

**FOR
SALE**

PRIME COMMERCIAL CORNER ST. CLOUD

US Hwy 441/E Irlo Bronson Mem Hwy, St. Cloud, Florida 34769



ABOUT THE PROPERTY

- SIZE** 3± acres Total
0.7± ac Commercial Outparcel
- PRICE** Seller is willing to sell the whole parcel or the storage parcel and commercial outparcel separate. **Submit offers!**
- AREA** St. Cloud/US Hwy 441 Corridor
- FUTURE LAND USE** Commercial
- UTILITIES** Available to site; OUC Electric; City of St. Cloud Water/Sewer
- ROAD FRONTAGE** 640'± on US Hwy 441 / E Irlo Bronson Mem Hwy

DESCRIPTION

Located in the heart of St. Cloud, Florida, with great visibility and frontage on US Hwy 441. This area is one of the hottest real estate markets in the US. This property is prime for all types of commercial use: restaurant, retail, office, and more. Utilities available at site, curb cut access on the highway with AADT of 30,000. Minutes to Florida's Turnpike and the Orlando International Airport. Current ownership has been working on a storage concept with a commercial outparcel, see *attached plan*. Both uses have shared access and retention. Seller is willing to deliver storage parcel/commercial outparcel in any condition(s).

MAURY L. CARTER & ASSOCIATES, INC.

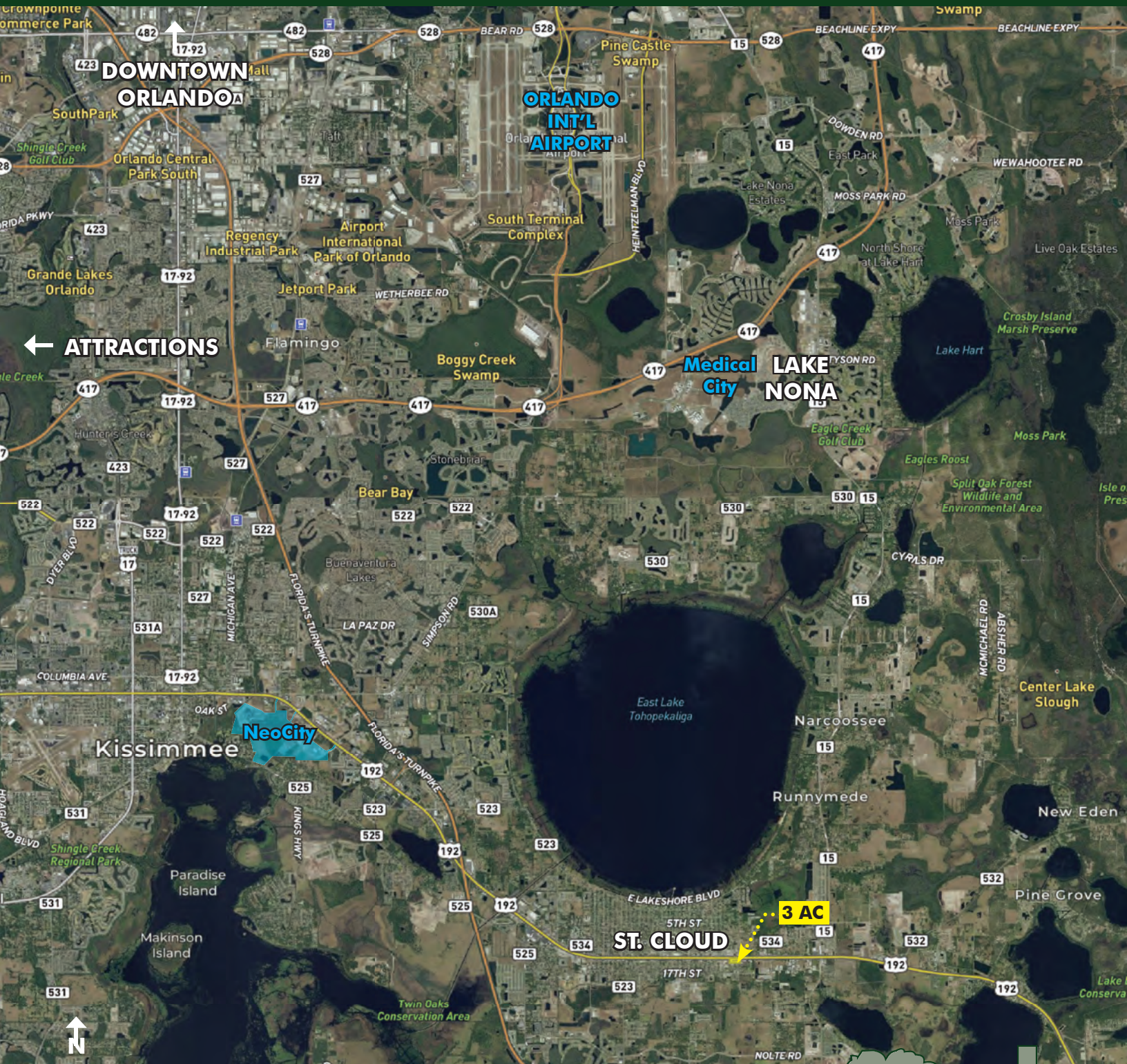
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REGIONAL MAP

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PROPERTY

Name	Area	Acres
TOTAL LOT	136,216 SF	3.13

GROSS BUILDING

LEVEL	NAME	AREA
LEVEL 1	OFFICE	50,086 SF
LEVEL 2	OFFICE	263 SF
LEVEL 3	OFFICE	19,820 SF
LEVEL 4	OFFICE	33,292 SF
TOTAL		93,481 SF

PARKING

TYPE	COUNT
ST. CLOUD ADA	1
ST. CLOUD	6
ST. CLOUD LOADING	4
TOTAL	11

SITE LEGEND

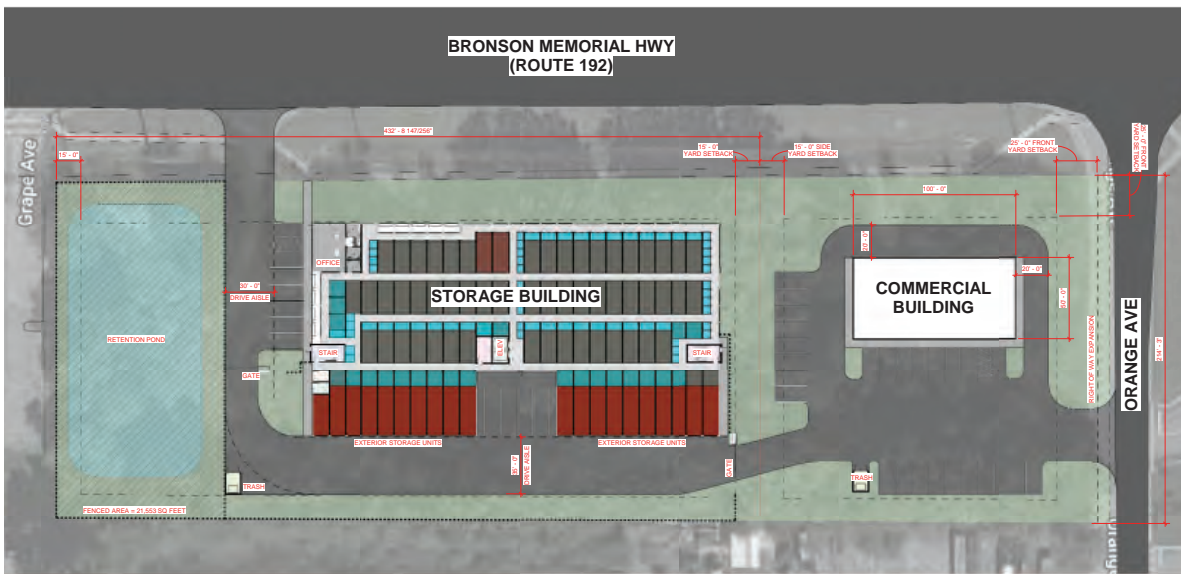
- PROPERTY LINE
- - - - BUILDING OFFSET LINE
- SECURITY FENCE
- █ CONCRETE
- █ ASPHALT
- █ LANDSCAPING

ZONING ANALYSIS

ZONING JURISDICTION: ST. CLOUD, FL
 ZONE: HB - HIGHWAY BUSINESS DISTRICT

SETBACK	REQUIRED	PROPOSED
FRONT YARD	25	25
SIDE YARD	15	15
REAR YARD	15	15
MAX BUILDING HEIGHT	15'	15'
MAXIMUM BLDG COVERAGE	50%	34%
MAX IMPERVIOUS SURFACE	80%	75%
MAX FAR	75	75
MINIMUM LANDSCAPE AREA	1%	1%

PARKING: MINIMUM PARKING SPACES: 4 SPACES 7 SPACES
 TABLE: 1 SPACE PER 200 SF OF OFFICE
 LOADING SPACES: 2 4
 3.185 - 1 SPACE PER 40,000 SF GROSS
 ADA PARKING: 1 SPACES 1 SPACES
 BICYCLE PARKING: 0 0 SPACES



SCHEMATIC SITE PLAN
 1" = 30'-0"

LIFE STORAGE ST. CLOUD & ORANGE

No. Date Description

No.	Date	Description
1		FL St. Cloud & Orange, LLC
2		201 E 13TH STREET ST. CLOUD, FL 34769
3		BLD2000-XXXX
4		2348
5		JCH
6		SITE DEVELOPMENT
7		16 DECEMBER 2022
8		As Indicated

SITE PLAN

A.001

diveloop DESIGN, LLC

CONCEPTUAL SITE PLAN

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CENTRAL FLORIDA'S JOB MARKET IS BOOMING!

JOB CENTERS

Central Florida Research Park:

145 companies, 1,027 acres, 10,000 employees. Companies include: Boeing, Northrop Grumman, L-3 Communications, Cisco Systems, AT&T, Raytheon, and more

Downtown Orlando: Professional population of 85,000 workers and 11 million sq.ft. of office space. Employers include: Darden Restaurants, HD Supply, Orlando Health, Tupperware Corp, AdventHealth, JetBlue, Mears Transportation Group, Bank of America

Lake Mary: 17,000 residents. Employers include Deloitte, Cigna, Liberty Mutual, AAA, Faro Technologies and more

Lake Nona: 11,000 acre planned community, 17,000 residents, 12,000 employees, 15,000 students. Employers include: UCF, Nemours, Johnson & Johnson, VA, US Tennis Assoc., Disney, Verizon

Orlando Int'l Airport (OIA): 15,783 employees, 50 million annual passengers

UCF: 71,948 enrolled students; 13,500 faculty/staff; top 10 innovative colleges

Space Coast: NASA, SpaceX, United Launch Alliance, Boeing, Blue Origin

Theme Parks: Walt Disney World Resort employs 58,478 cast members; Universal Orlando Resort employs 21,143; SeaWorld Orlando employs 4,500

The job market in Central Florida is stunning. **Orlando is the 12th fastest growing metro in the U.S.** (24/7 Wall St. 2021) and **the most-visited city in the U. S. with more than 75 million visitors each year** (Visit Orlando 2019). **Orlando is said to add 1,000 residents each week** (Orlando Economic Partnership), with a **job growth rate of 3.3%** (Bureau of Labor Statistics 2019).

UCF & Central Florida Research Park (CFRP) In 2020, U.S. News & World Report ranked UCF among the nation's top 10 most innovative colleges, above Harvard and Princeton. CFRP provides a campus-like environment for businesses and is adjacent to UCF.

The **Space Coast** is the epicenter of big names in space including NASA, SpaceX, United Launch Alliance, Boeing, and Blue Origin. With commercial space flights and rovers on Mars, space exploration requires the best of the best and the Space Coast offers just that.

Downtown Orlando is home to companies that span across many sectors including aerospace, logistics, healthcare, advanced manufacturing and more. **There are 1.2 million workers in the existing labor pool in Orlando** (FL Dept. of Economic Opportunity, LAUS, 2020).

Lake Nona, the 11-000 acre planned community, offers top-rated technology, business and research clusters and sports complexes. It was recently announced that Walt Disney Company is relocating 2,000 jobs from California to Florida in 2022.

Prominent businesses can be found in the well planned **Lake Mary** community. Companies such as Deloitte, Cigna, Verizon, Liberty Mutual and AAA call this area home.

Orlando is home to the state's busiest airport, **Orlando International Airport (OIA)**, that serves more than 50 million passengers annually (2019) and sits at number 11 for the busiest airports in the U. S. OIA employs 15,783 full-time employees.

Just south of Downtown Orlando you will find yourself in the midst of world-class theme parks along the I-4 corridor. **Walt Disney World** continually tops the charts in attendance, with over 58.6 million visitors to their 4 parks in 2019 and over 70,000 cast members. **Universal Orlando Resort** employs over 21,000 people and their 2-park attendance rate was 21.3 million in 2019. **SeaWorld Orlando** employs 4,500 people and has an attendance rate of 4.6 million visitors (2019).

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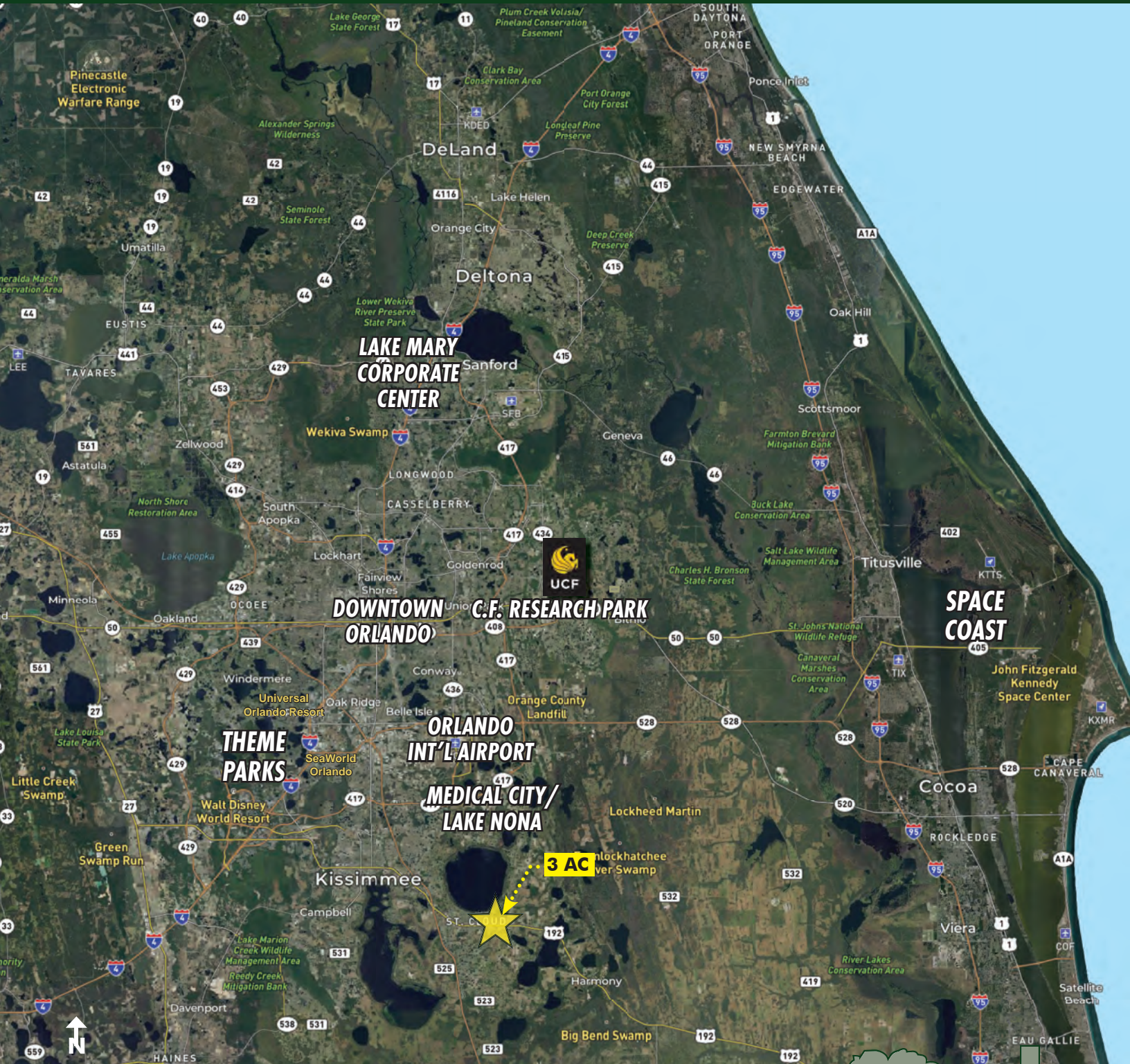
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LOCATION MAP

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