

Narcoossee Shoppes II Pre-Construction For Lease in St. Cloud, FL

Currently in Permitting

Projected Delivery Q1 2025



DEMOGRAPHICS

2023 Summary

Radius	Population	Average HH Income
1 mile	5,483	\$ 108,677
3 mile	68,071	\$ 95,667
5 mile	69,032	\$ 94,756

OFFERING SUMMARY

19,000 + sf

minimum divisible

5,000 sf

CALL FOR PRICING

NARCOOSSEE SHOPPES II

4960 Bernetti Place
St. Cloud, FL 34771

Property Highlights

- Retail/Office use pre-leasing
- Perfect for destination businesses like Daycares, Health Providers, etc.
- 5 year minimum term
- On Intersection of US-192 / Narcoossee Rd.
- 11 miles to Lake Nona
- Publix Anchored Retail Strip
- Located in fast growing Osceola County
- AADT 24,500 on Narcoossee Rd
- AADT 39,500 on US 192

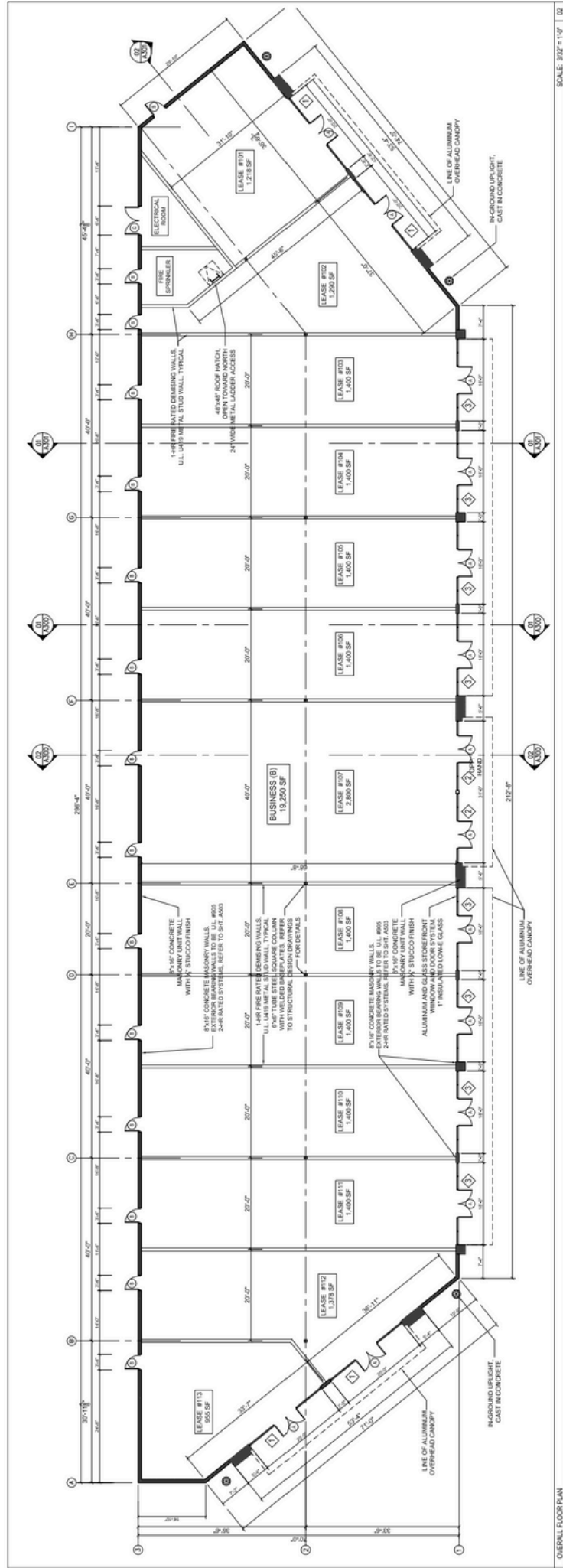
CapStack
COMMERCIAL
4700 Millennia Blvd., Suite 500
Orlando, FL 32839

For More Information
Veronica Malolos, CCIM

C 407-791-3772

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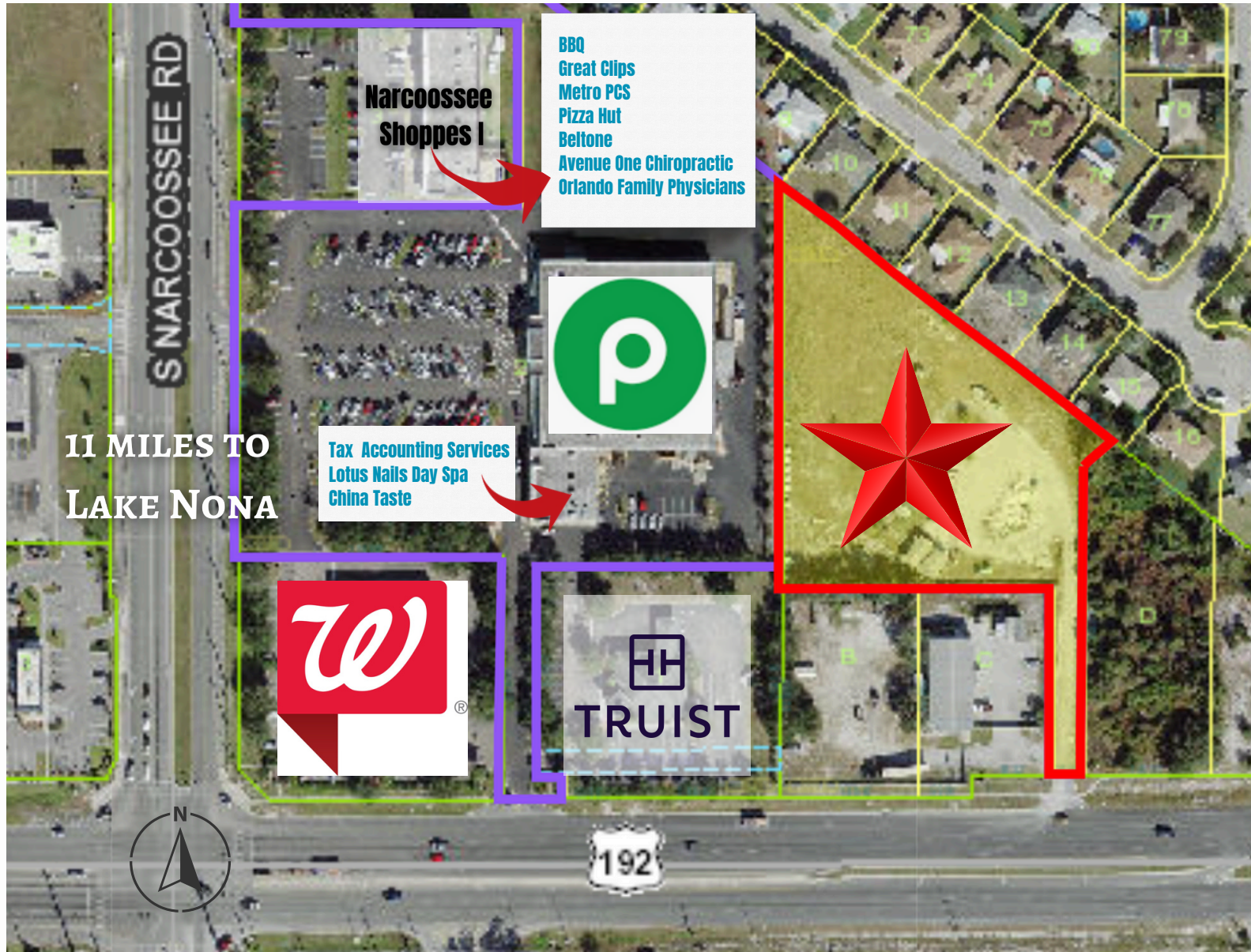
Offering Summary

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Bldg. Size 19,250 SF

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2022 AADT

24,500 Narcoossee Road
39,500 Bronson Hwy./192

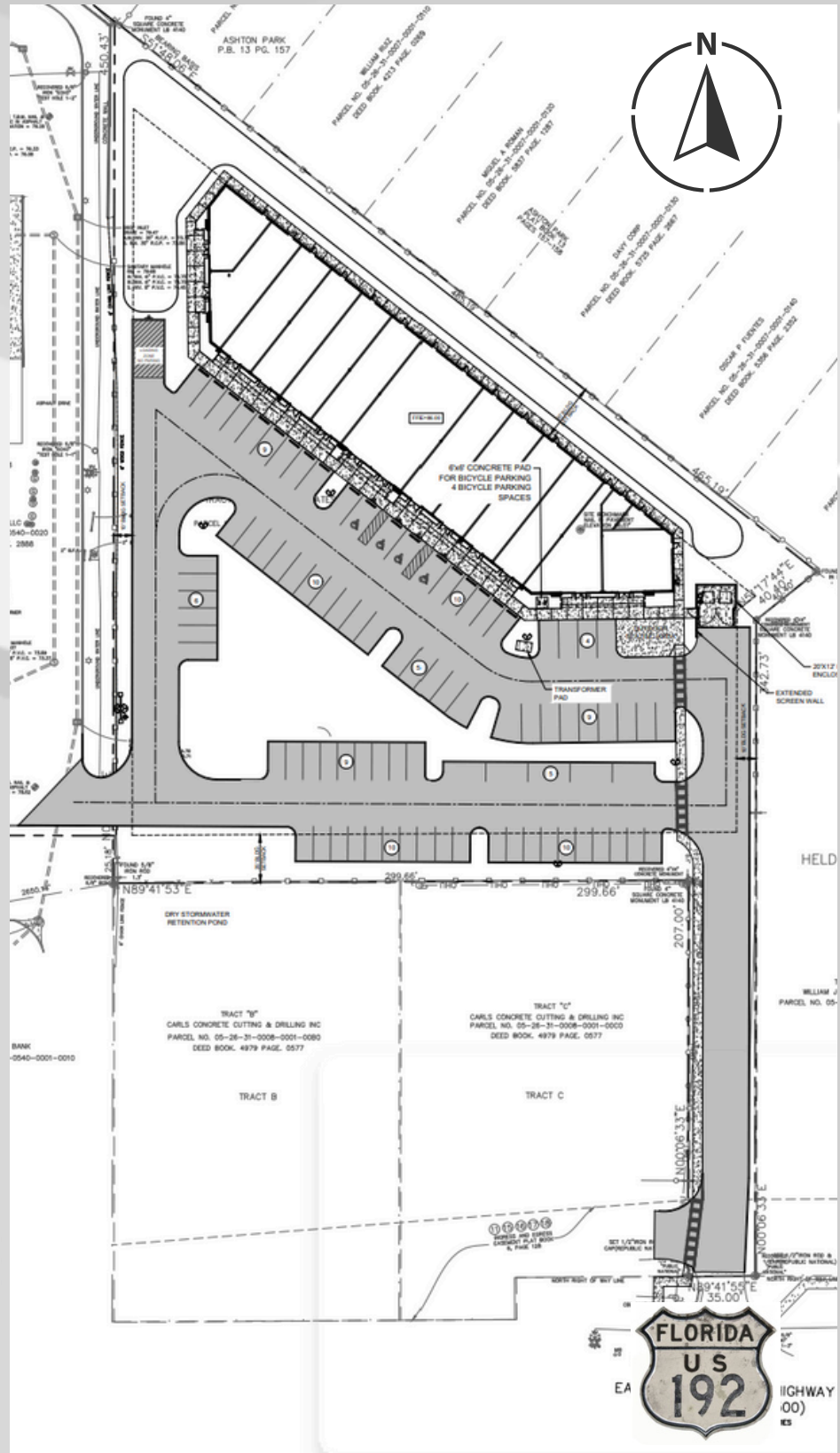
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