

LAND FOR SALE
Walmart Shadow Center
ST. CLOUD, FL



NOLTE ROAD VILLAGE

2125 Nolte Rd
St. Cloud, FL 34772

For More Information

Max Thakkar, MBA

C 407-961-8457

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OFFERING SUMMARY

LOT 5

.89 Buildable Acre

\$ 800,000



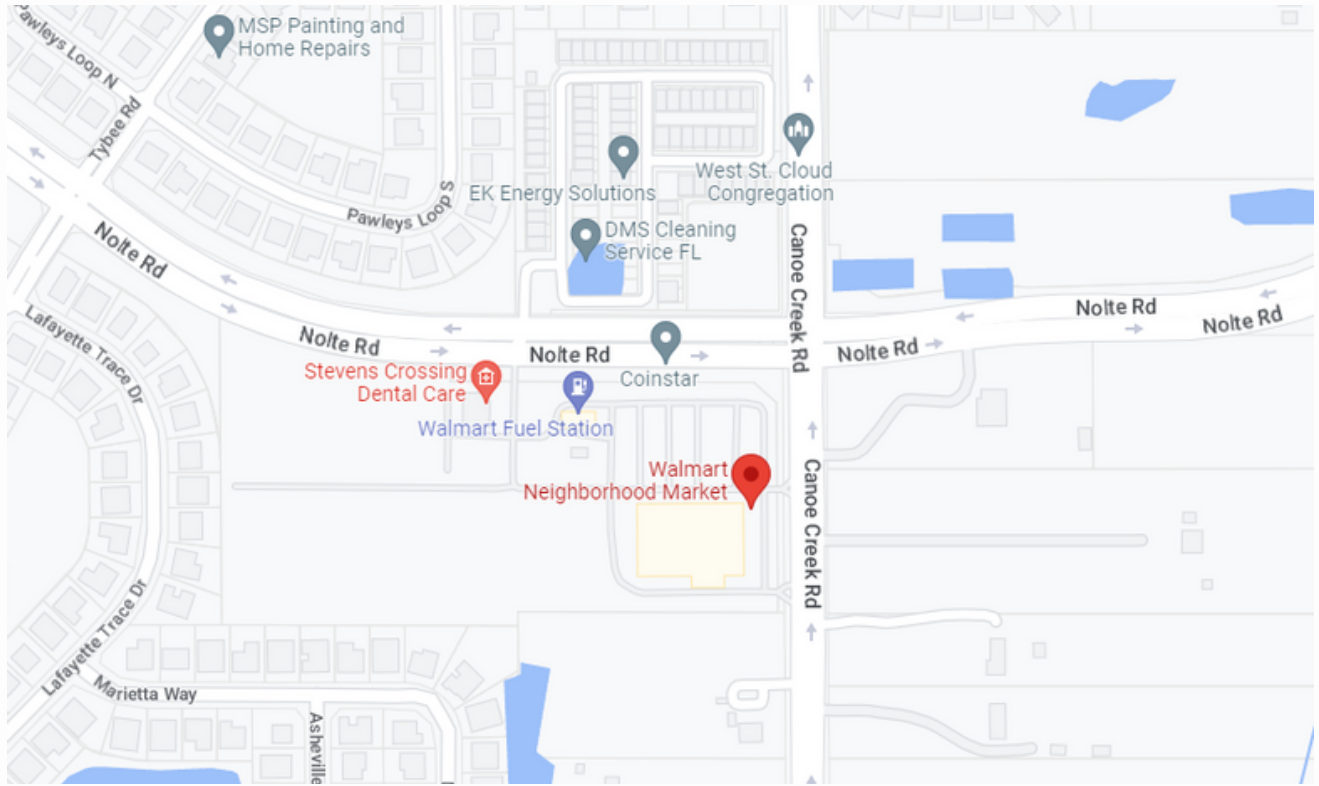
CAPITAL STACK
REAL ESTATE GROUP

1101 Miranda Lane, Kissimmee, FL 34743

LAND FOR SALE

Walmart Shadow Center

ST. CLOUD, FL



NOLTE ROAD VILLAGE

NOLTE ROAD and CANOE CREEK ROAD
ST. CLOUD, FL 34772

Lot 5 / .89 Buildable Acre FOR SALE

Property Highlights

- Shovel-ready Land for Sale
- Osceola County
- Walmart Neighborhood Store Shadow Center
- Amazing opportunity to develop retail or medical
- Development located on busy corner of Canoe Creek Road & Nolte Road

DEMOGRAPHICS

Radius	Population	Median HH Income
1 mile	7,429	\$ 63,232
3 mile	51,632	\$ 55,658
5 mile	66,223	\$ 56,567

2021 TRAFFIC COUNTS

AADT 19,398 on Nolte Road
AADT 14,979 on Canoe Creek Rd



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