



# FIVE COMMERCIAL BUILDINGS FOR SALE - ST. CLOUD, FLORIDA

9,881 SF | 1.76 AC



**HARRISON**  
PROPERTIES

FOR ADDITIONAL INFORMATION,  
PLEASE CONTACT:

**AUSTEN WILEY**  
VP | BROKERAGE DIVISION  
(404) 281-7728  
AUSTEN@HPATLANTA.COM

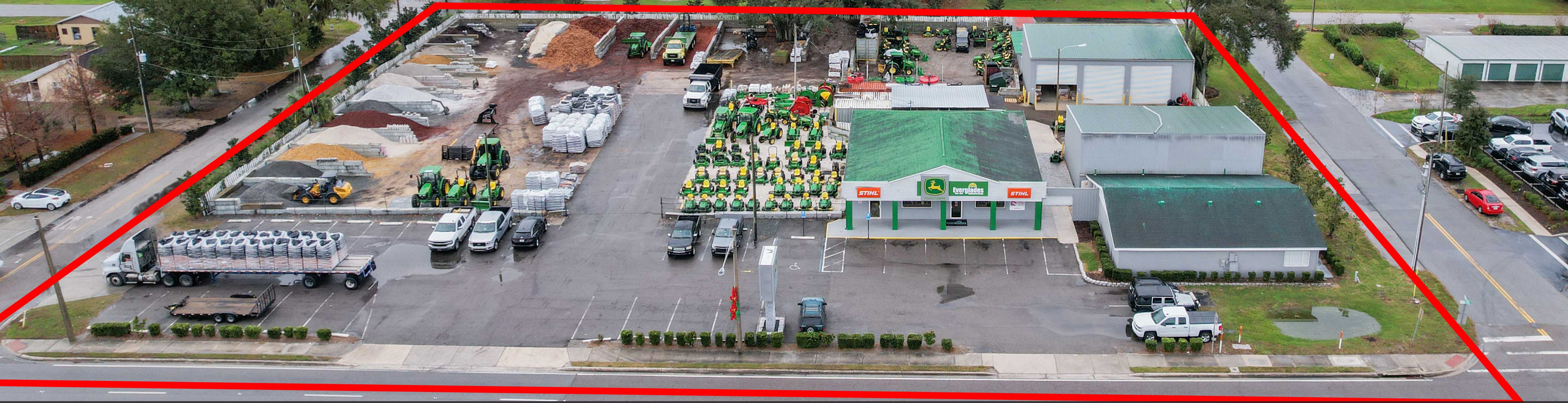
**JOHN HARRISON**  
PRESIDENT | BROKERAGE DIVISION  
(404) 384-3330  
JOHN@HPATLANTA.COM



**HARRISON**  
PROPERTIES

# FIVE COMMERCIAL BUILDINGS

117 13TH STREET - ST. CLOUD, FL - 34769



PRICE

**\$2,350,000**

SQUARE FEET

**9,881**

ZONING

**HB**

LAND AREA

**1.76 AC**

INVESTMENT

**OWNER USER**

HIGH-GROWTH LOCATION

**OSCEOLA COUNTY**

BUILDINGS

**5**

PARCEL ID

**01-26-30-0001-0234-0170**

# INVESTMENT HIGHLIGHTS

## COMMERCIAL BUILDINGS FOR SALE

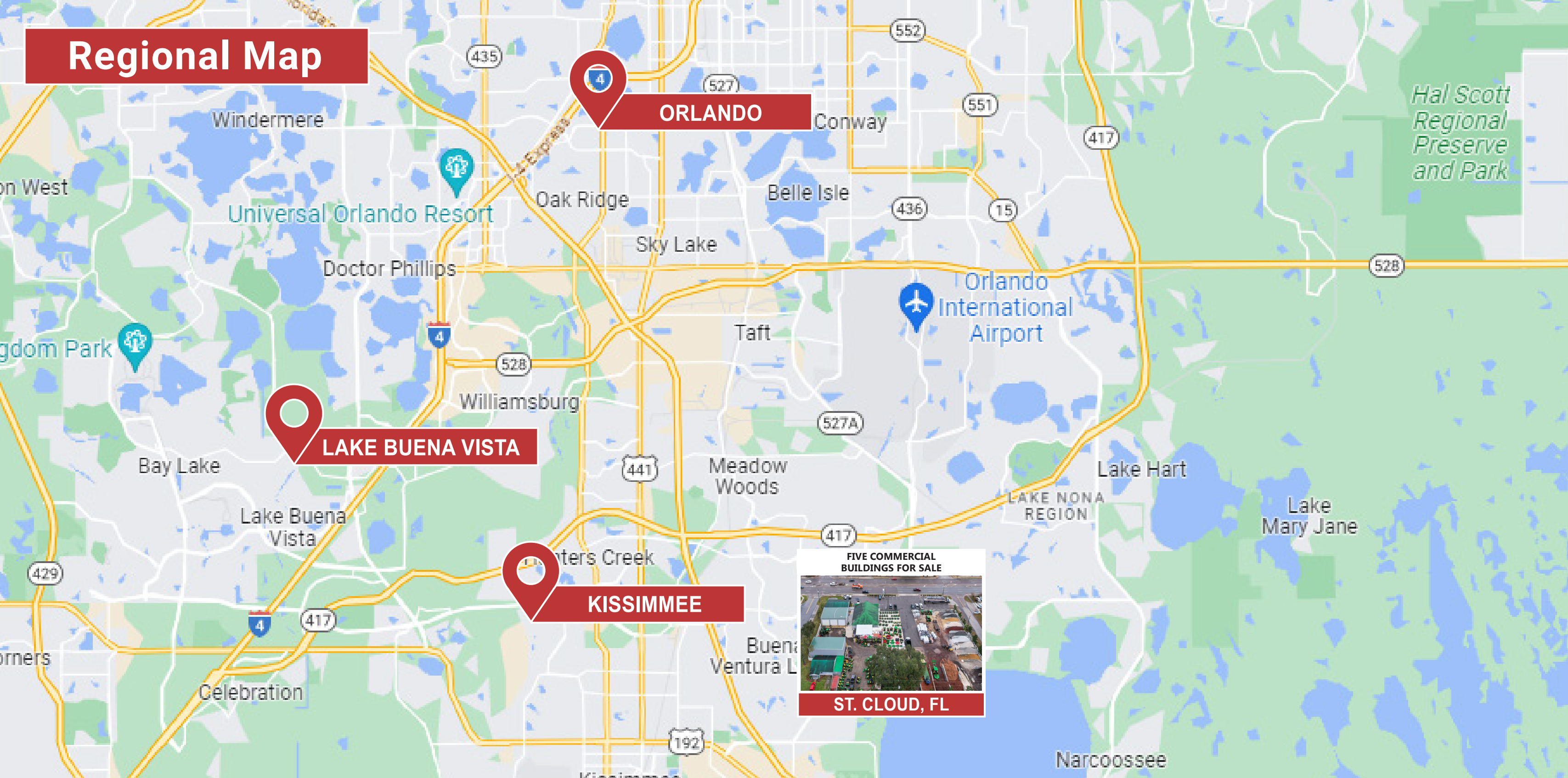
### SOUTH OF ORLANDO, FL | TURNKEY OWNER-USER OPPORTUNITY

Harrison Properties is pleased to offer for sale five commercial buildings totaling 9,881 square feet on a generous 1.76-acre lot in St. Cloud, Florida. The opportunity presents an excellent investment opportunity for prospective new users seeking a strategically positioned and versatile commercial space. The property's coveted HB zoning, combined with its well-maintained structures, makes it an attractive choice for businesses seeking to establish or expand their presence in St. Cloud.

Located in the heart of St. Cloud, this property benefits from excellent accessibility to major transportation arteries and enjoys prime visibility, positioning new owners for success in an increasingly competitive market south of Orlando, FL. The region's robust economic growth and limited supply of suitable commercial properties make this site a coveted location on Hwy-192.

With its turnkey condition, the property provides an expedient and hassle-free entry into the market, allowing new users to swiftly commence operations. The property's potential for diverse uses, combined with the region's sustained growth and limited supply of suitable commercial spaces, positions it as a future-forward investment choice. Please reach out to Austen Wiley | Harrison Properties with any questions.

# Regional Map



ORLANDO

LAKE BUENA VISTA

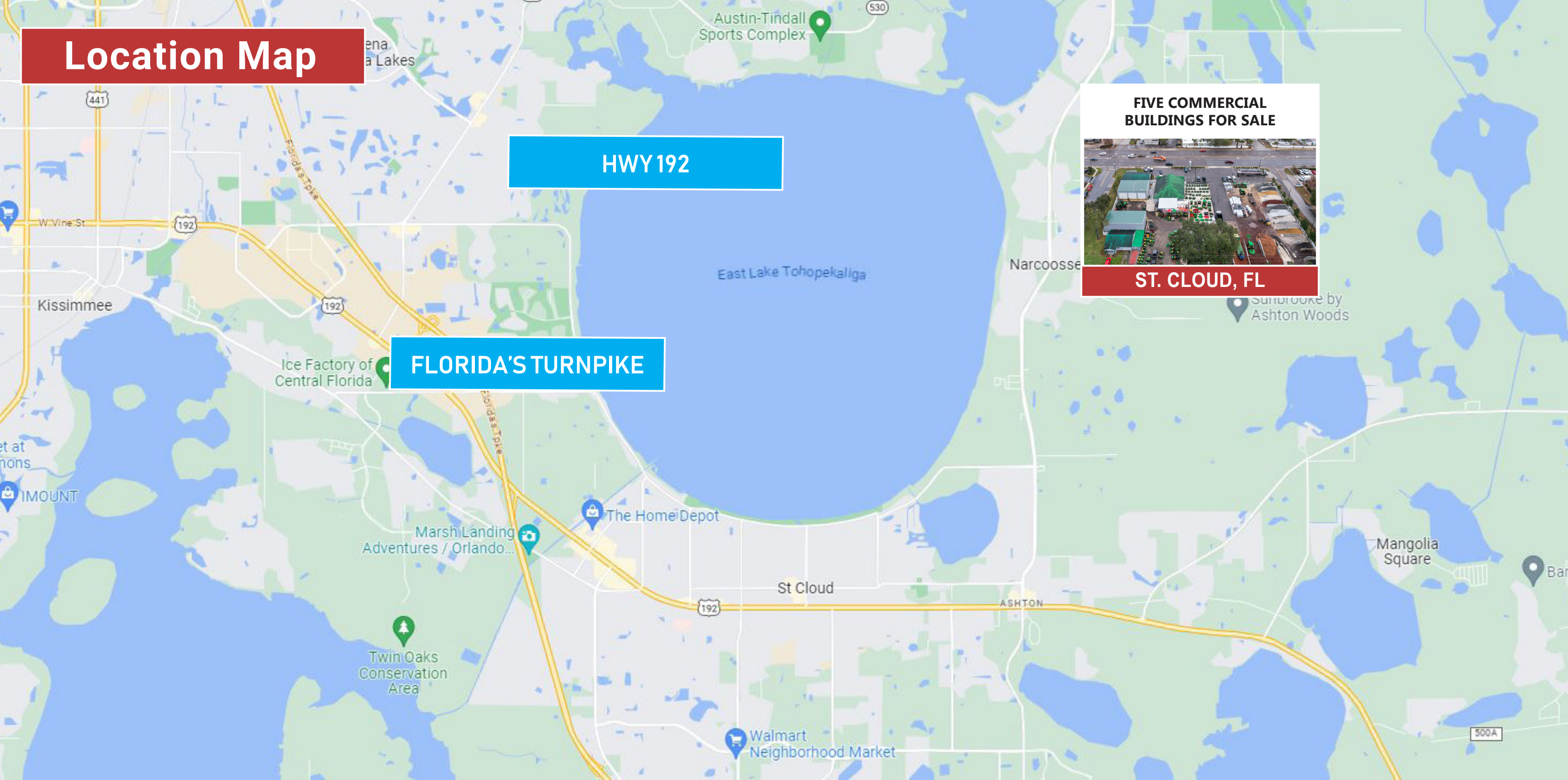
KISSIMMEE



**COMMERCIAL BUILDINGS FOR SALE**  
SOUTH OF ORLANDO, FL



# Location Map



**COMMERCIAL BUILDINGS FOR SALE**  
SOUTH OF ORLANDO, FL

# AERIAL MAP

5 Buildings on 1.76 acres



**SUBJECT**

**HWY-192**

**COMMERCIAL BUILDINGS FOR SALE**  
SOUTH OF ORLANDO, FL







An aerial photograph of a neighborhood featuring a mix of residential houses and commercial buildings. A large, semi-transparent black rectangle is centered over the image, containing white text. The background shows a street intersection, several large industrial-style buildings with white roofs, and numerous smaller residential structures. A canal or drainage ditch runs through the lower portion of the frame. The overall scene is a typical suburban or urban development.

# PROPERTY PHOTOS

---

COMMERCIAL BUILDINGS  
FOR SALE



**COMMERCIAL BUILDINGS FOR SALE**  
SOUTH OF ORLANDO, FL



# ORLANDO

## Theme Park Capital

Orlando is a prime business destination due to its strategic location, booming economy, business-friendly environment, skilled workforce, and thriving tourism industry. The city fosters innovation, offers a high-quality infrastructure, and provides a supportive entrepreneurial ecosystem, making it an excellent place for businesses to grow and prosper.

Orlando is a thriving city in Central Florida, and it offers numerous advantages for doing business, making it an attractive destination for entrepreneurs and companies alike. The city earned over \$31 billion last year from tourism, representing 20% of the city's total gross domestic product.

In conclusion, Orlando's strategic location, business-friendly environment, strong economy, skilled workforce, and quality of life make it an excellent place to do business. Whether you're a startup or an established company, Orlando offers the opportunities and resources necessary to succeed and grow in a dynamic market.

**5.2M**

Projected to add 1,500+ people to the region every week for the next 11 years reaching a population of 5.2 million

**\$31B**

City earned over \$31 Billion from tourism in 2022 with 74M visitors landing them #1 travel destination in the US

**1.4M+**

Ranked #2 in the country for Job Growth with 1.4M+ workers in the Existing Labor Pool



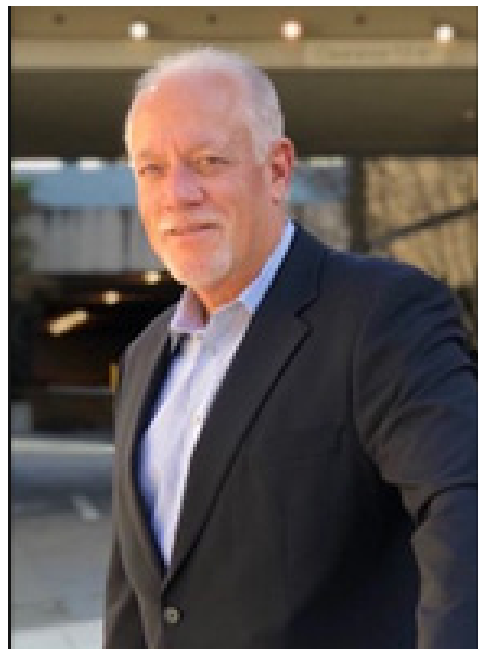


## AUSTEN WILEY

VP | BROKERAGE

---

Austen Wiley specializes in Investment Sales Brokerage at Harrison Properties. He has successfully closed commercial real estate transactions across multiple property types in the Atlanta-Metro and Southeast for nearly a decade. Austen implements an intelligently aggressive approach to his business, and works to achieve client's goals through the highest understanding of asset underwriting, capital markets and innovative marketing strategies. He has a deep understanding of complex deal negotiation and the effort it takes to move a deal from start to finish. Austen holds a "Master of Science in Commercial Real Estate" Degree from Georgia State University, the number (8) ranked Commercial Real Estate Master's Program in the United States. Austen is a licensed Broker in Georgia and Florida.



## JOHN HARRISON

PRESIDENT | BROKERAGE

---

John Harrison has served the Atlanta market for over 35 years in advisory, consulting and transaction services, and also specializes in asset recapitalization and value-add services. He began his career with Ackerman & Co. during the early 80's and specialized in the marketing of retail, office and mixed-use properties. He has closed leases and investment sales in excess of \$500 million, and has been a member of the Million Dollar Club for 15-years. He is also a recipient of the Phoenix Award. As a partner with CBH Properties, he was involved in all phases of the development, management and ownership process.

John was Vice President of Commercial Sales at both McWhirter Realty Corp. and Roberts Commercial and was a top producer with each company. During this time period, John was involved in the sale of over 80 retail centers and office properties, and sold medical properties in excess of \$40M. He has a college degree from Emory University.



**CONFIDENTIALITY AGREEMENT**

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Harrison Properties Brokerage, LLC and should not be made available to any other person or entity without the written consent of Harrison Properties Brokerage, LLC. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Harrison Properties Brokerage, LLC has not made any investigation, and make no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenants plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Harrison Properties Brokerage, LLC has not verified, and will not verify, any of the information contained herein, nor has Harrison Properties Brokerage, LLC conducted any investigation regarding these matters and they make no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Seller retains all rights and discretion to determine the offer and acceptance process including but not limited to the right to accept or reject any offer in its sole and absolute discretion. Seller shall only be bound by duly executed and enforceable agreements entered into, if any. ALL MATTERS PRIVILEGED AND CONFIDENTIAL.

**NON-ENDORSEMENT NOTICE**

Harrison Properties Brokerage, LLC is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporations logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Harrison Properties Brokerage, LLC, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Harrison Properties Brokerage, LLC, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers. ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR HARRISON PROPERTIES, LLC ADVISOR FOR MORE DETAILS.