

For Sale

Prime Outparcels on Narcoossee Rd

1.16± Acres & 1.03± Acres | Priced at \$1,250,000 Each



NWC Ralph Miller Rd & Narcoossee Rd

Saint Cloud, Florida 34771

Property Highlights

- Two out-parcels available: North is 50,644± SF (1.16 acres) and South is 44,848± SF (1.03 acres)
- HB (Highway Business) zoning with Commercial Future Land Use
- 450 feet of frontage along Narcoossee Road (27,000 AADT)
- Located 6 miles south of Lake Nona
- Within 3 miles of new Sunbridge Development
- Several new single-family subdivisions and apartments nearby
- 5 minutes to Orlando Health St. Cloud Hospital
- Easy access to US Hwy 192/441, Florida's Turnpike, SR 417 (GreeneWay)
- Off-site stormwater retention included



For more information

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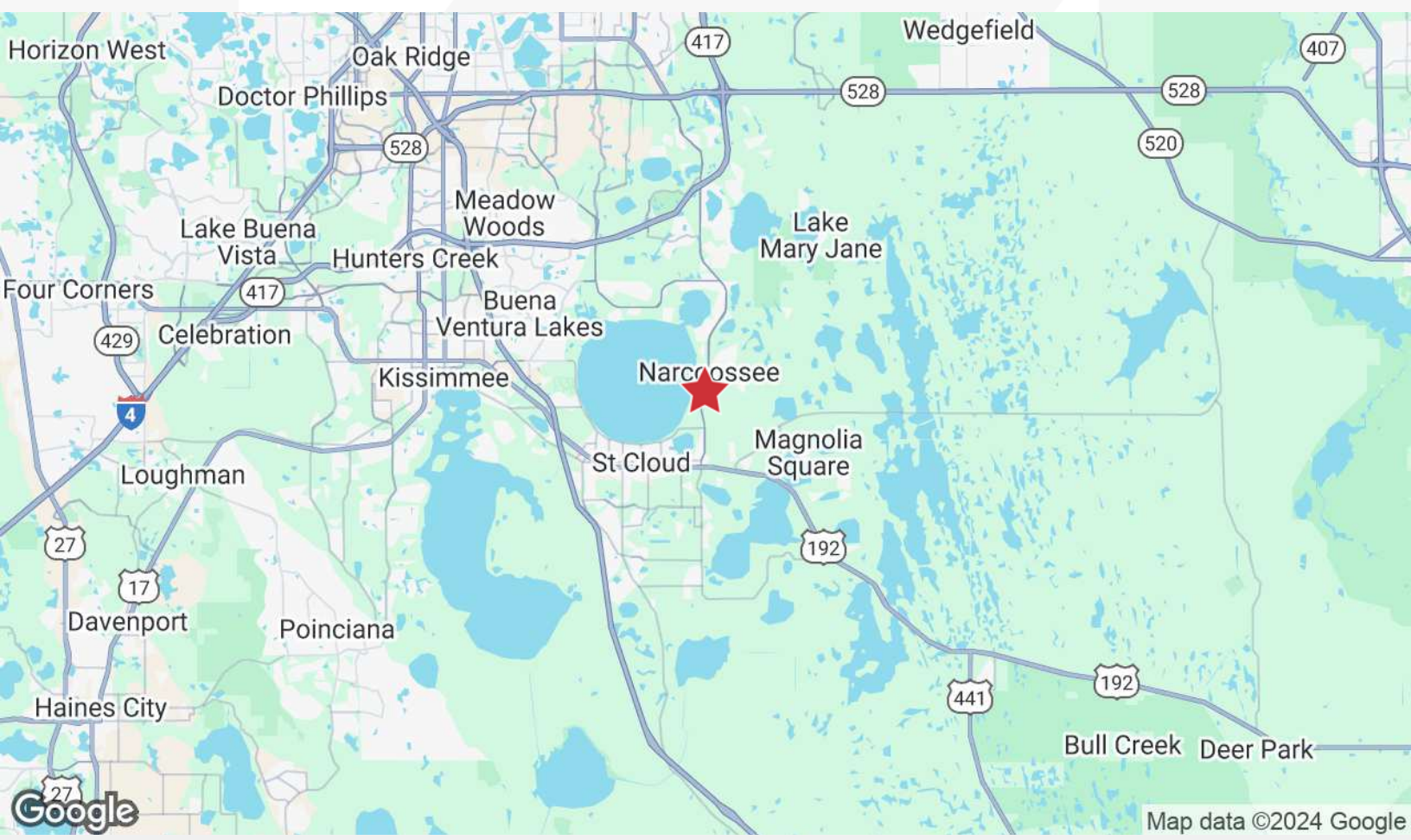
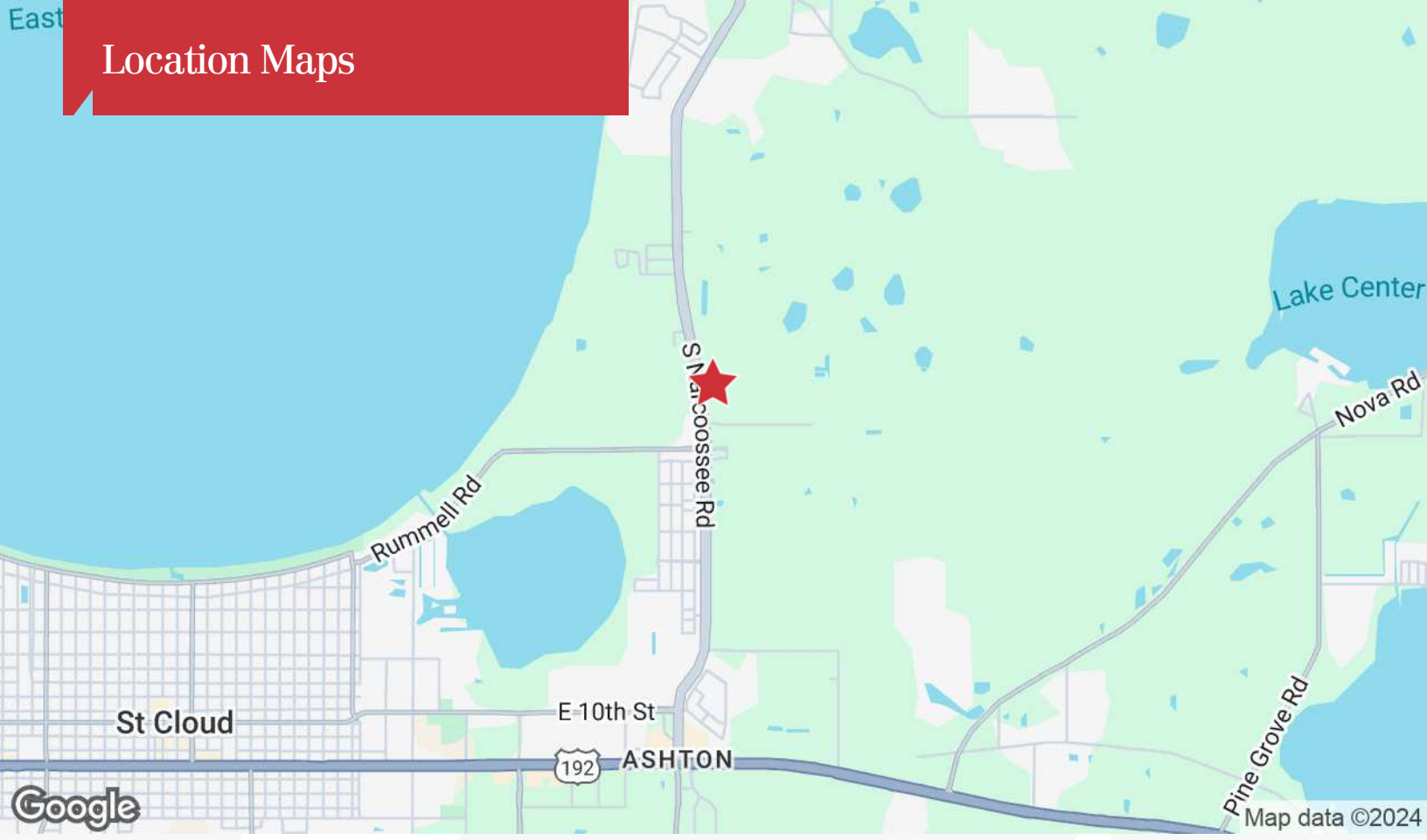
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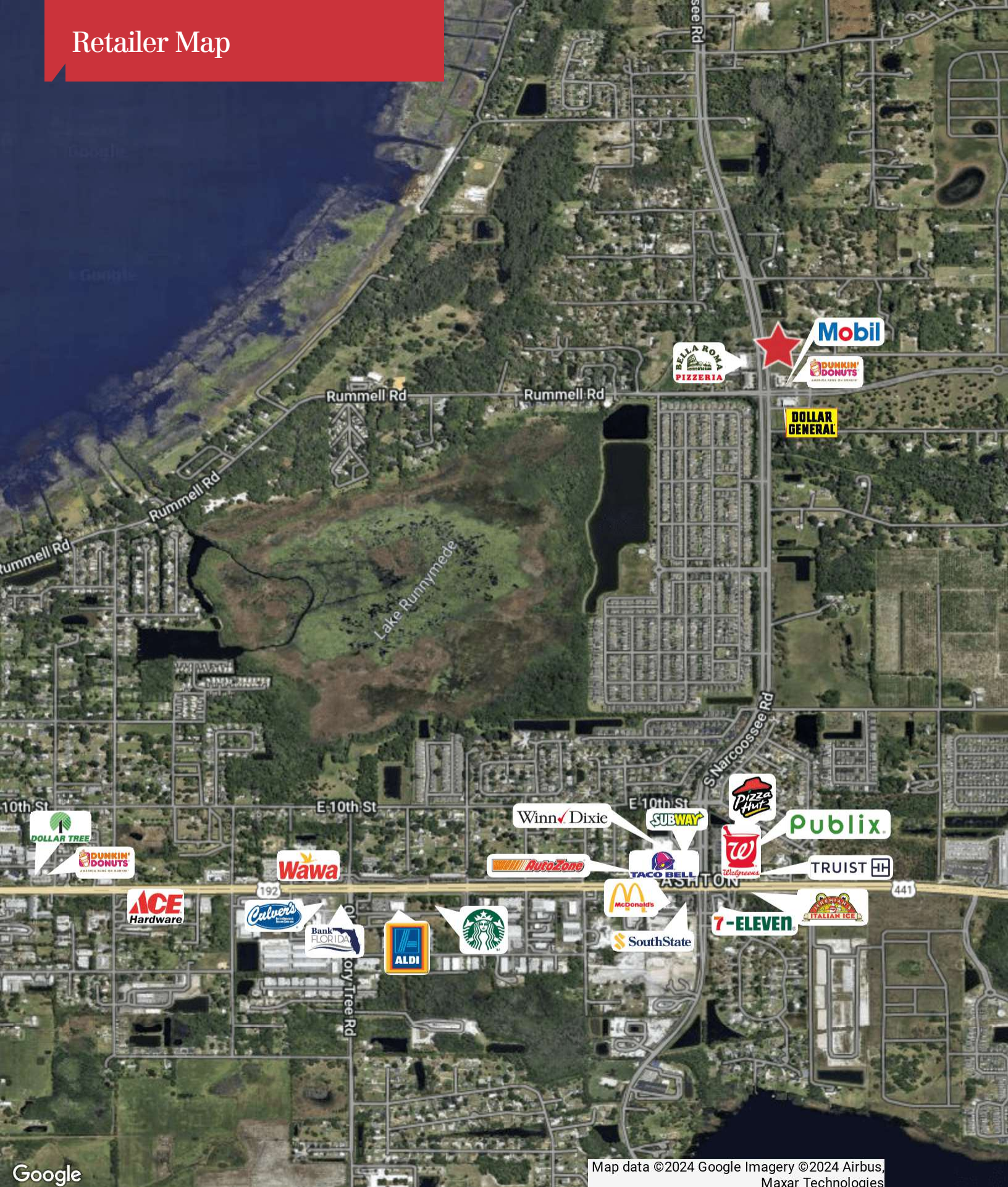
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Location Maps



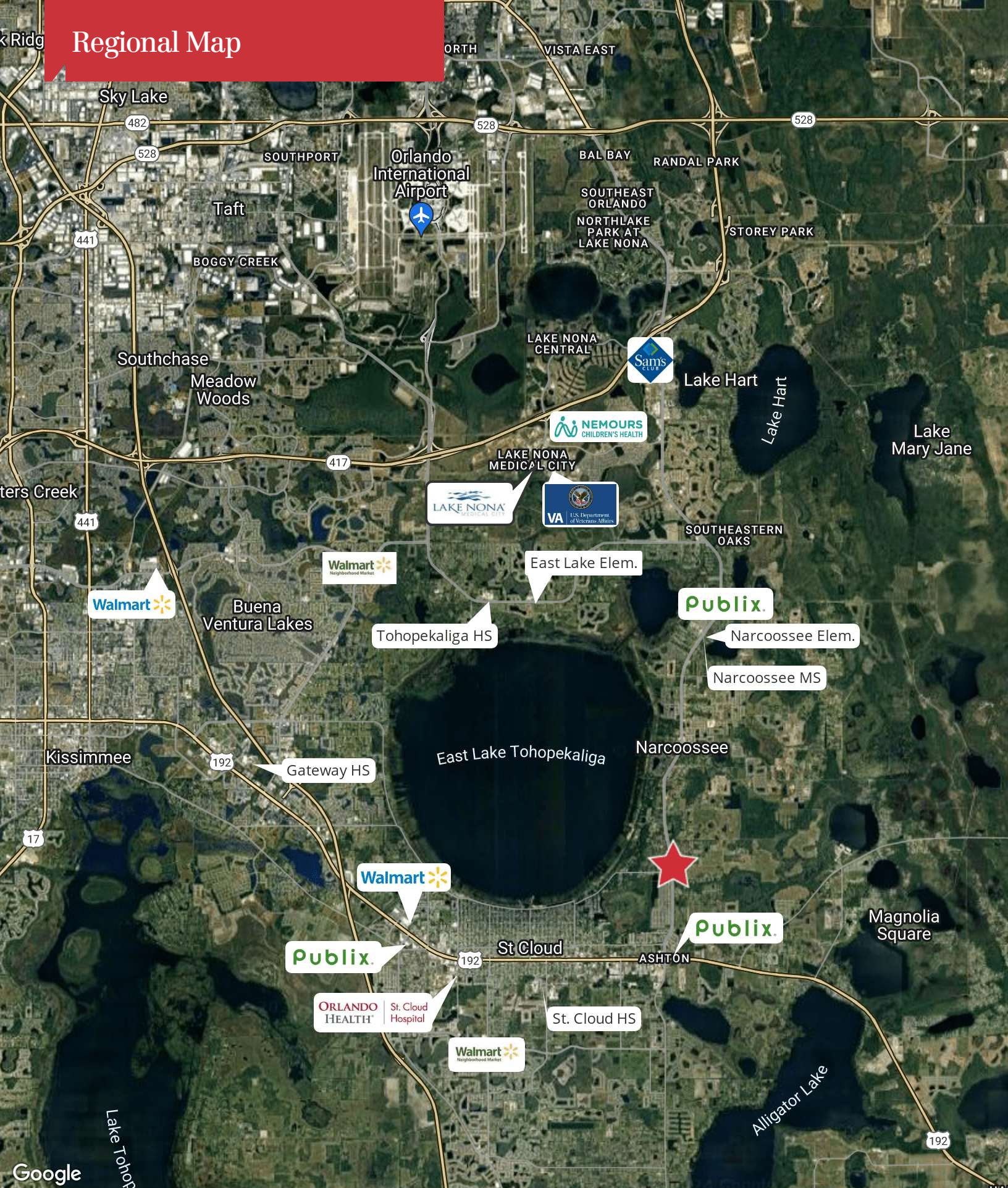
Retailer Map



Google

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Regional Map



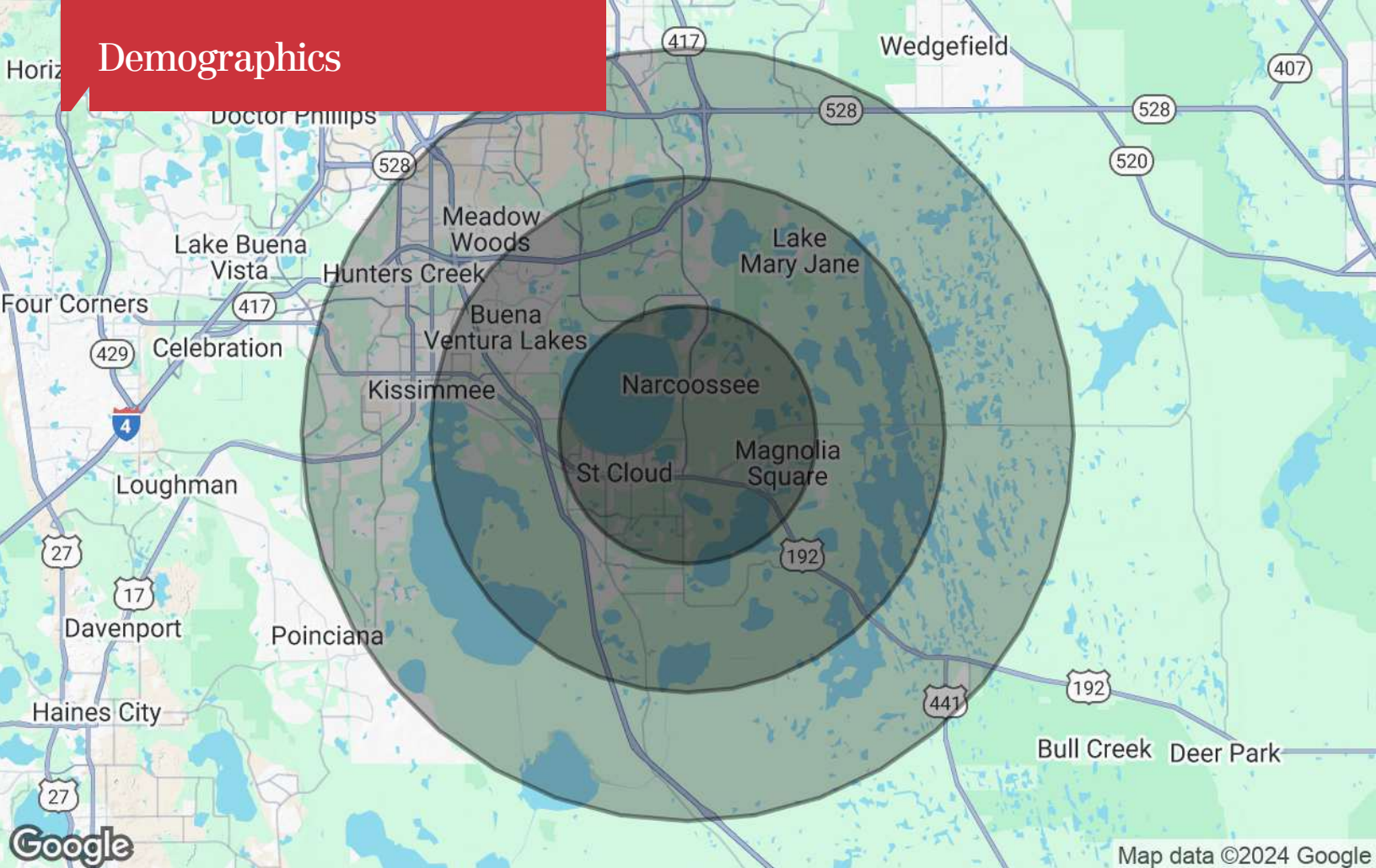
The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Unless otherwise noted, the property is being offered as-is, where is, with all faults.

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Surrounding Development



Demographics



Population

	5 Miles	10 Miles	15 Miles
TOTAL POPULATION	65,562	319,921	554,117
MEDIAN AGE	41	39	39
MEDIAN AGE (MALE)	40	38	38
MEDIAN AGE (FEMALE)	41	40	40

Households & Income

	5 Miles	10 Miles	15 Miles
TOTAL HOUSEHOLDS	23,191	105,102	184,087
# OF PERSONS PER HH	2.8	3	3
AVERAGE HH INCOME	\$108,289	\$102,764	\$98,052
AVERAGE HOUSE VALUE	\$401,603	\$394,828	\$384,689

* Demographic data derived from 2020 ACS - US Census