

# STEVENS COMMERCE PARC

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### CURRENT OFFERING

Three (3) fully-engineered and developed pad-ready sites



#### PRICE

\$925,000 per pad



#### AVAILABLE SF

10,600 per pad



#### USES

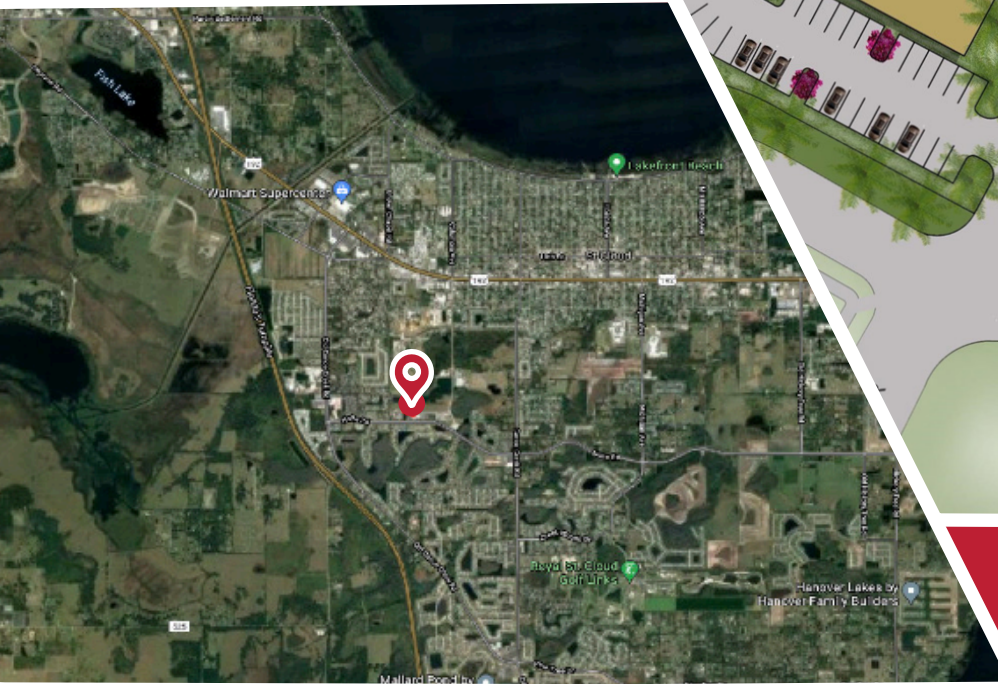
Professional Office | Medical Office



# STEVENS COMMERCE PARC

Stevens Commerce Parc  
St. Cloud, FL 34769

## PROJECT PHOTOS



## PROJECT HIGHLIGHTS

Stevens Commerce Parc is located in Stevens Plantation (a master-planned development with residential, multifamily, and commercial uses), south of US Highway 192, East of the new Florida Turnpike/Old Canoe Creek Road Interchange, north of Nolte Road, and positioned along Progress Lane.

### PHASE 1 (Available)

- Comprised of three (3) 10,600 SF fully-engineered and developed pad-ready sites fronting Progress Lane in the heart of Stevens Plantation.

### PHASE 2 (Sold)

- Will be comprised of Small Bay Industrial square footage contained within three (3) 12,000 fully-demisable buildings located in the rear of the site.





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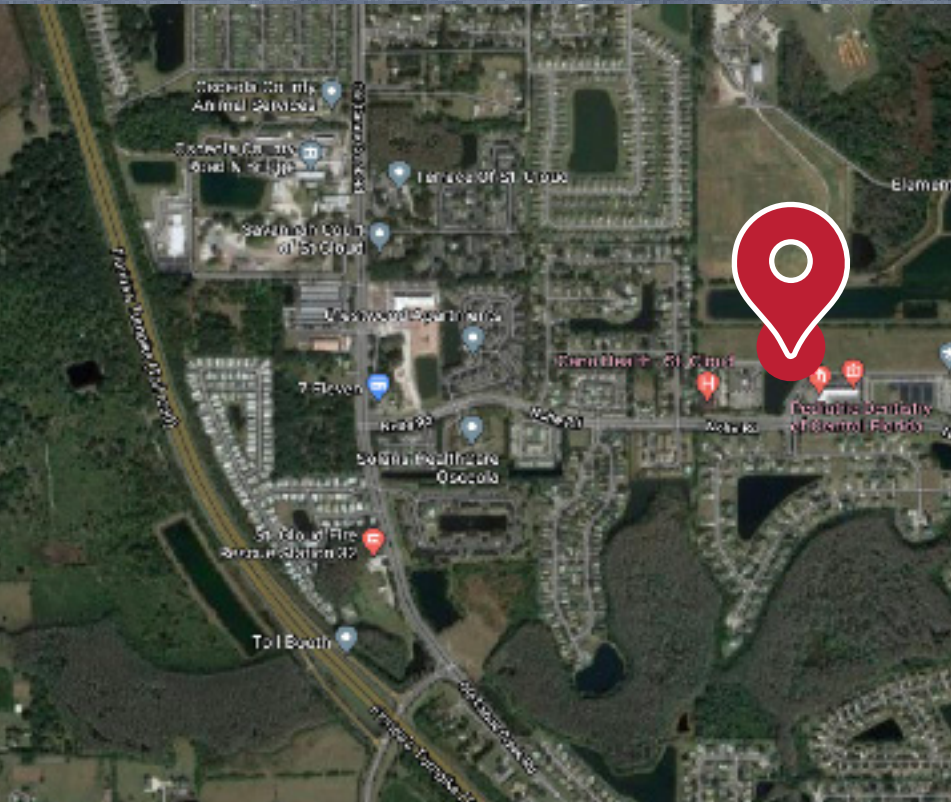
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## LOCATION DETAILS



The City of St. Cloud, located in Osceola County, 35 minutes south of Downtown Orlando, has a population of 62,043 people with a 40.3% increase in population since 2010 - compared to the Orlando growth rate of 22.5%. The unemployment rate is 5.8% and is trending downward. The median income is \$58,623 with a median home price of \$360,000.

Stevens Plantation is a single-family home community located in St. Cloud, FL. The community consists of hundreds of homes nestled amongst pristine conservation areas. Median home pricing is \$460,000. The community is centrally-located providing convenient access to Florida's Turnpike and Highway 192. The community is close to local restaurants and shopping for day-to-day needs. Stevens Plantation is located 25 minutes to Orlando and 10 minutes to Orlando International Airport.

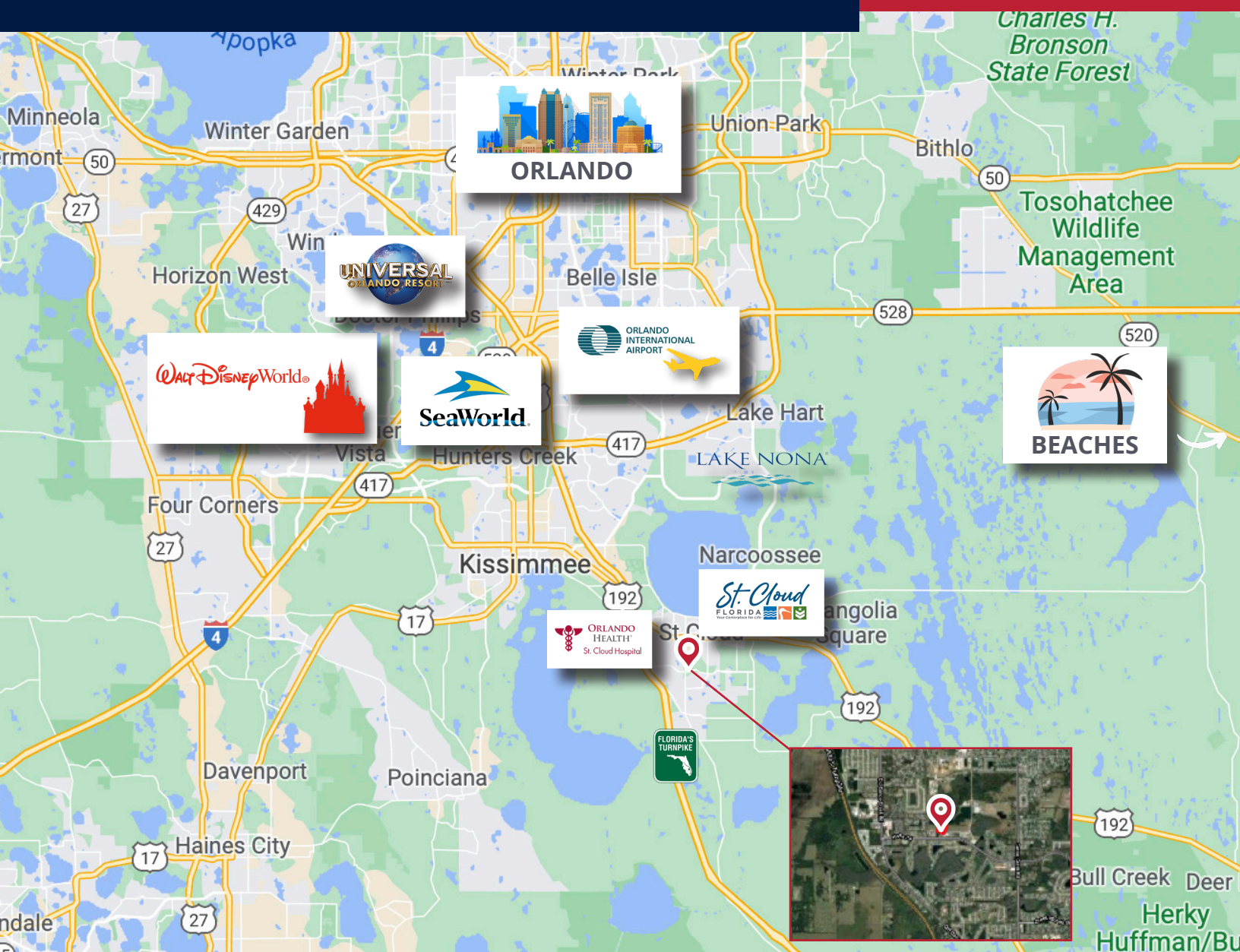


The property is located just 1.4 miles from Orlando Health St. Cloud Hospital. Stevens Commerce Parc offers much needed, easily accessible office space to the city's staple medical campus. Orlando Health recently acquired the 84-bed acute care hospital, with over 50 years of rich history serving the community, in July of 2020.

Both patients and community residents have seen the positive impact of having Orlando's leading healthcare provider now operating in its own back yard. Since acquisition, Orlando Health has completed a 50,000 SF expansion of its out-patient medical pavilion, made millions of dollars in investments in equipment upgrades and completed a facility master plan that establishes a framework for campus growth and development of capital improvements over the next 10 years.



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## DOWNTOWN ORLANDO

Located just 30 miles and 30 minutes from Stevens Commerce Parc, Orlando is the fourth largest city in Florida.

## WALT DISNEY WORLD RESORT

Less than a 30 minute drive, this is 'The Happiest Place on Earth' and a top tourist destination.

## SEA WORLD AND UNIVERSAL ORLANDO

Just under 30 minutes to each of these well-known tourist favorites in Central Florida.

## ORLANDO INTERNATIONAL AIRPORT

25 minutes to the busiest airport in the state of Florida and the tenth busiest airport in the United States.

## ORLANDO HOSPITAL | ST. CLOUD

Receive top medical care just minutes from Stevens Commerce Parc.

## FLORIDA TURNPIKE

Access one of the most connected roads in Central Florida, the Florida Turnpike, via the Kissimmee Park Road exit just minutes from the Parc.

For more information:

Tim Weisheyer

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## OFFICE SPACE IN AN IDEAL LOCATION

Stevens Commerce Parc is an ideal location for new medical offices and specialties wanting to bring their presence to Osceola County and St. Cloud. Its close proximity to the Orlando Health® St. Cloud Hospital and Florida's Turnpike create a unique opportunity to be centrally located among a number of other medical offices already in the area, a few of which are noted above.

The City of St. Cloud has proposed plans for the St. Cloud Medical Arts Campus (MAC) and once approved, is certain to generate a tremendous amount of interest from healthcare developers and professionals that will significantly elevate the area. Stevens Commerce Parc allows you to enter this market at the forefront of this opportunity.

For more information:

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