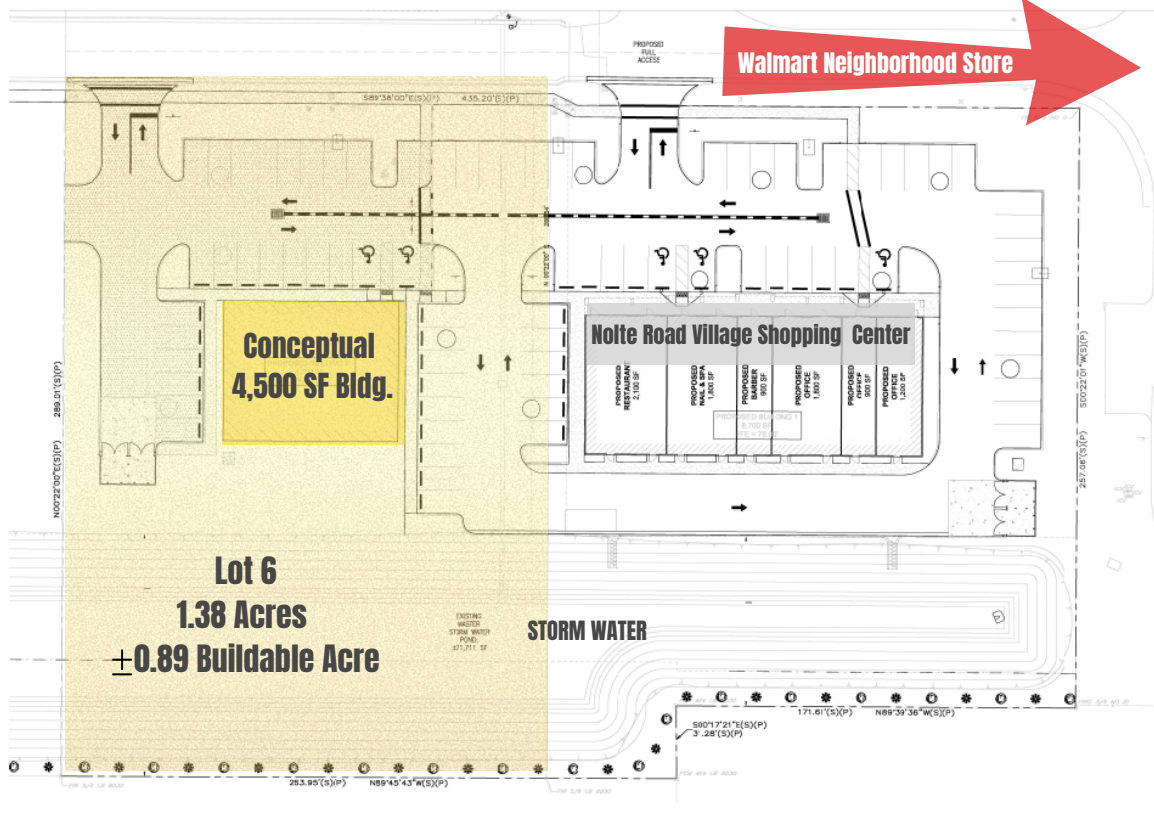


**LAND FOR SALE or BUILD TO SUIT**  
**Walmart Shadow Center**  
**ST. CLOUD, FL**



**LOT 6 FOR SALE**

NOLTE ROAD and CANOE CREEK ROAD  
 ± ST. CLOUD, FL 34772  
 .89 Buildable Acre

**Property Highlights**

- 1.38-acres in total size
- Site with cross access easement
- Cross parking easement with Lot 7 shopping center
- Includes storm water
- Conceptual 4,500 SF Building site plan available
- "No Hard Liquor" per covenants & restrictions
- Subject to PUD and POA restrictions
- CDD assessed in property taxes
- Minimal annual POA fee
- conveyance by metes and bounds
- transformer available for connection

**OFFERING SUMMARY**

**\$ 720,000**

**DEMOGRAPHICS**

Radius	Population	Average HH Income
1 mile	7,499	\$ 87,510
3 mile	57,534	\$ 83,016
5 mile	85,224	\$ 88,981

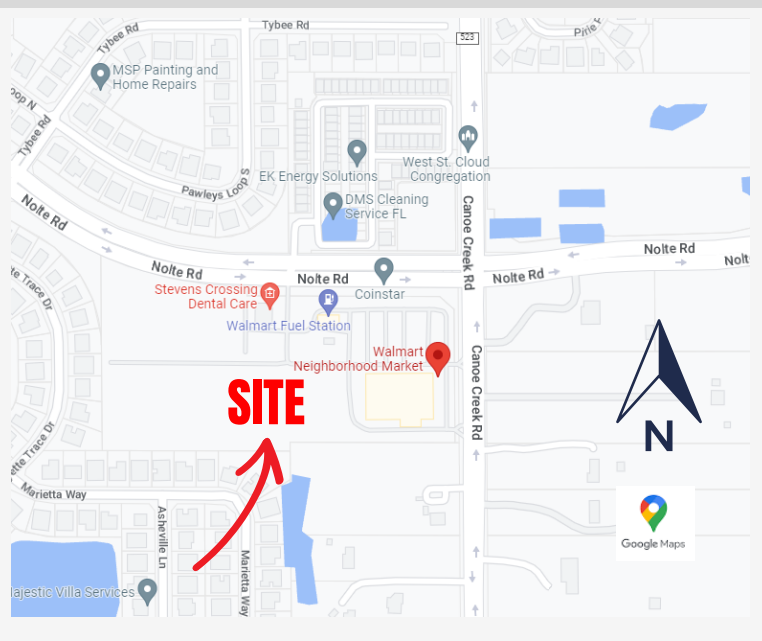
For More Information

**Veronica Malolos, CCIM**

C 407-791-3772

veronica@capstackcommercial.com

**LAND FOR SALE or BUILD TO SUIT**  
**Walmart Shadow Center**  
**ST. CLOUD, FL**



**OFFERING SUMMARY**  
**\$ 720,000**

**2022 TRAFFIC COUNTS**  
 AADT 14,800 on Nolte Road  
 AADT 15,700 on Canoe Creek Rd