

For Lease

Restaurant End-Cap Space St. Cloud

1,200 SF | \$22.50 / SF

Space Available



Nolte Road / Canoe Creek Road

St. Cloud, Florida 34772

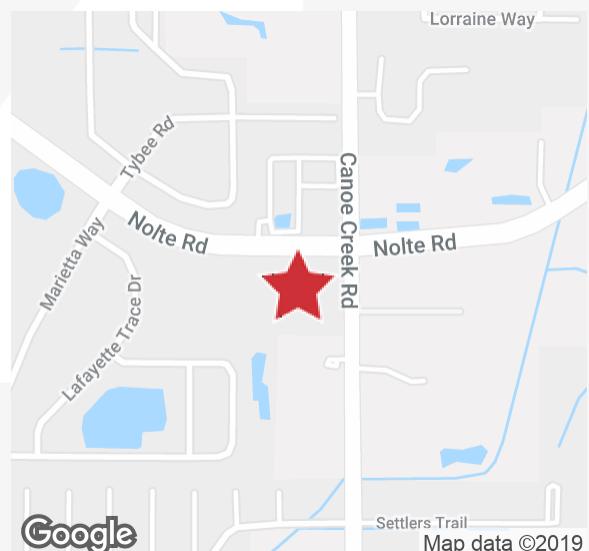
Property Highlights

- 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

Lease Rate: \$22.50 / SF NNN

OFFERING SUMMARY

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



For more information

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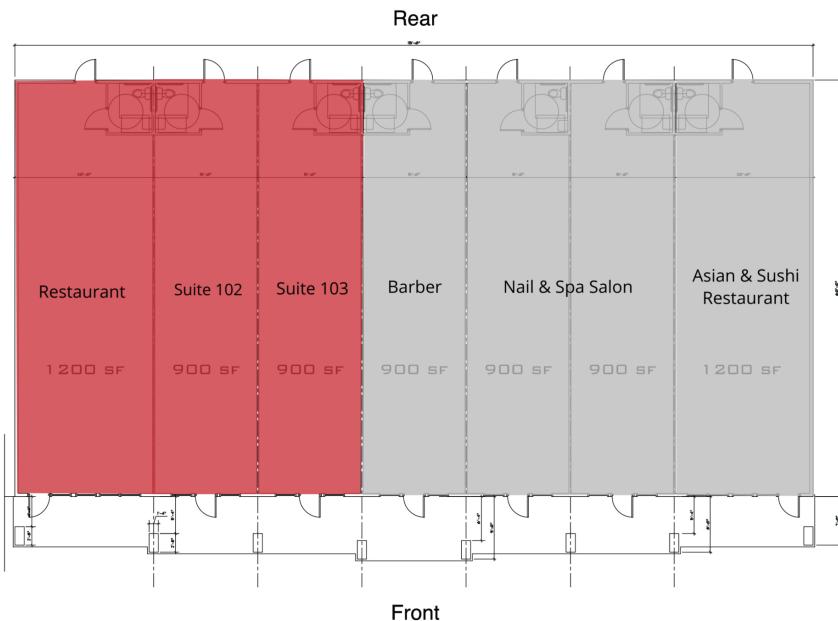
Available Spaces

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