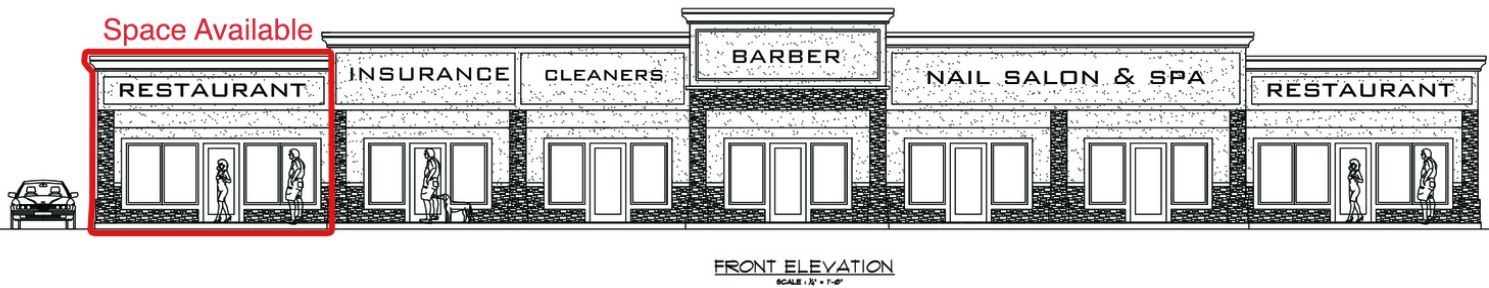


For Lease

Restaurant End-Cap Space St. Cloud

1,200 SF | \$22.50 / SF



Nolte Road / Canoe Creek Road

St. Cloud, Florida 34772

Property Highlights

- Pre-leasing new construction building
- Estimated vanilla shell delivery: First Quarter 2020
- One Restaurant Bay left: 1200 SF
- Grease trap provided
- End Cap 60 feet Deep x 20 feet Wide with ample parking
- Anchored by very busy Walmart Neighborhood Market Store
- Heartland Dental open in plaza
- In front of turning lane to Walmart parking lot from Nolte Road
- Perfect for inline restaurant grab-n-go/delivery concept with seating
- Nolte Road AADT: 14,544; Canoe Creek Road AADT: 13,702

OFFERING SUMMARY

| | |
|----------------------|--------------------|
| Available SF | 1,200 SF |
| Lease Rate | \$22.50 / SF (NNN) |
| Building Size | 6,900 SF |



For more information

Veronica Malolos, CCIM, CRB, MiCP

O: 407 791 3772

vmalolos@realvest.com

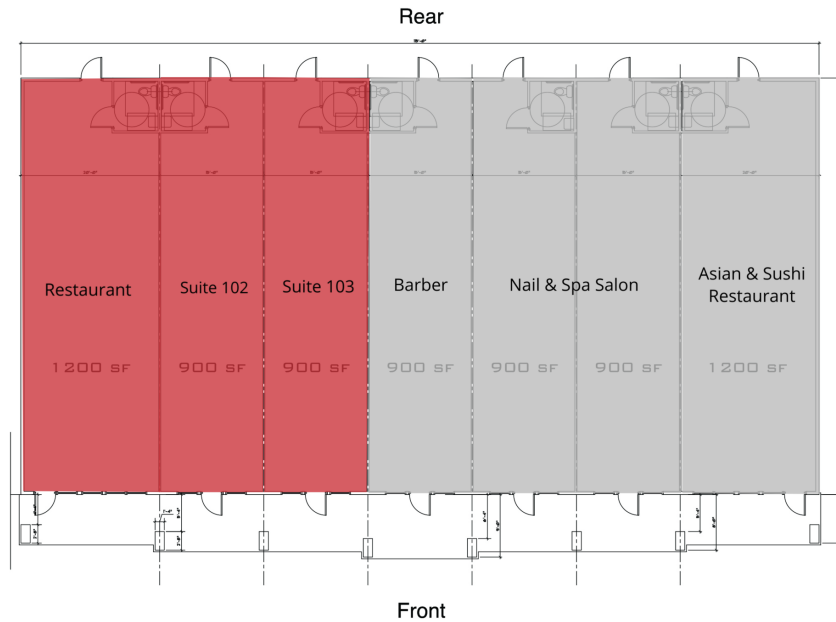
Available Spaces

LEASE TYPE | NNN

TOTAL SPACE | 1,200 SF

LEASE TERM | 60 months

LEASE RATE | \$22.50 SF/yr



UNAVAILABLE

AVAILABLE

| SUITE | TENANT | SIZE | TYPE | RATE | DESCRIPTION |
|---------------|--------------------------|----------|------|---------------|---------------|
| Suite 101 | Available | 1,200 SF | NNN | \$22.50 SF/yr | Restaurant |
| Suite 102 | Available | 900 SF | NNN | \$22.50 SF/yr | Retail/Office |
| Suite 103 | Available | 900 SF | NNN | \$22.50 SF/yr | Retail/Office |
| Suite 104 | Barber | 900 SF | NNN | - | Pre-leased |
| Suite 105/106 | Nail & Spa Salon | 1,800 SF | NNN | - | Pre-leased |
| Suite 107 | Asian & Sushi Restaurant | 1,200 SF | NNN | - | Pre-leased |