

BUILD TO SUIT OR GROUND LEASE

Nolte Rd & Michigan Ave, Saint Cloud, FL 34769

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Vice President of Brokerage Services

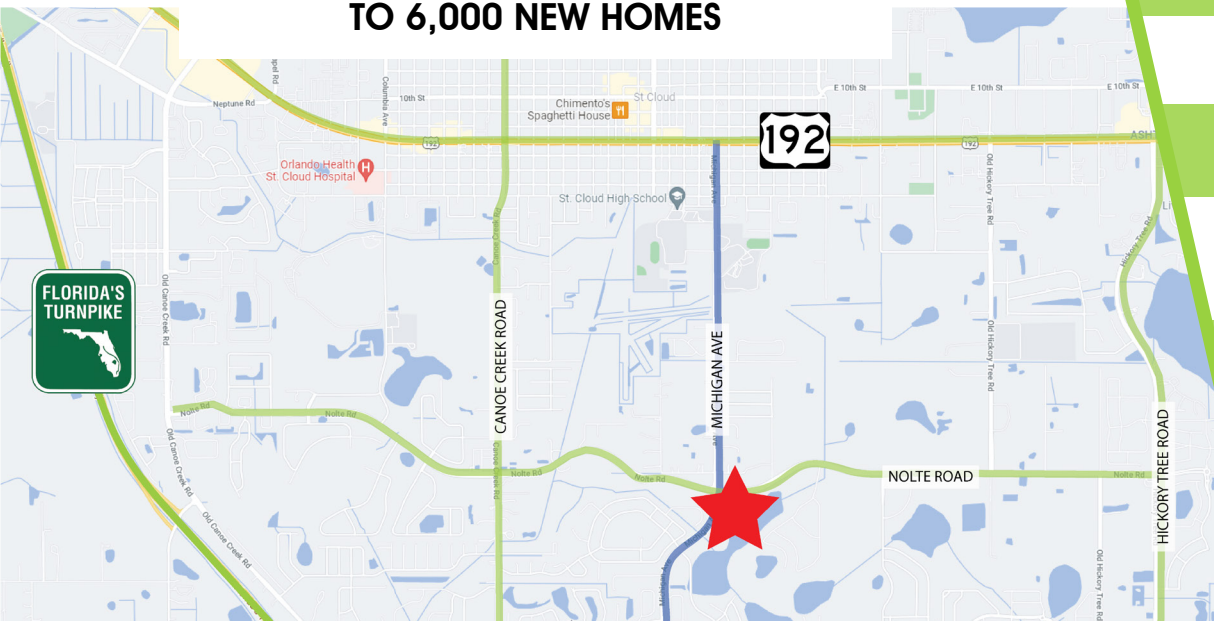
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**SIGNALIZED HARD CORNER LOT ON
HIGH-GROWTH SUBMARKET CORRIDOR
TO 6,000 NEW HOMES**



For Lease: Inquire for Rate

Availability: ± 3.35 Acres

Parcel ID: 132630495000010730
132630495000010880



**BUILD TO
SUIT OR
GROUND
LEASE**

Hard Corner Parcel for Ground Lease or Build to Suit

± 3.35 acres located at signalized intersection of Nolte Road and Michigan Avenue

Prime Visibility Along Main Artery – Nolte Rd. serves as the main connector to the Turnpike for 6,000 New Homes

First Mover Advantage – Join Walmart Neighborhood Market and 7-Eleven, servicing one of Central Florida’s fastest growing submarkets

Ideal for Retail, Quick Service Restaurant, or Gas Station

Fully rezoned from R-1 to HB (Highway Business zoning), one of St. Cloud’s most inclusive commercial zoning districts, as of June 2023

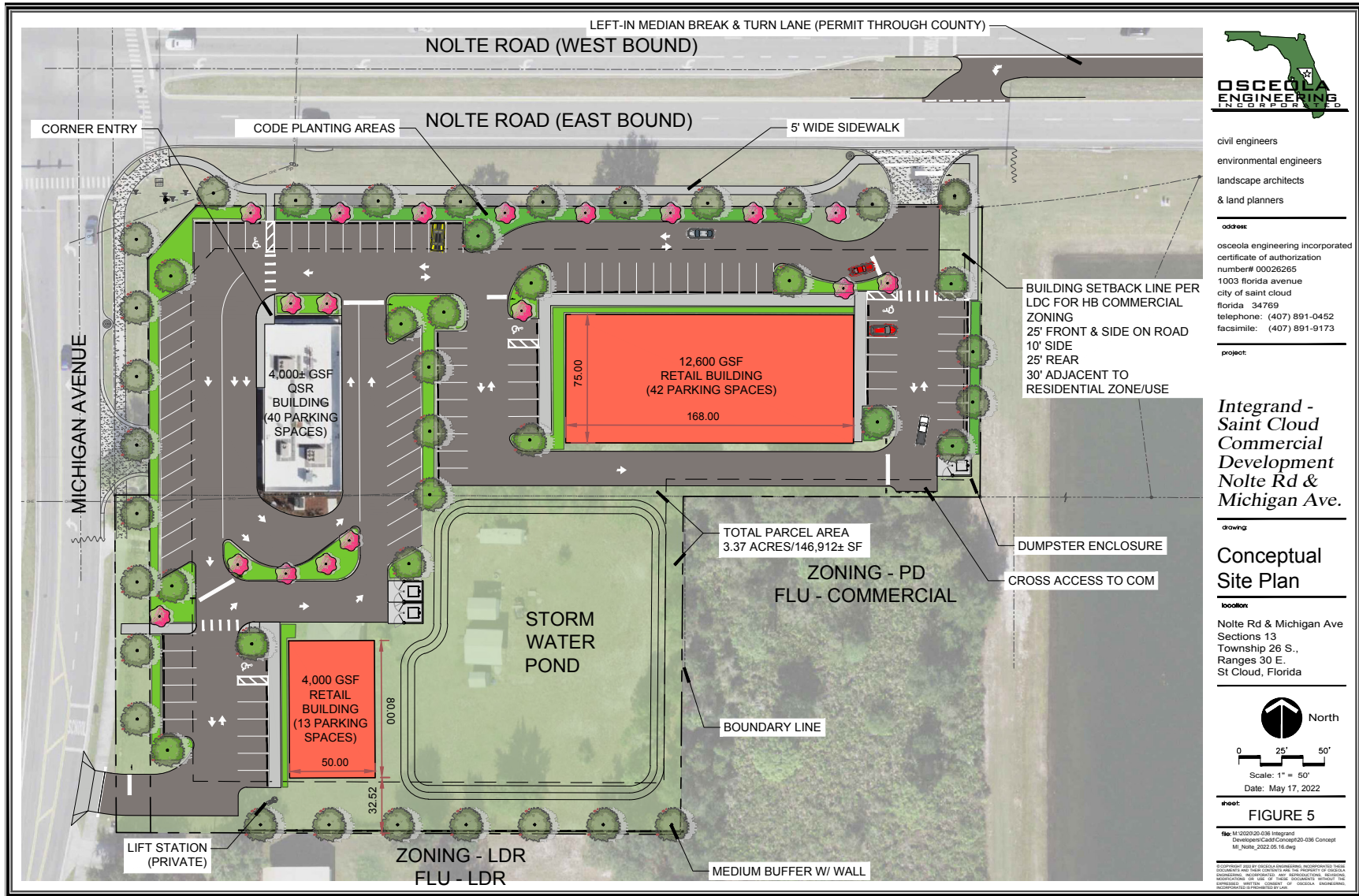
DEMOGRAPHICS

	2023	5Mins	10Mins	15Mins
Total Population	10,207	56,228	91,408	
Average HH Income	\$90,145	\$83,903	\$85,900	
Total Households	3,216	19,599	31,500	

615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

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CONCEPTUAL SITE PLAN



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SURROUNDING NEW HOME DEVELOPMENTS



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