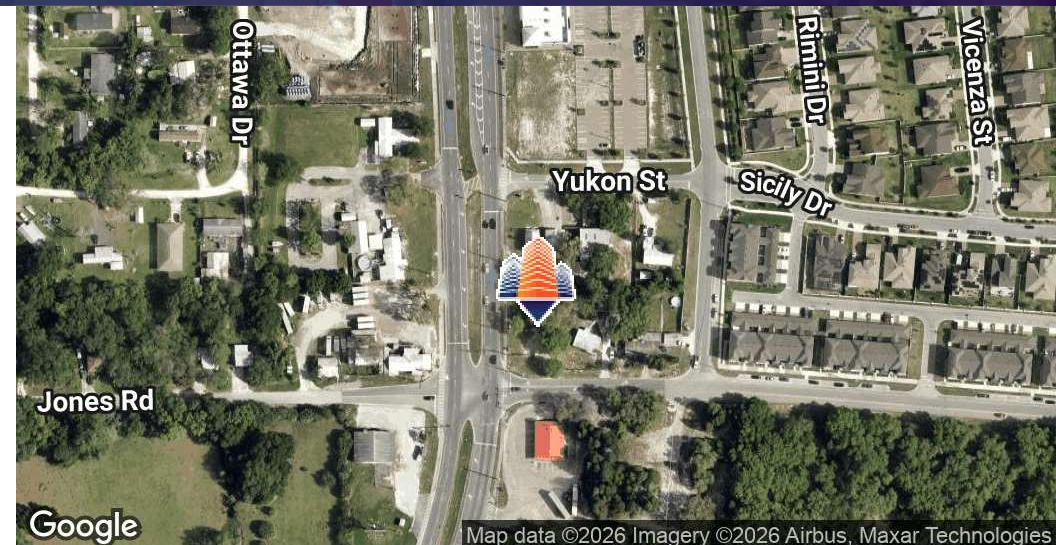
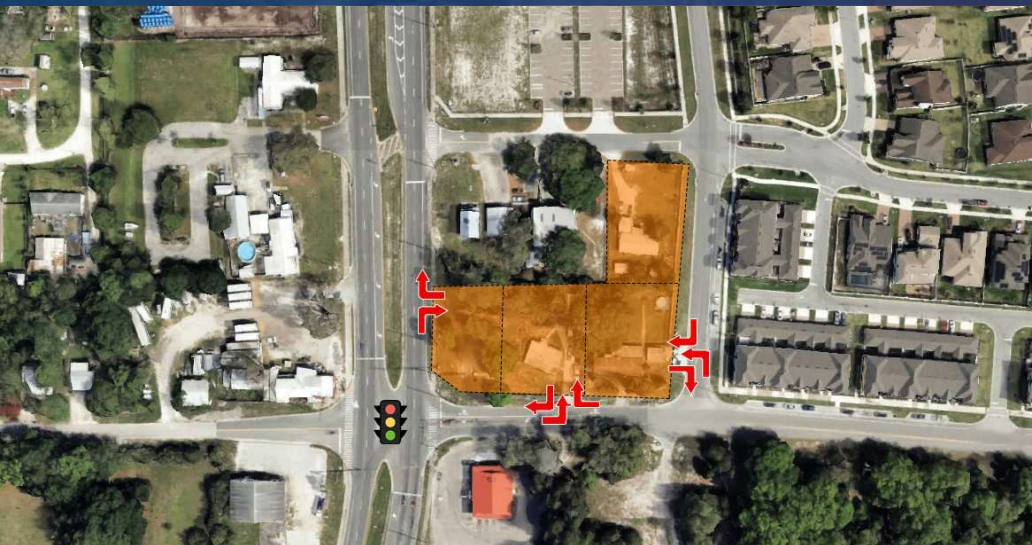
Narcoossee and Jones Development Pad

5035 Jones Rd, Saint Cloud, FL 34771



EQUITY
INVESTMENT
SERVICES

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Signalized Corner Parcel Available on N Narcoossee Road
- 33,000 cars per day at the corner of Narcoossee and Jones Rd
- Minutes away from a brand new Publix
- Immediate Residential Growth to the North, East and South
- Drive-Thru Available
- Ideal Uses: QSR, Auto Parts, Retail, and Medical

[CLICK HERE TO ACCESS SITE PLANS.](#)

OFFERING SUMMARY

Lease Rate:	Negotiable
Lot Size:	1.29 Acres
Number of Lots:	4

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	527	5,576	20,471
Total Population	1,782	18,568	63,813
Average HH Income	\$131,004	\$127,758	\$112,446

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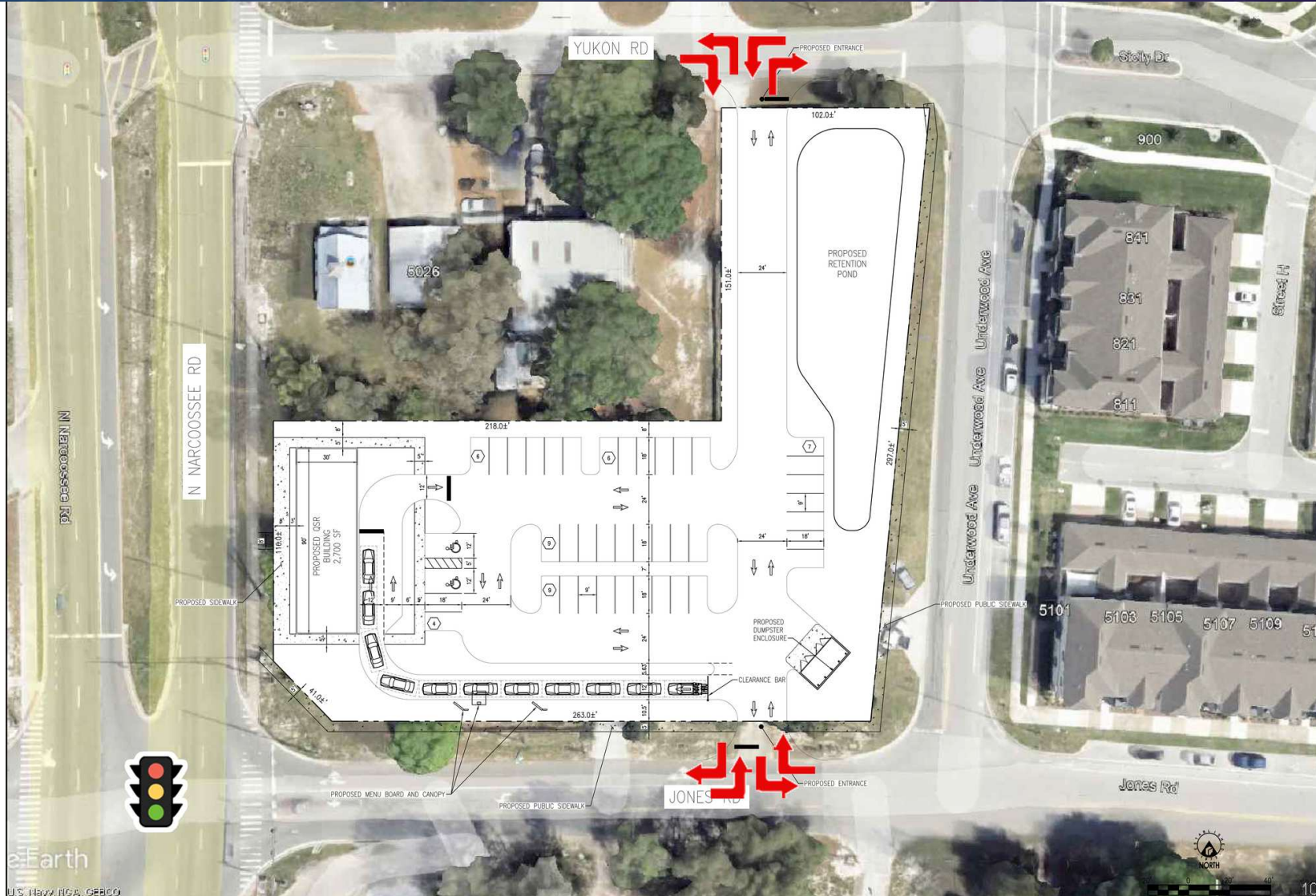
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QSR SITE PLAN



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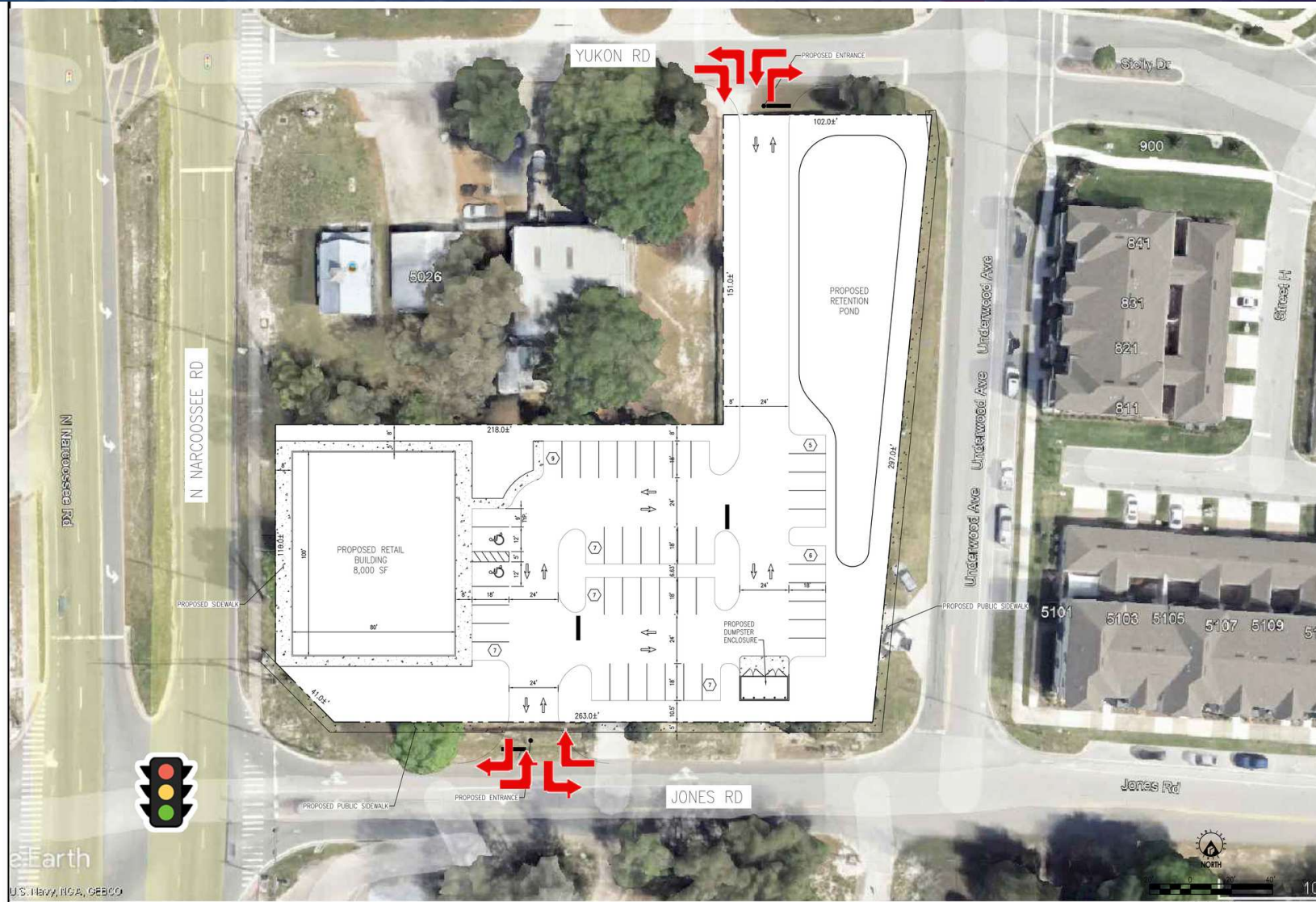
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SITE PLAN OPTION #2



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EQUITY
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RETAILER MAP



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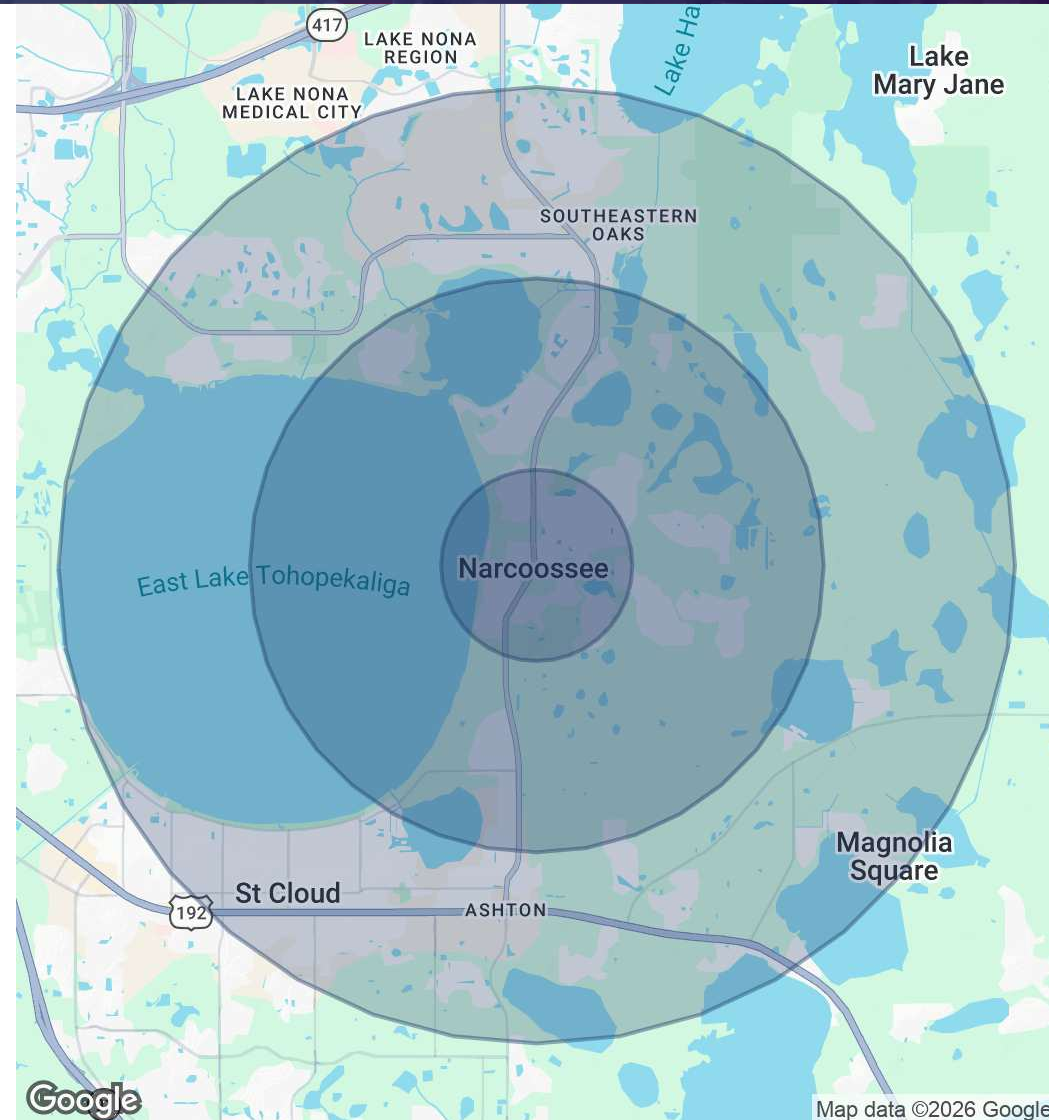
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,782	18,568	63,813
Average Age	37.5	36.7	37.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	527	5,576	20,471
# of Persons per HH	3.4	3.3	3.1
Average HH Income	\$131,004	\$127,758	\$112,446
Average House Value	\$510,775	\$478,038	\$436,838

AGE	1 MILE	3 MILES	5 MILES
0 - 4	130	1,243	4,298
5 - 9	108	1,154	4,274
10 - 14	186	1,959	5,706
15 - 17	65	787	2,951
18 - 20	84	763	2,308
21 - 24	78	693	2,683
25 - 34	146	1,775	7,383
35 - 44	319	3,257	9,737
45 - 54	269	2,802	9,803
55 - 64	168	1,967	7,408
65 - 74	113	1,055	4,021
75 - 84	120	1,092	2,892
85+	0	26	360



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