



## Nick's Plaza



### 2ND GENERATION SALON/PET GROOMER RETAIL AVAILABLE



# RETAIL SPACE FOR LEASE

2905 Canoe Creek Road, St. Cloud, FL 34772

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**For Lease: \$19.00 SF / NNN**

Suite 2905: ± 1,500 SF



**SALON STATION LAYOUT**

2nd Generation Salon/Pet Groomer with reception, dual-gated entry, grooming stations, two private offices, restroom and staff breakroom

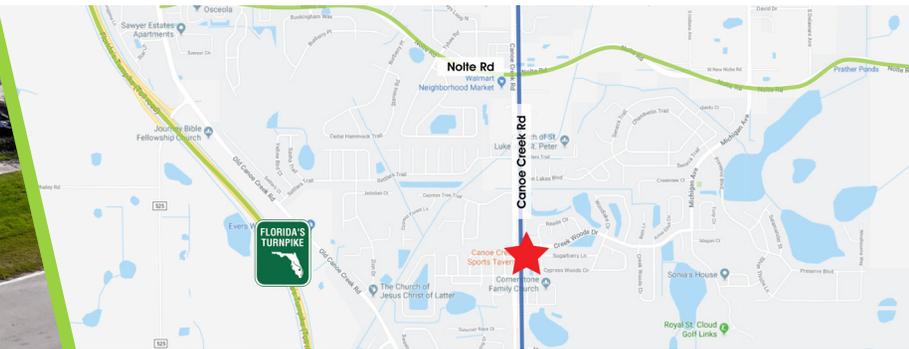
Prime visibility with entire center oriented toward 382 ft of frontage on Canoe Creek Road

Cotenants include: Sports Tavern, Barbershop, Drycleaners, Pizzeria and Learning Academy

Close Access to the Florida Turnpike entrance/exit ramps

Prominent Elevated Monument Signage & Façade Signage Available

Centrally located in the high-growth corridor of south St. Cloud with 12,000 new homes either recently built or delivering soon



## DEMOGRAPHICS

**2024**      **5 Mins**      **10 Mins**      **15 Mins**

Total Population	15,414	64,411	95,187
Average HH Income	\$88,296	\$86,781	\$88,297
Total Households	4,777	21,929	32,314

615 E. Colonial Dr., Orlando, FL 32803    Phone: 407.872.0209    www.FCPG.com

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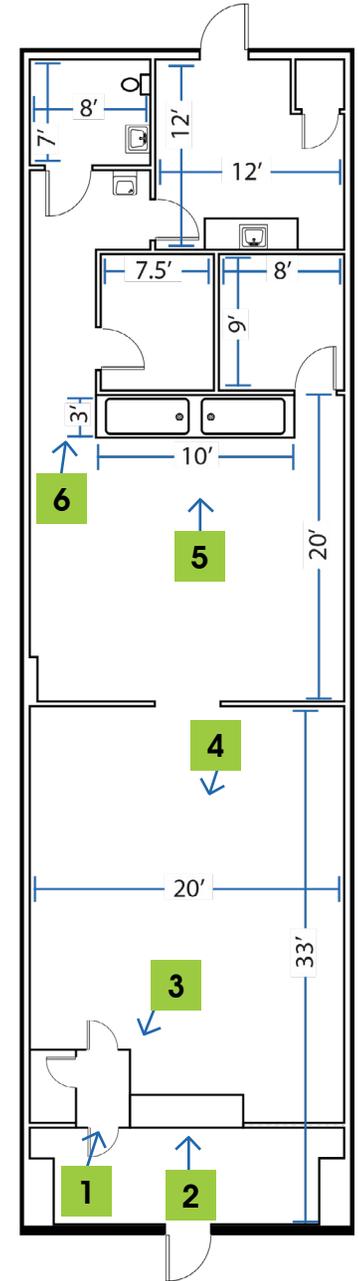
# SITE MAP



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# FLOORPLAN



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# MAJOR ST. CLOUD DEVELOPMENTS



ST. CLOUD DEVELOPMENTS					
Development Name	Developer	Total Units	Units Built to Date	Units Remaining to be Built	Additional Notes
Twin Lakes	Jones Homes	1,500	813	687	Approx numbers built taken from Osc Property Appraiser
Oakley Place	Craft Homes	80	80	0	
Pulte 375	Pulte	375	375	0	
Southern Pines	Richmond American Homes	425	420	5	
CrossPrairie		5,200		5200	Four homebuilders signed on; Ashton Woods, MI Homes (260), Jones Homes, and Meritage
Prose Steven's Pointe	Alliance	240		240	Fully built, ± 4.9% vacancy per 3/27 going through entitlements with the city, TH and SFR. Some retail
Stanley Martin	Stanley	350	0	350	
Sky Lake	AMH	355	261	94	
Roan Bridge		1124		1124	Approved, includes 60 KSF Retail and Office. Dirt has not started moving
Live Oak	Pulte	635	375	260	1st phase complete, 2nd not started
Windbrooks		90	90	0	
Thompson Groves	DR Horton	173	116	57	Mostly sold up, ± 20 remaining
Grammercy Farms	K8 Home	977	977	0	
Hickory Tree Reserve	Stellar Living	138	0	138	
Former St. Cloud Preparatory Academy	Hawkins Co.	304	0	344	
<b>Total</b>		<b>11,966</b>	<b>3132</b>	<b>8874</b>	

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