

**FOR SALE**  
**Prime Commercial Opportunity**  
**in St. Cloud's Highway Business (HB) District**



1204 Michigan Ave.  
Saint Cloud, FL, 34769

### OFFERING SUMMARY

2066 SF Total/ 1748 SF Building  
.258 Acres  
**\$387,000.00**

#### For More Information

Vivian Arroyo-Kou  
C 407-334-9633  
vivian@capstackcommercial.com

### Property Highlights

- Osceola County
- Zoned Commercial/ Highway Business (HB) District
- Permitted Uses: Office space and other commercial purposes
- 3 egress and ingress points
- Frontage Length 75'
- Eligible for Opportunity Zone Program
- Parcel ID 01-26-30-0001-0225-0030

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**DEMOGRAPHICS**

2024 Summary

Radius	Population	Average HH Income
1 mile	9,412	\$78,725
3 mile	55,022	\$86,351
5 mile	101,961	\$90,749

**For More Information**

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