

Publix Anchored Narcoossee Shoppes II Pre-Construction For Lease in St. Cloud, FL

Currently in Permitting

Projected Delivery Q4 2023



DEMOGRAPHICS

Radius	Population	Median HH Income
1 mile	4,740	\$ 65,412
3 mile	25,669	\$ 57,108
5 mile	75,827	\$ 58,130

NARCOOSSEE SHOPPES II

4960 Bernetti Place
St. Cloud, FL 34771

Property Highlights

- Retail/Office use pre-leasing
- 5 year minimum term
- On Intersection of US-192 / Narcoossee Rd.
- 11 miles to Lake Nona
- Publix Anchored Retail Strip
- Located in fast growing Osceola County
- AADT 34,086 on Narcoossee Rd
- AADT 42,032 on US 192

Suite # SF AVAILABILITY

101	1,218	Negotiating
102	1,290	Negotiating
103	1,400	Negotiating
104	1,400	Negotiating
105	1,400	Negotiating
106	1,400	Available
107	2,800	Available
108	1,400	Available
109	1,400	Available
110	1,400	Available
111	1,400	Available
112	1,378	Available
113	955	Available

For More Information
Veronica Malolos, CCIM
Miguel Santos

C 407-690-9875

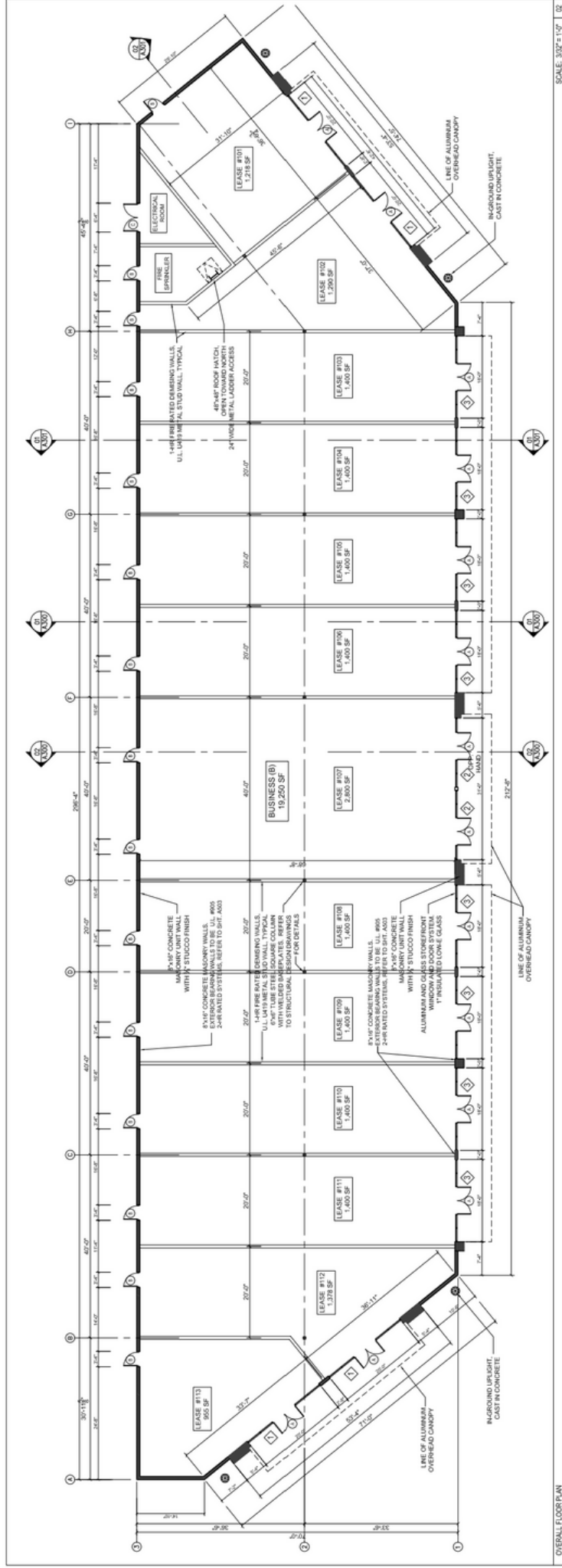
miguel@gocapitalstack.com



CAPITAL STACK
REAL ESTATE GROUP

1420 Celebration Blvd. Suite 200, Celebration, FL 34747
407 Wekiva Springs Rd. Suite 207, Longwood, FL 32779

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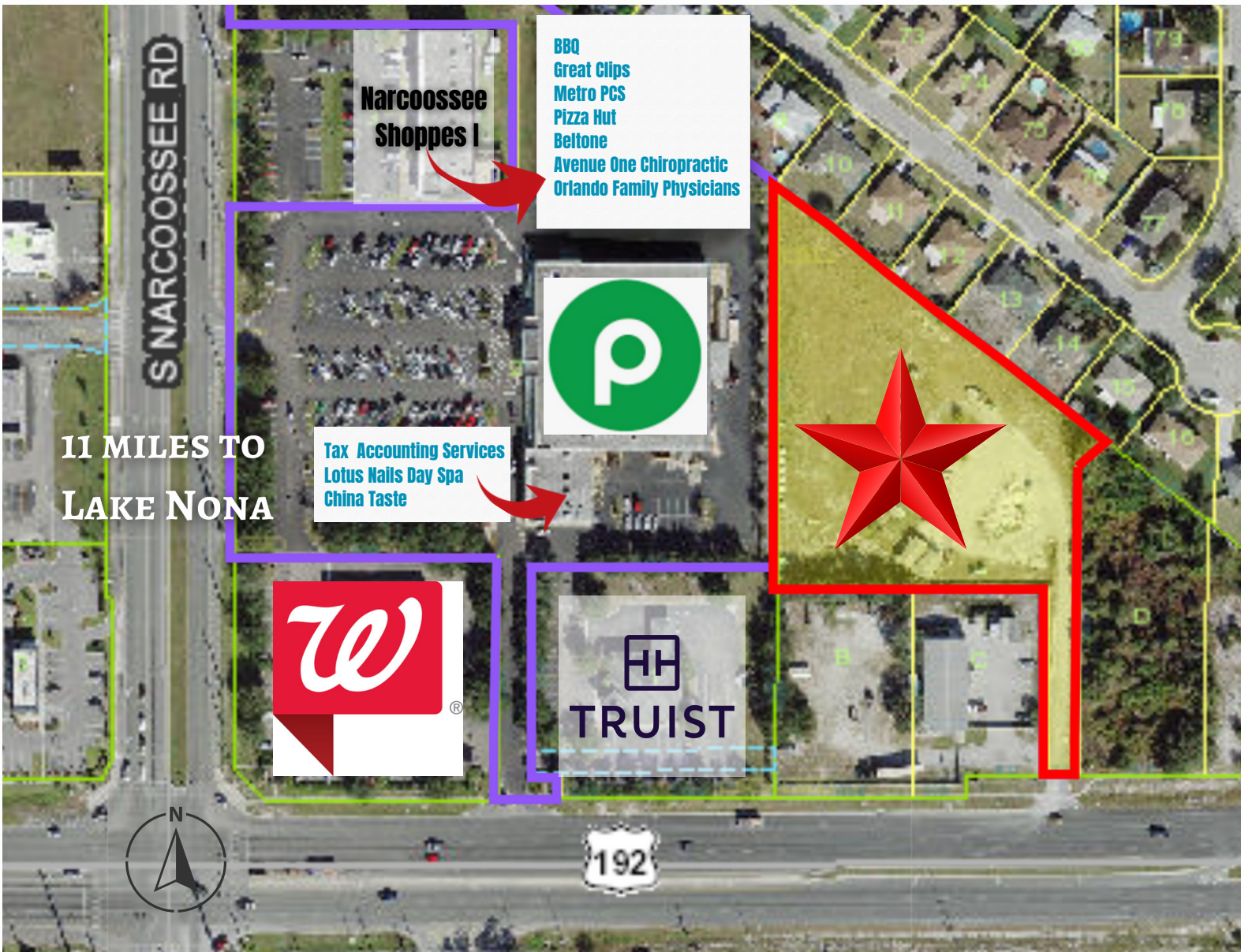
For More Information
Offering Summary
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CALL FOR PRICING

Bldg. Size 19,250 SF

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2021 AADT

34,086 Narcoossee Road
42,032 US-192

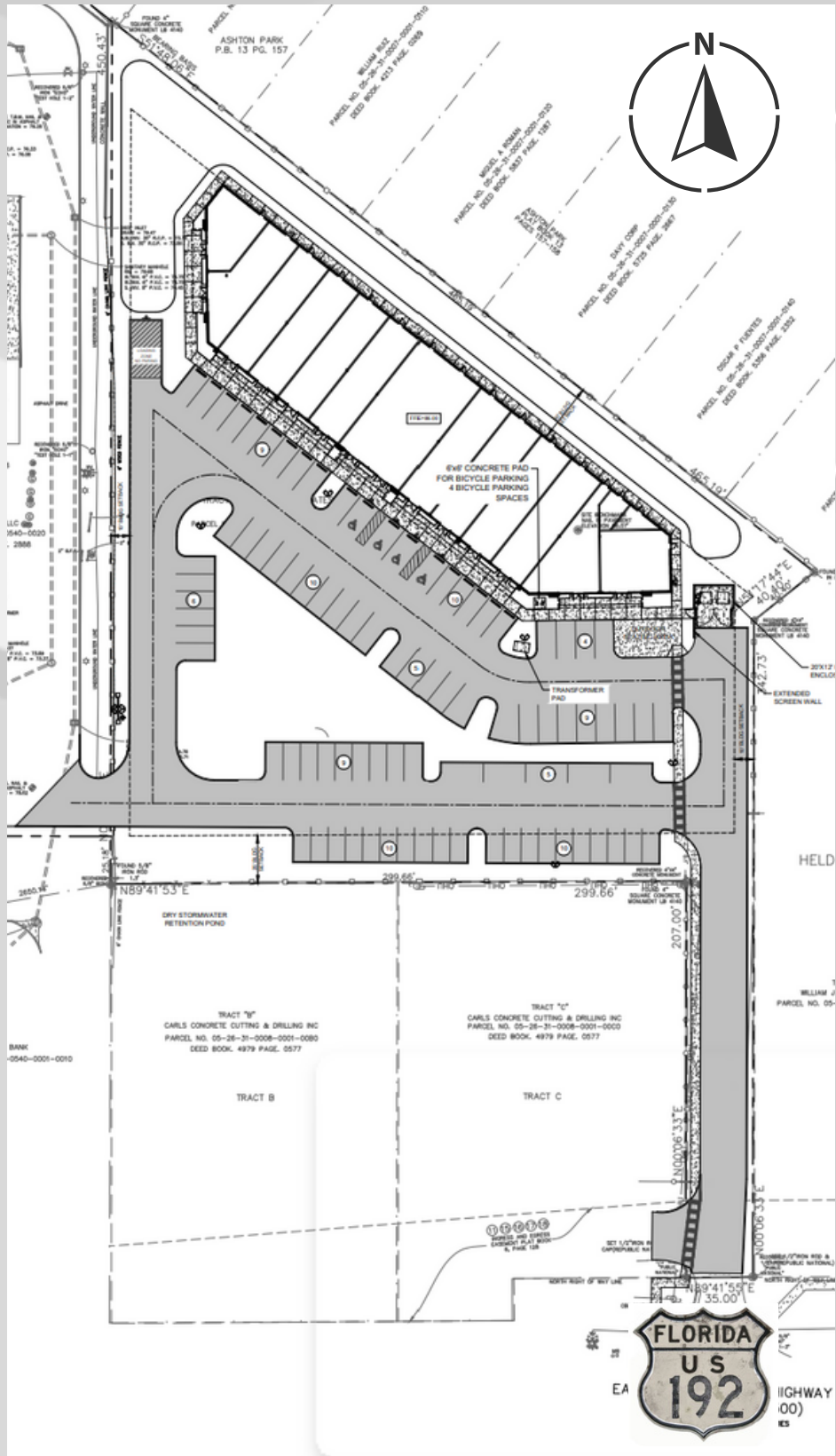
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