



Office / Flex Spaces For Lease

Lake Lizzie Plaza

5177 E Irlo Bronson Memorial Hwy.
St. Cloud, FL

Contact:

Kirk Fetter

Vice President
+1 407 362 6121
kirk.fetter@colliers.com

Property Highlights

- New 34,400 SF office / flex construction, for lease.
- Located less than one-mile from Narcoossee Rd with direct access from US-192 / W. Irlo Bronson Blvd.
- Great location in high-traffic corridor.
- Rapidly growing area situated minutes from Lake Nona in one of Central Florida's most dynamic expansion zones.
- New developments are expanding the residential options, including the master-planned Tohoqua and Sunbridge communities.
- Ideal for financial advisors, law firms, health practitioners, and corporate offices.
- PUD Zoning

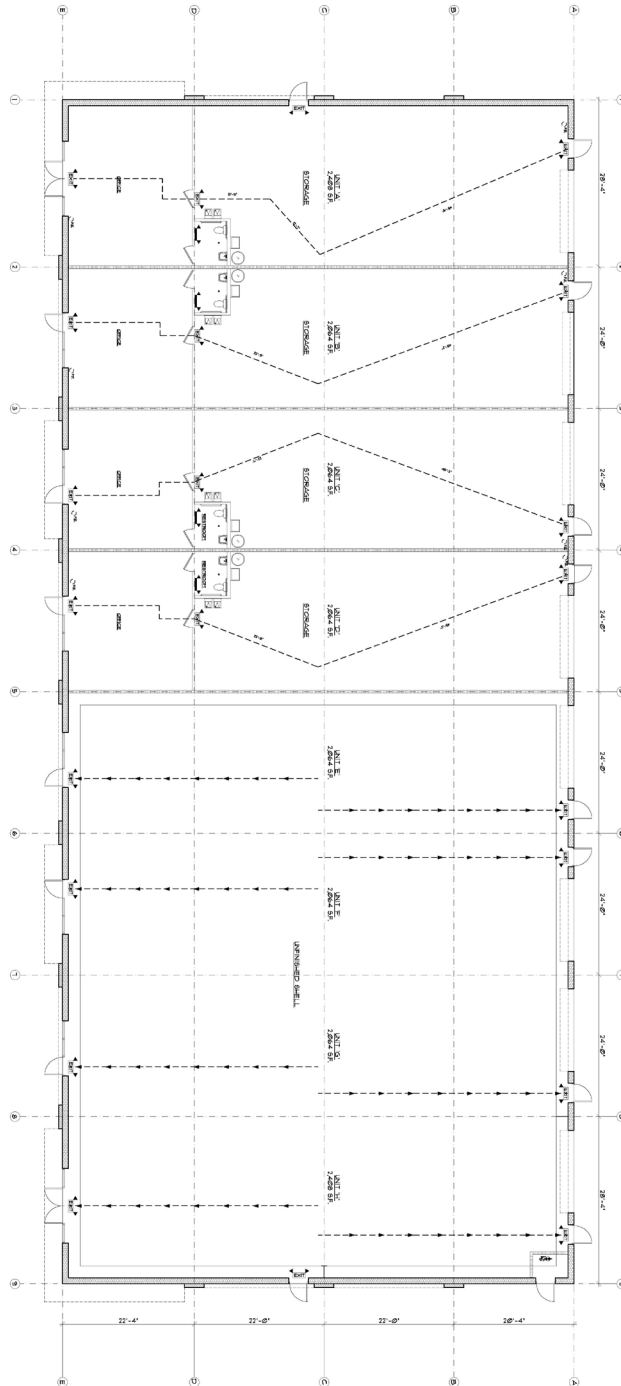
Colliers
255 Orange Avenue
Suite 1300
Orlando, FL 32801

5177 E Irlo Bronson Memorial Hwy.



Siteplan

Colliers



Nora Tyson Rd.

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Aerial

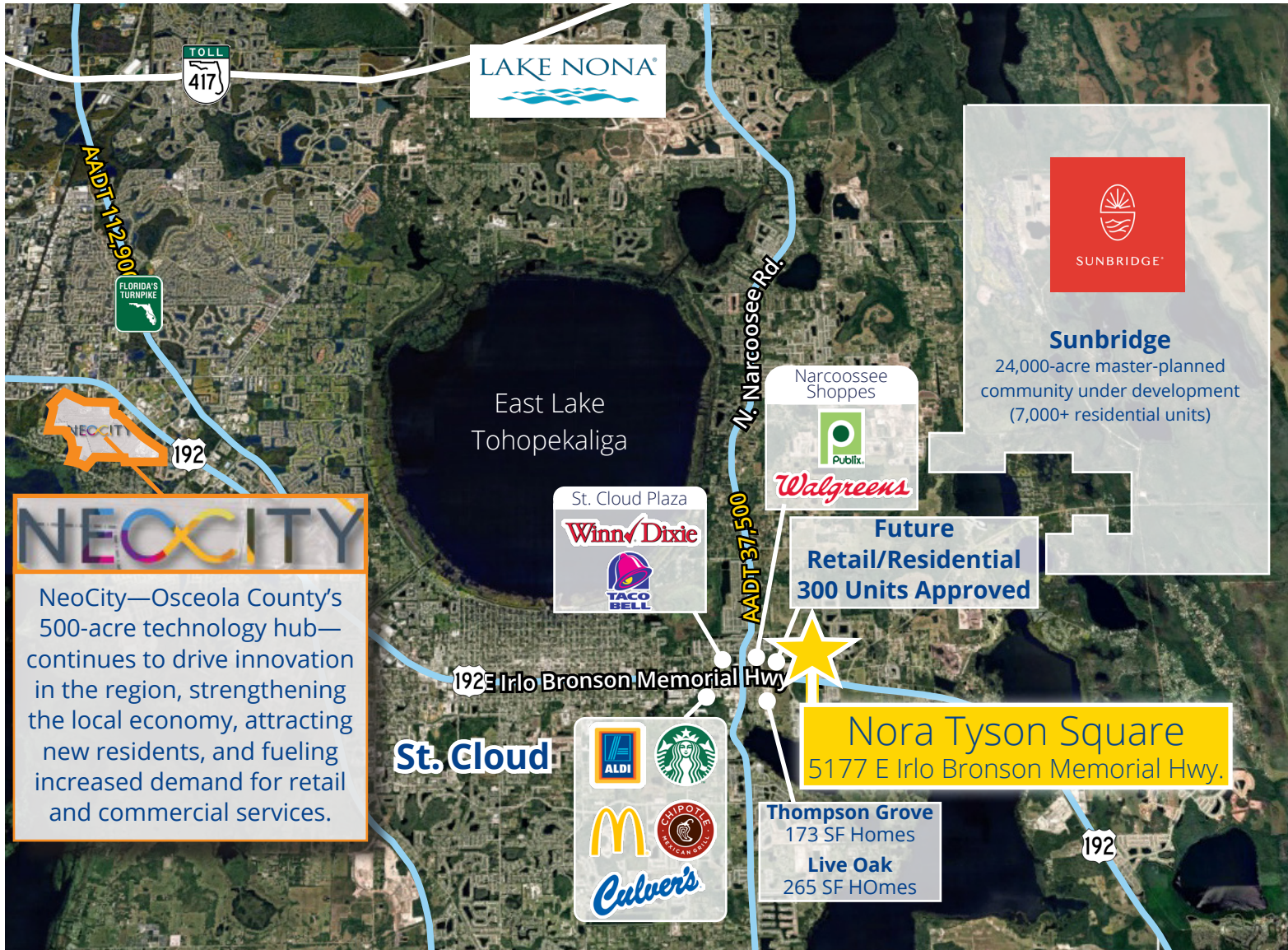
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Area Demographics



Population

1-Mile: 4,034
3-Mile: 31,522
5-Mile: 85,801



Daytime Population

1-Mile: 3,929
3-Mile: 26,074
5-Mile: 70,614



Average HH Income

1-Mile: \$113,165
3-Mile: \$109,176
5-Mile: \$107,362



Households

1-Mile: 1,253
3-Mile: 11,209
5-Mile: 29,612