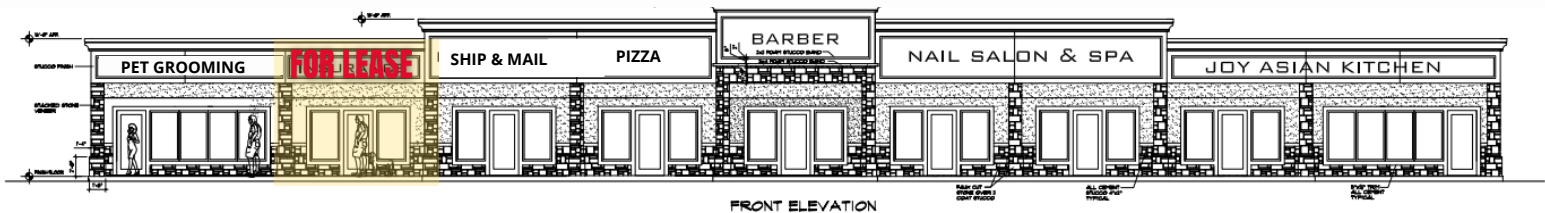


WALMART ANCHORED ST. CLOUD FOR LEASE Retail/Office

NOLTE ROAD VILLAGE

IMMEDIATE AVAILABILITY LAST 900 SF



NOLTE ROAD VILLAGE NOLTE ROAD, ST. CLOUD, FL

Property Highlights

- Walmart Neighborhood Store Shadow Strip
- Center is pre-leased
- 900 sf Office/Retail space
- 60' x 15' office/retail Bay
- New Construction
- Warm Vanilla space
- 5 year minimum lease term
- Perfect for neighborhood retail
- Development located on corner of Canoe Creek Road & Nolte Road
- AADT 14,338 on Canoe Creek Rd
- AADT 16,125 on Nolte Road

2022 DEMOGRAPHICS

Radius	Population	AVG HH Income
1 mile	7,479	\$ 85,613
3 mile	56,317	\$ 80,706
5 mile	81,808	\$ 84,729

OFFERING SUMMARY

900 sf Retail/Office Space

CALL FOR PRICING

LOT SIZE: 0.89 net acres

TOTAL BLDG SIZE 8700 sf



1101 Miranda Lane, Kissimmee, FL 34741

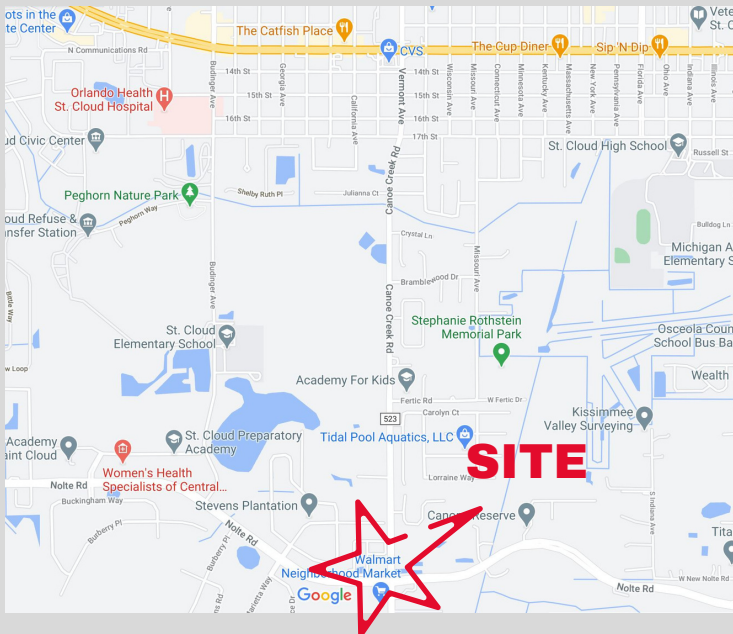
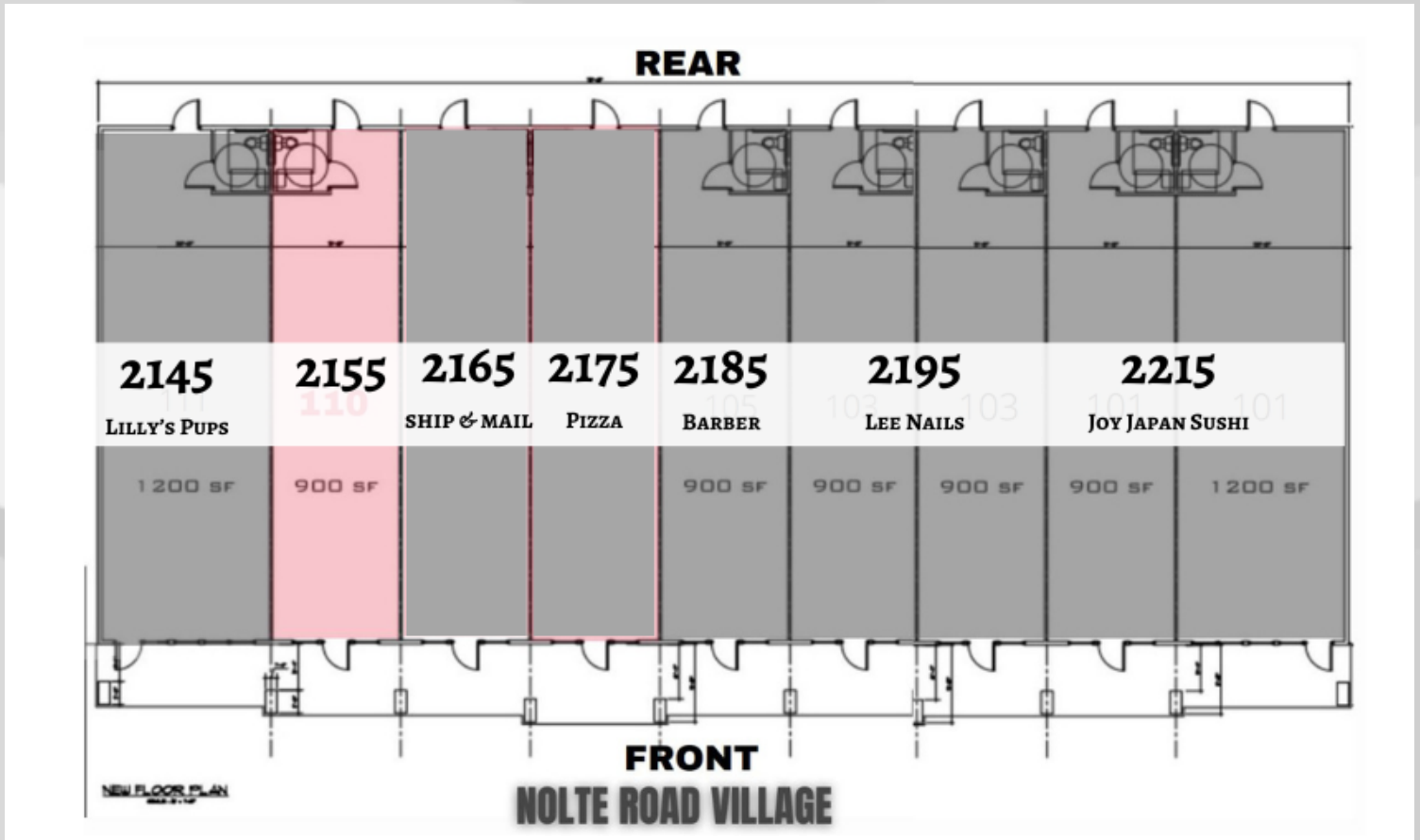
For More Information

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**WALMART ANCHORED
ST. CLOUD FOR LEASE
Retail/Office**

**NOLTE ROAD VILLAGE
Traffic Flow**



CapStack
COMMERCIAL

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