FOR SALE
OR LEASE

VACANT COMMERCIAL OUTPARCELS

NW/Q OF NARCOOSSEE ROAD
AND US HIGHWAY 192

OSCEOLA COUNTY

ST. CLOUD, FLORIDA

For additional information contact:

Steve DeWitt or Tanya Solomon

(407) 380-8633

sdewitt@shorecrestretail.com / tsolomon@shorecrestretail.com

EXECUTIVE SUMMARY

LOCATION: NW/Q of US Highway 192 and Narcoossee Road
St. Cloud, Osceola County, Florida

DESCRIPTION: Site consists of 4 outparcels in a Winn-Dixie anchored shopping center. Three outparcels fronting Narcoossee Road at signalized intersection and one outparcel fronting US Highway 192. All outparcels have cross access with Winn-Dixie shopping center.

Nearby retailers include Winn-Dixie, Publix, Heartland Dental, Taco Bell, AutoZone, 7-Eleven, Walgreen's, Suntrust, Pizza Hut and Great Clips.

PRICE:

	SIZE	SALES PRICE	LEASE PRICE
Lot 1	1± Acres	Tommy's	Car Wash
Lot 2	1± Acres	Not for sale	$80,000 YR/NNN
Lot 3	1± Acres	Mavis Tire	Coming Soon!
Lot 4	.91± Acres	$700,000	$45,000 YR/NNN

2023 TRAFFIC COUNTS: **AADT** per Osceola County Traffic Engineering

US Highway 192   **46,672**

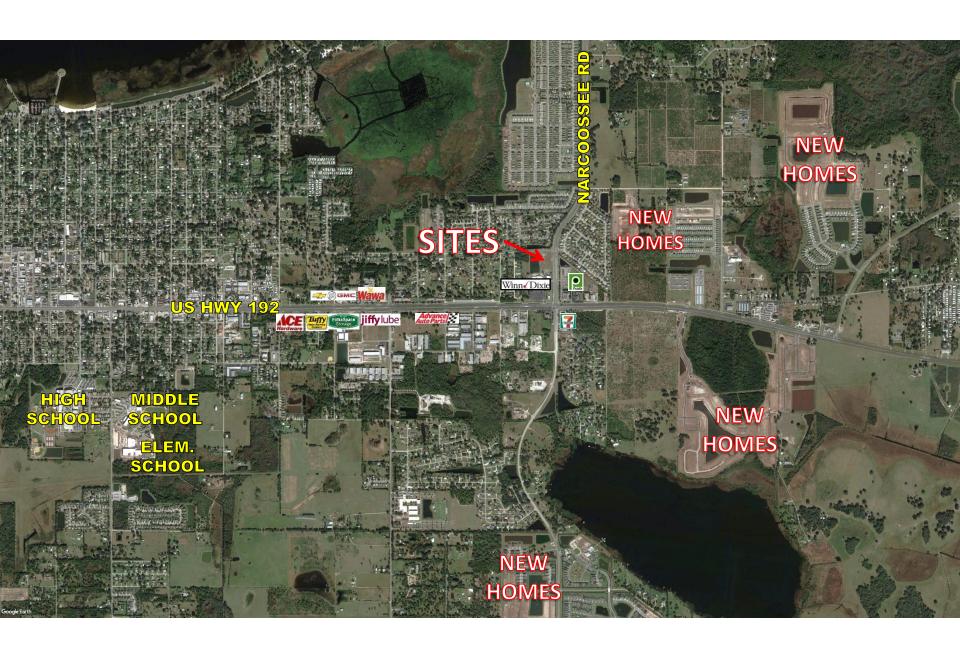**Narcoossee Road**   **36,581**

2023 ESTIMATED DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
Population	4,714	28,606	82,485
Median HH Income	$80,307	$71,051	$72,632
Average HH Income	$77,901	$71,927	$74,344
Employees	1,482	7,198	18,546

COMMENTS: Outstanding location for Gasoline/Convenience Store, Restaurant, Tire Store, Coffee Shop, Retail strip center, Day Care, Medical/Emergency Care or Charter School.
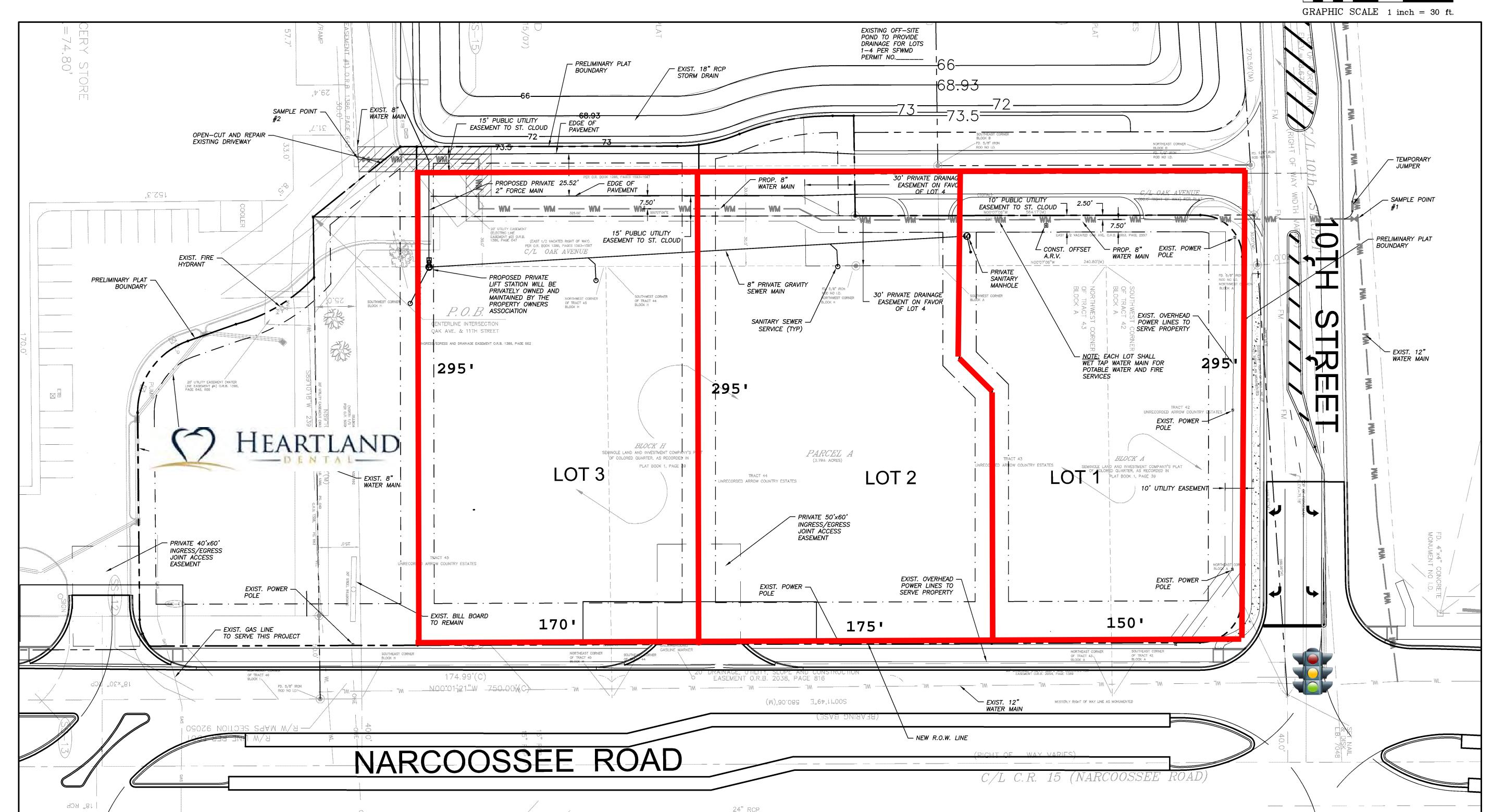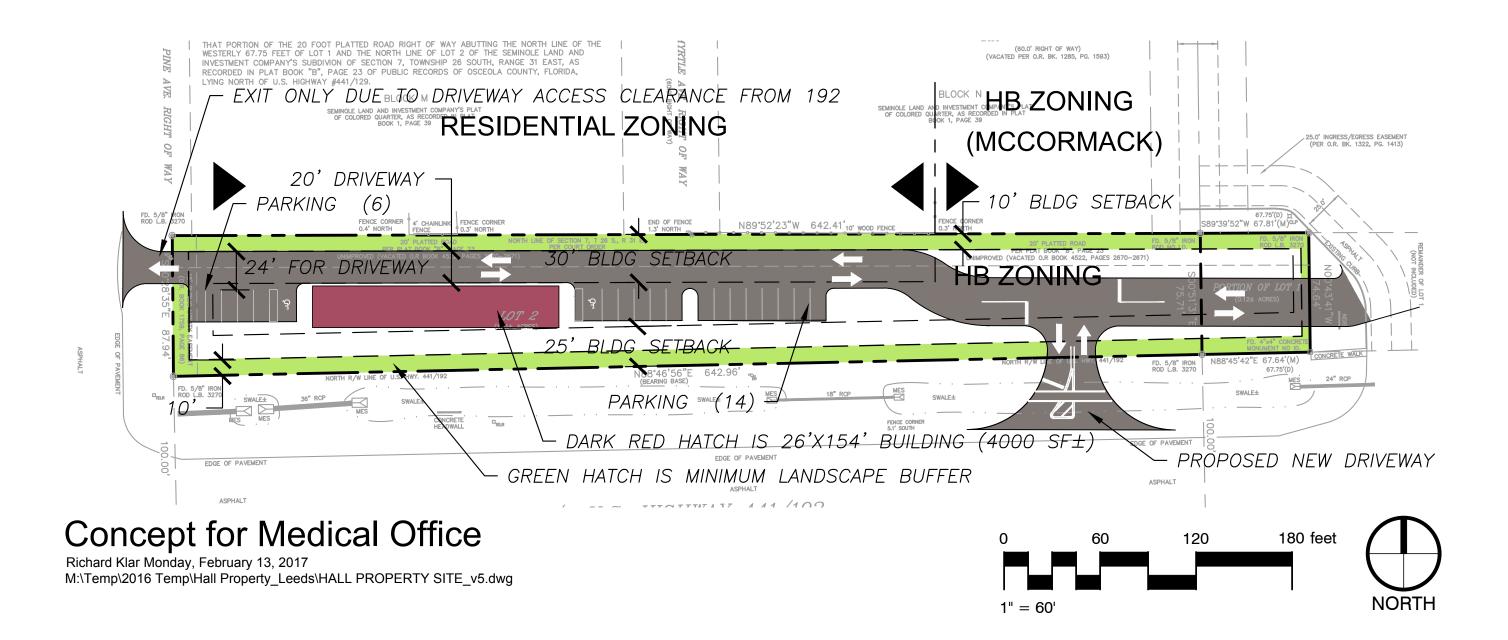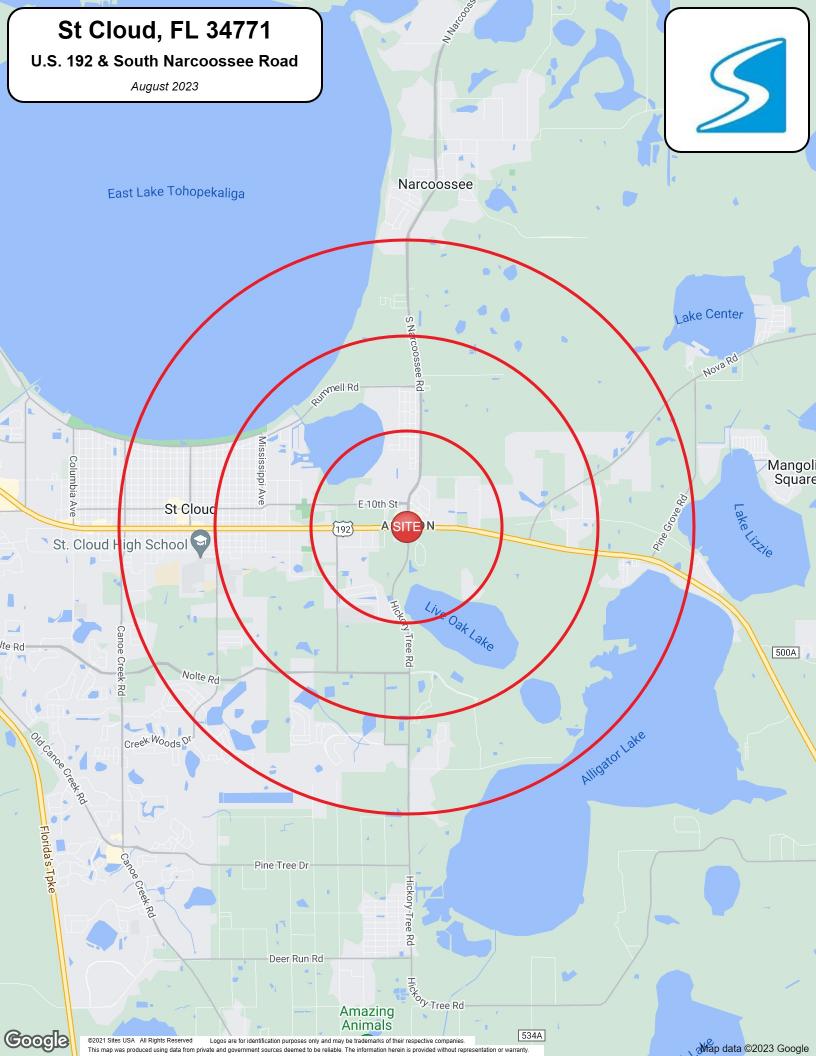
N

Tommy's Express CAR WASH

LOT 2

MAVIS DISCOUNT TIRE

Great Clips

Pizza Hut

HEARTLAND

Winn Dixie

Publix

AutoZone

Walgreens

SunTrust

Taco Bell

NARCOOSSEE RD

LOT 4

US HWY 192

7-ELEVEN

CenterState

NARCOOSSEE RD

NEW
HOMES

SITES

NEW
HOMES

Winn Dixie

Publix

GMC Wawa

US HWY 192

ACE Hardware   Tuffy Auto Service Centers   ExtraSpace Storage   jiffy lube   Advance Auto Parts

7-ELEVEN

HIGH
SCHOOL

MIDDLE
SCHOOL

ELEM.
SCHOOL

NEW
HOMES

NEW
HOMES

Google Earth

GRAPHIC SCALE 1 inch = 30 ft.

30 0 15 30   60

10TH STREET

NARCOOSSEE ROAD

C/L C.R. 15 (NARCOOSSEE ROAD)

HEARTLAND DENTAL

LOT 3

LOT 2

LOT 1

PARCEL A
(3.79± ACRES)

BLOCK H
SEMINOLE LAND AND INVESTMENT COMPANY'S PLAT
OF COLORED QUARTER, AS RECORDED IN
PLAT BOOK 1, PAGE 39

BLOCK A
SEMINOLE LAND AND INVESTMENT COMPANY'S PLAT
OF COLORED QUARTER, AS RECORDED IN
PLAT BOOK 1, PAGE 39

TRACT 44
UNRECORDED ARROW COUNTRY ESTATES

TRACT 45
UNRECORDED ARROW COUNTRY ESTATES

TRACT 43
UNRECORDED ARROW COUNTRY ESTATES

TRACT 42
UNRECORDED ARROW COUNTRY ESTATES

295'   295'   295'

170'   175'   150'

174.99'(C)

N00°01'21"W 750.00'(C)

S00°11'49"E 580.06'(M)
(BEARING BASE)

PRELIMINARY PLAT BOUNDARY

EXIST. 18" RCP STORM DRAIN

EXISTING OFF-SITE POND TO PROVIDE DRAINAGE FOR LOTS 1-4 PER SFWMD PERMIT NO._____

66
68.93
73
73.5
72

15' PUBLIC UTILITY EASEMENT TO ST. CLOUD

EDGE OF PAVEMENT

EXIST. 8" WATER MAIN

SAMPLE POINT #2

OPEN-CUT AND REPAIR EXISTING DRIVEWAY

GROCERY STORE = 74.80'

COOLER

PROPOSED PRIVATE 25.52' 2" FORCE MAIN

PROP. 8" WATER MAIN

30' PRIVATE DRAINAGE EASEMENT ON FAVOR OF LOT 4

10' PUBLIC UTILITY EASEMENT TO ST. CLOUD

2.50'

7.50'

PROP. 8" WATER MAIN

EXIST. POWER POLE

SAMPLE POINT #1

PRELIMINARY PLAT BOUNDARY

C/L OAK AVENUE

15' PUBLIC UTILITY EASEMENT TO ST. CLOUD

8" PRIVATE GRAVITY SEWER MAIN

SANITARY SEWER SERVICE (TYP)

PRIVATE SANITARY MANHOLE

30' PRIVATE DRAINAGE EASEMENT ON FAVOR OF LOT 4

CONST. OFFSET A.R.V.

NOTE: EACH LOT SHALL WET TAP WATER MAIN FOR POTABLE WATER AND FIRE SERVICES

EXIST. OVERHEAD POWER LINES TO SERVE PROPERTY

EXIST. POWER POLE

EXIST. 12" WATER MAIN

PROPOSED PRIVATE LIFT STATION WILL BE PRIVATELY OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION

P.O.B.
CENTERLINE INTERSECTION
OAK AVE. & 11TH STREET

EXIST. FIRE HYDRANT

PRELIMINARY PLAT BOUNDARY

EXIST. 8" WATER MAIN

PRIVATE 40'x60' INGRESS/EGRESS JOINT ACCESS EASEMENT

PRIVATE 50'x60' INGRESS/EGRESS JOINT ACCESS EASEMENT

EXIST. BILL BOARD TO REMAIN

EXIST. GAS LINE TO SERVE THIS PROJECT

EXIST. POWER POLE

EXIST. POWER POLE

EXIST. OVERHEAD POWER LINES TO SERVE PROPERTY

EXIST. POWER POLE

EXIST. 12" WATER MAIN

NEW R.O.W. LINE

TEMPORARY JUMPER

10' UTILITY EASEMENT

LOT 4

(60.0' RIGHT OF WAY)
(VACATED PER O.R. 1285, PG. 1593)

BLOCK N

HB ZONING
(MCCORMACK)

SEMINOLE LAND AND INVESTMENT COMPANY'S PLAT
OF COLORED QUARTER, AS RECORDED IN PLAT
BOOK 1, PAGE 39

25.0' INGRESS/EGRESS EASEMENT
(PER O.R. BK. 1322, PG. 1413)

EXIT ONLY DUE TO DRIVEWAY ACCESS CLEARANCE FROM 192

RESIDENTIAL ZONING

SEMINOLE LAND AND INVESTMENT COMPANY'S PLAT
OF COLORED QUARTER, AS RECORDED IN PLAT
BOOK 1, PAGE 39

PINE AVE. RIGHT OF WAY

MYRTLE AVENUE RIGHT OF WAY

10' BLDG SETBACK

20' DRIVEWAY

PARKING (6)

FD. 5/8" IRON
ROD L.B. 3270

FENCE CORNER
0.4' NORTH

4' CHAINLINK
FENCE

FENCE CORNER
0.3' NORTH

END OF FENCE

N89°52'23"W 642.41' 10' WOOD FENCE

FENCE CORNER
0.3' NORTH

S89°39'52"W 67.81'(M)

67.75'(D)
67.81'(M)

24' FOR DRIVEWAY

NORTH LINE OF SECTION 7, T 26 S., R 31

30' BLDG SETBACK

20' PLATTED ROAD
(UNIMPROVED (VACATED O.R. BOOK 4522, PAGES 2670-2871)

20' PLATTED ROAD
PER PLAT BOOK "B", PAGE 23
(UNIMPROVED (VACATED O.R. BOOK 4522, PAGES 2670-2871)

HB ZONING

FD. 5/8" IRON
ROD L.B. 3270

FD. 5/8" IRON
ROD L.B. 3270

PORTION OF LOT 1
(0.12± ACRES)

REMAINDER OF LOT 1
(NOT INCLUDED)

LOT 2

25' BLDG SETBACK

N88°46'56"E 642.96'
(BEARING BASE)

PARKING (14)

FD. 5/8" IRON
ROD L.B. 3270

CONCRETE WALK

N88°45'42"E 67.64'(M)
67.75'(D)

24" RCP

10'

FD. 5/8" IRON
ROD L.B. 3270

NORTH R/W LINE OF U.S. HWY. 441/192

36" RCP

SWALE±

CONCRETE
HEADWALL

MES

SWALE±

18" RCP

MES

SWALE±

NORTH R/W LINE OF U.S. HWY. 441/192

EDGE OF PAVEMENT

MES MES

FENCE CORNER
5.1' SOUTH

EDGE OF PAVEMENT

SWALE±

MES

EDGE OF PAVEMENT

ASPHALT

100.00'

DARK RED HATCH IS 26'X154' BUILDING (4000 SF±)

PROPOSED NEW DRIVEWAY

GREEN HATCH IS MINIMUM LANDSCAPE BUFFER

ASPHALT

100.00'

ASPHALT

EDGE OF PAVEMENT

U.S. HIGHWAY 441/192

Concept for Medical Office

Richard Klar Monday, February 13, 2017
M:\Temp\2016 Temp\Hall Property_Leeds\HALL PROPERTY SITE_v5.dwg

0   60   120   180 feet

1" = 60'

NORTH

St Cloud, FL 34771

U.S. 192 & South Narcoossee Road

August 2023

SITE

Google

Map data ©2023 Google

Full Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 28.246/-81.244

US Hwy 192 & Narcoossee Road	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	4,714	28,606	82,485
2028 Projected Population	5,811	34,612	97,752
2020 Census Population	4,478	26,779	75,814
2010 Census Population	2,066	17,622	50,295
Projected Annual Growth 2023 to 2028	4.7%	4.2%	3.7%
Historical Annual Growth 2010 to 2023	9.9%	4.8%	4.9%
Households			
2023 Estimated Households	1,687	10,487	28,937
2028 Projected Households	2,158	13,148	35,661
2020 Census Households	1,588	9,663	26,192
2010 Census Households	738	6,575	17,946
Projected Annual Growth 2023 to 2028	5.6%	5.1%	4.6%
Historical Annual Growth 2010 to 2023	9.9%	4.6%	4.7%
Age			
2023 Est. Population Under 10 Years	11.0%	11.4%	12.2%
2023 Est. Population 10 to 19 Years	13.9%	13.4%	14.0%
2023 Est. Population 20 to 29 Years	10.5%	11.8%	11.7%
2023 Est. Population 30 to 44 Years	20.5%	20.5%	21.5%
2023 Est. Population 45 to 59 Years	21.7%	20.9%	19.8%
2023 Est. Population 60 to 74 Years	16.0%	14.9%	14.2%
2023 Est. Population 75 Years or Over	6.5%	7.0%	6.6%
2023 Est. Median Age	40.0	39.0	37.8
Marital Status & Gender			
2023 Est. Male Population	51.0%	50.4%	49.3%
2023 Est. Female Population	49.0%	49.6%	50.7%
2023 Est. Never Married	27.8%	29.5%	29.9%
2023 Est. Now Married	52.5%	50.2%	49.2%
2023 Est. Separated or Divorced	13.1%	14.9%	15.2%
2023 Est. Widowed	6.6%	5.4%	5.7%
Income			
2023 Est. HH Income $200,000 or More	5.3%	5.1%	6.3%
2023 Est. HH Income $150,000 to $199,999	16.0%	9.5%	8.6%
2023 Est. HH Income $100,000 to $149,999	16.8%	16.9%	17.2%
2023 Est. HH Income $75,000 to $99,999	16.9%	13.2%	15.7%
2023 Est. HH Income $50,000 to $74,999	14.5%	21.7%	19.4%
2023 Est. HH Income $35,000 to $49,999	10.8%	14.0%	11.3%
2023 Est. HH Income $25,000 to $34,999	6.1%	6.2%	6.9%
2023 Est. HH Income $15,000 to $24,999	6.3%	6.1%	7.1%
2023 Est. HH Income Under $15,000	7.4%	7.3%	7.4%
2023 Est. Average Household Income	$77,901	$71,927	$74,344
2023 Est. Median Household Income	$80,307	$71,051	$72,632
2023 Est. Per Capita Income	$27,879	$26,373	$26,123
2023 Est. Total Businesses	270	1,441	3,455
2023 Est. Total Employees	1,482	7,198	18,546

US Hwy 192 & Narcoossee Road	1 mi radius	3 mi radius	5 mi radius
Race			
2023 Est. White	49.5%	56.1%	52.9%
2023 Est. Black	11.1%	9.0%	9.9%
2023 Est. Asian or Pacific Islander	2.9%	2.3%	2.4%
2023 Est. American Indian or Alaska Native	0.5%	0.6%	0.5%
2023 Est. Other Races	35.9%	32.1%	34.3%
Hispanic			
2023 Est. Hispanic Population	2,193	12,204	37,595
2023 Est. Hispanic Population	46.5%	42.7%	45.6%
2028 Proj. Hispanic Population	46.2%	42.6%	45.2%
2020 Hispanic Population	90.0%	54.4%	62.5%
Education (Adults 25 & Older)			
2023 Est. Adult Population (25 Years or Over)	3,263	19,793	56,055
2023 Est. Elementary (Grade Level 0 to 8)	2.5%	3.3%	3.3%
2023 Est. Some High School (Grade Level 9 to 11)	6.0%	8.9%	6.4%
2023 Est. High School Graduate	29.3%	31.6%	30.3%
2023 Est. Some College	21.7%	20.6%	21.2%
2023 Est. Associate Degree Only	11.3%	11.3%	11.8%
2023 Est. Bachelor Degree Only	20.3%	16.5%	19.3%
2023 Est. Graduate Degree	8.8%	7.8%	7.7%
Housing			
2023 Est. Total Housing Units	1,769	11,378	31,310
2023 Est. Owner-Occupied	80.4%	72.0%	75.0%
2023 Est. Renter-Occupied	14.9%	20.1%	17.5%
2023 Est. Vacant Housing	4.6%	7.8%	7.6%
Homes Built by Year			
2023 Homes Built 2010 or later	39.4%	27.2%	26.9%
2023 Homes Built 2000 to 2009	11.6%	12.9%	21.6%
2023 Homes Built 1990 to 1999	13.4%	15.0%	15.9%
2023 Homes Built 1980 to 1989	19.7%	17.5%	15.1%
2023 Homes Built 1970 to 1979	8.1%	8.0%	6.6%
2023 Homes Built 1960 to 1969	2.3%	4.4%	3.0%
2023 Homes Built 1950 to 1959	0.3%	1.5%	0.9%
2023 Homes Built Before 1949	0.7%	5.7%	2.4%
Home Values			
2023 Home Value $1,000,000 or More	0.2%	0.4%	0.7%
2023 Home Value $500,000 to $999,999	5.5%	7.3%	8.6%
2023 Home Value $400,000 to $499,999	16.2%	9.8%	7.0%
2023 Home Value $300,000 to $399,999	48.4%	34.8%	34.3%
2023 Home Value $200,000 to $299,999	20.6%	29.4%	32.3%
2023 Home Value $150,000 to $199,999	5.4%	9.2%	8.6%
2023 Home Value $100,000 to $149,999	1.3%	3.3%	2.9%
2023 Home Value $50,000 to $99,999	0.7%	2.3%	2.2%
2023 Home Value $25,000 to $49,999	0.3%	0.8%	1.2%
2023 Home Value Under $25,000	1.4%	2.5%	2.1%
2023 Median Home Value	$339,856	$300,624	$297,139
2023 Median Rent	$1,134	$990	$1,067

Lat/Lon: 28.246/-81.244

US Hwy 192 & Narcoossee Road	1 mi radius	3 mi radius	5 mi radius
Labor Force			
2023 Est. Labor Population Age 16 Years or Over	3,786	23,005	65,274
2023 Est. Civilian Employed	59.0%	63.3%	61.9%
2023 Est. Civilian Unemployed	1.5%	1.1%	1.7%
2023 Est. in Armed Forces	-	-	-
2023 Est. not in Labor Force	39.5%	35.6%	36.4%
2023 Labor Force Males	49.9%	49.5%	48.5%
2023 Labor Force Females	50.1%	50.5%	51.5%
Occupation			
2023 Occupation: Population Age 16 Years or Over	2,233	14,563	40,389
2023 Mgmt, Business, & Financial Operations	16.0%	14.9%	16.5%
2023 Professional, Related	19.2%	16.0%	17.4%
2023 Service	12.3%	15.7%	15.4%
2023 Sales, Office	26.8%	26.8%	27.1%
2023 Farming, Fishing, Forestry	-	0.2%	0.2%
2023 Construction, Extraction, Maintenance	11.0%	12.6%	10.5%
2023 Production, Transport, Material Moving	14.7%	13.8%	12.9%
2023 White Collar Workers	62.0%	57.8%	61.0%
2023 Blue Collar Workers	38.0%	42.2%	39.0%
Transportation to Work			
2023 Drive to Work Alone	70.8%	74.7%	74.3%
2023 Drive to Work in Carpool	8.2%	8.6%	8.7%
2023 Travel to Work by Public Transportation	0.2%	0.4%	0.3%
2023 Drive to Work on Motorcycle	-	-	-
2023 Walk or Bicycle to Work	2.6%	2.5%	2.1%
2023 Other Means	1.0%	0.6%	0.4%
2023 Work at Home	17.2%	13.2%	14.2%
Travel Time			
2023 Travel to Work in 14 Minutes or Less	12.2%	15.6%	13.4%
2023 Travel to Work in 15 to 29 Minutes	26.8%	29.7%	25.4%
2023 Travel to Work in 30 to 59 Minutes	46.9%	42.3%	45.8%
2023 Travel to Work in 60 Minutes or More	14.1%	12.4%	15.3%
2023 Average Travel Time to Work	34.9	31.1	33.7
Consumer Expenditure			
2023 Est. Total Household Expenditure	$100.03 M	$585.85 M	$1.65 B
2023 Est. Apparel	$3.54 M	$20.6 M	$58.39 M
2023 Est. Contributions, Gifts	$5.67 M	$32.93 M	$93.43 M
2023 Est. Education, Reading	$3.27 M	$18.45 M	$52.7 M
2023 Est. Entertainment	$5.74 M	$33.27 M	$94.18 M
2023 Est. Food, Beverages, Tobacco	$15.27 M	$89.98 M	$253.92 M
2023 Est. Furnishings, Equipment	$3.57 M	$20.71 M	$58.48 M
2023 Est. Health Care, Insurance	$9.19 M	$54.17 M	$152.39 M
2023 Est. Household Operations, Shelter, Utilities	$32.18 M	$189.12 M	$533.24 M
2023 Est. Miscellaneous Expenses	$1.9 M	$11.12 M	$31.29 M
2023 Est. Personal Care	$1.35 M	$7.87 M	$22.21 M
2023 Est. Transportation	$18.34 M	$107.63 M	$303.81 M