

RETAIL SPACE FOR LEASE

ST CLOUD COMMONS

Florida Turnpike & US Highway 192, St Cloud, FL



±3,099 SF, ±3,500 SF, ±4,500 SF & OUTPARCEL AVAILABLE FOR GROUND LEASE

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

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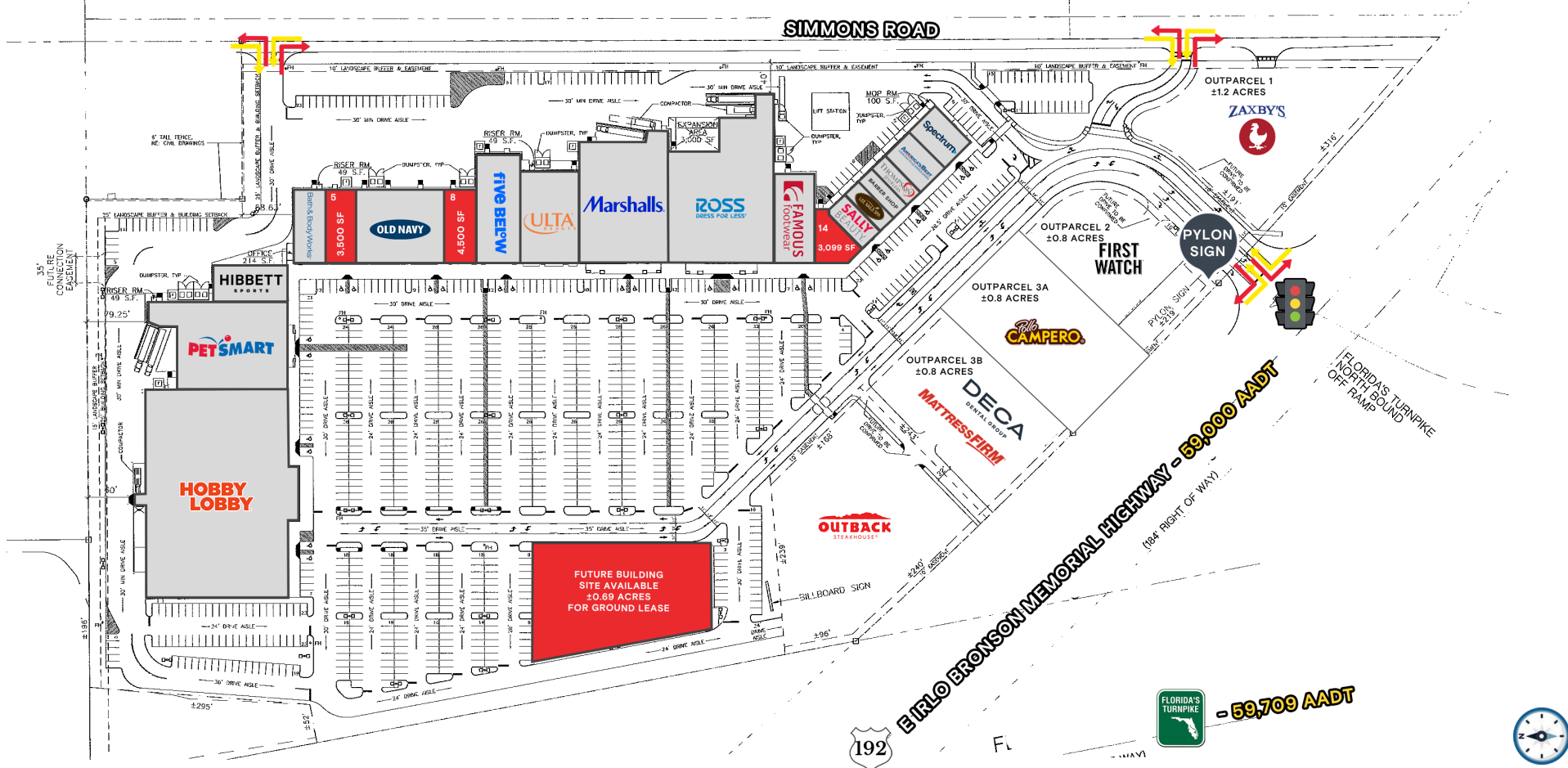
Property Overview

HIGHLIGHTS

- Power center located on the NEQ of Florida Turnpike and US Highway 192
- Total center GLA of ±190,761 SF with ±3,099 SF, ±3,500 SF and ±4,500 SF available for lease
- ±0.7 acre outparcel adjacent to the Turnpike for ground lease
- 59,709 AADT on Florida's Turnpike and 59,000 on US Highway 192
- Lighted intersection, outstanding highway visibility, heavy traffic and large pylon sign
- Turnpike ramp 242 directs traffic to signalized intersection of center
- Osceola County is amongst the fastest growing counties in the nation, exceeding over 20% population growth in the last five years, with Hispanics making up 53%



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	7,324	44,110	120,580
HOUSEHOLDS	2,336	15,237	40,846
DAYTIME EMPLOYEES	5,760	35,308	96,611
AVERAGE HH INCOME	\$64,955	\$69,195	\$67,189
	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	19,728	71,713	154,504
HOUSEHOLDS	6,789	22,685	52,416
DAYTIME EMPLOYEES	15,745	57,225	123,755
AVERAGE HH INCOME	\$66,257	\$67,175	\$65,788



Tenant Roster

OP1	Zaxby's	2	Petsmart	9	Five Below	15	Sally Beauty Supply
OP2	First Watch	3	Hibbett Sports	10	Ulta Beauty	16	Lee Nails
OP3A	Pollo Campero	4	Bath & Body Works	11	Marshalls	17	Barber Shop
OP3B	Deca Dental/Mattress Firm	5	3,500 SF Available	12	Ross Dress for Less	18	Thompson Jewelers
OP4	Outback Steakhouse	6-7	Old Navy	13	Famous Footwear	19-21	America's Best
1	Hobby Lobby	8	4,500 SF Available	14	3,099 SF Available	22-24	Spectrum



192

EIRLO BRONSON MEMORIAL HIGHWAY - 59,000 AADT



FLORIDA'S TURNPIKE
- 59,709 AADT

FUTURE BUILDING SITE
±0.69 ACRES FOR GROUND LEASE

SIMMONS ROAD

FL TURNPIKE NORTH BOUND OFF RAMP

HOBBY LOBBY

PET SMART

HIBBETT SPORTS

Bath & Body Works

OLD NAVY

FIVE BELOW

ULTA BEAUTY

Marshalls

ROSS DRESS FOR LESS

FAMOUS footwear

SALLY BEAUTY

AMERICAN'S BEST CONTACTS & EYEGLASSES

Spectrum

OUTBACK STEAKHOUSE

MATTRESS FIRM

DECA DENTAL GROUP

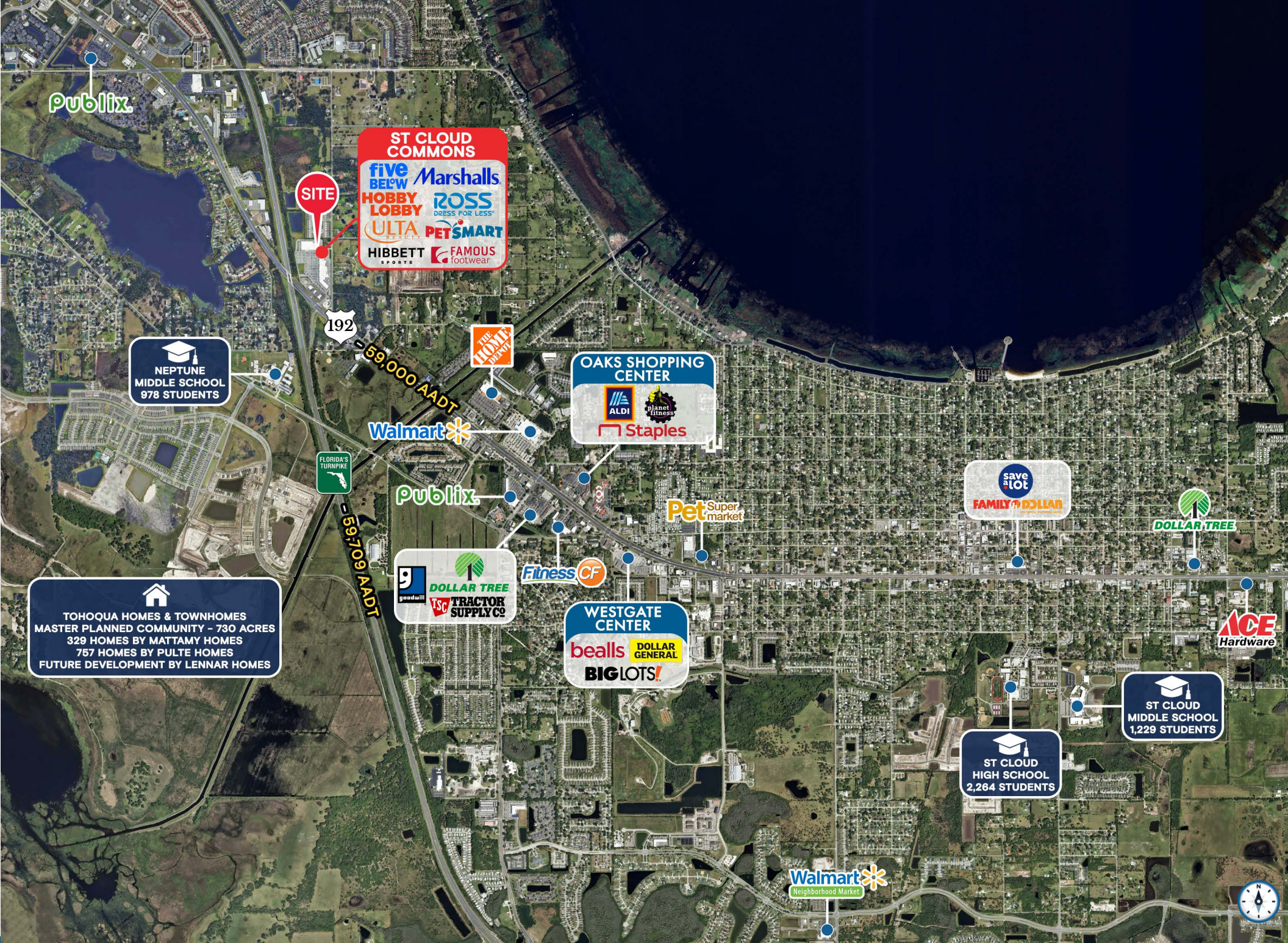
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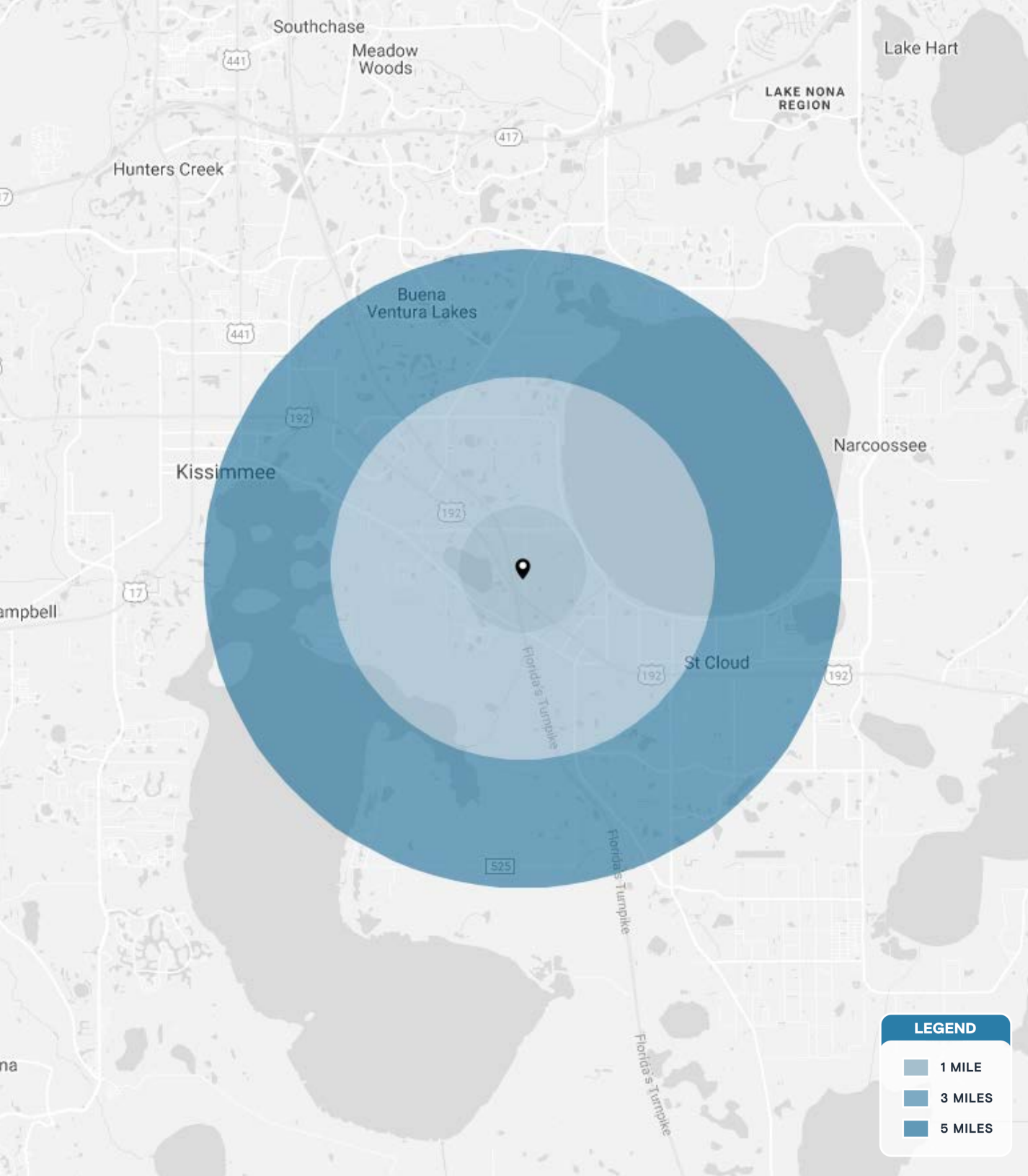
FIRST WATCH

PYLON SIGN

ZAXBY'S







Contact Broker

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LEGEND

- 1 MILE
- 3 MILES
- 5 MILES

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