

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

Currently in Permitting

Projected Delivery Q1 2025



## DEMOGRAPHICS

2024 Summary

Radius	Population	Average HH Income
1 mile	5,980	\$ 102,273
3 mile	36,983	\$ 96,761
5 mile	87,124	\$ 96,064

## NARCOOSSEE SHOPPES II

4960 Bernetti Place  
St. Cloud, FL 34771

## OFFERING SUMMARY

19,000 + sf  
minimum divisible  
5,000 sf

CALL FOR PRICING

## 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

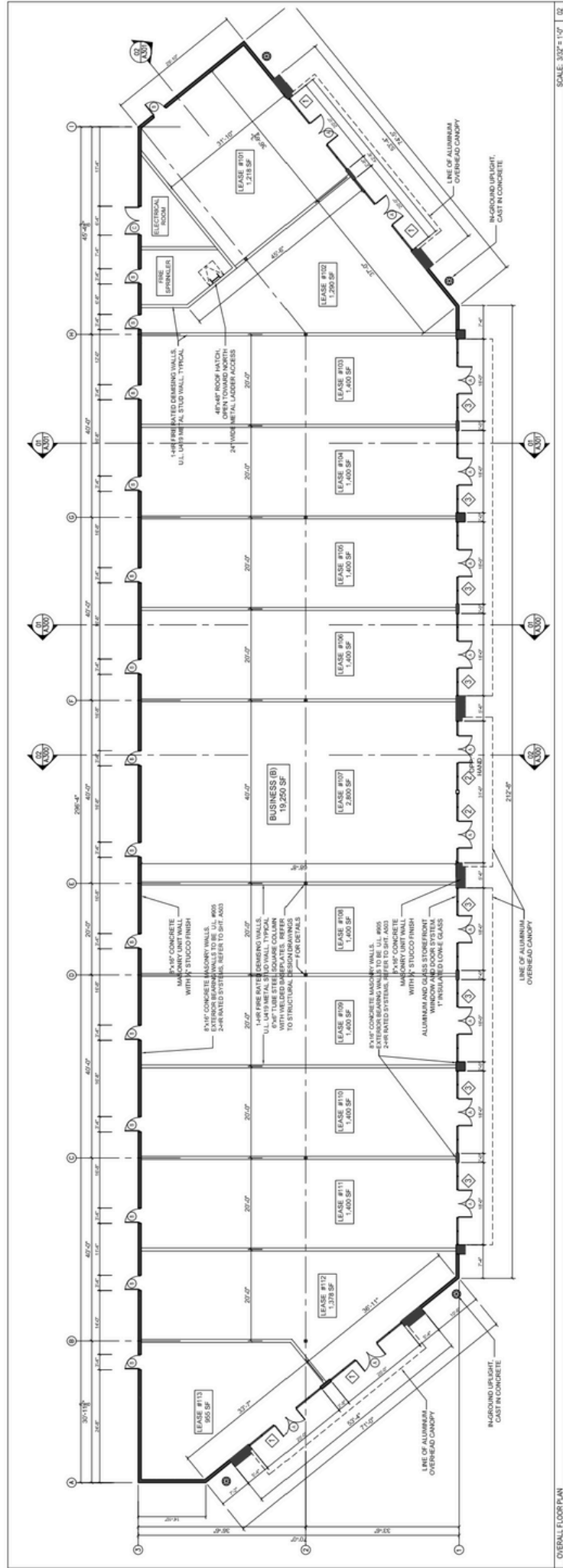
**CapStack**  
COMMERCIAL  
4700 Millennia Blvd., Suite 500  
Orlando, FL 32839

For More Information  
**Veronica Malolos, CCIM**

C 407-791-3772

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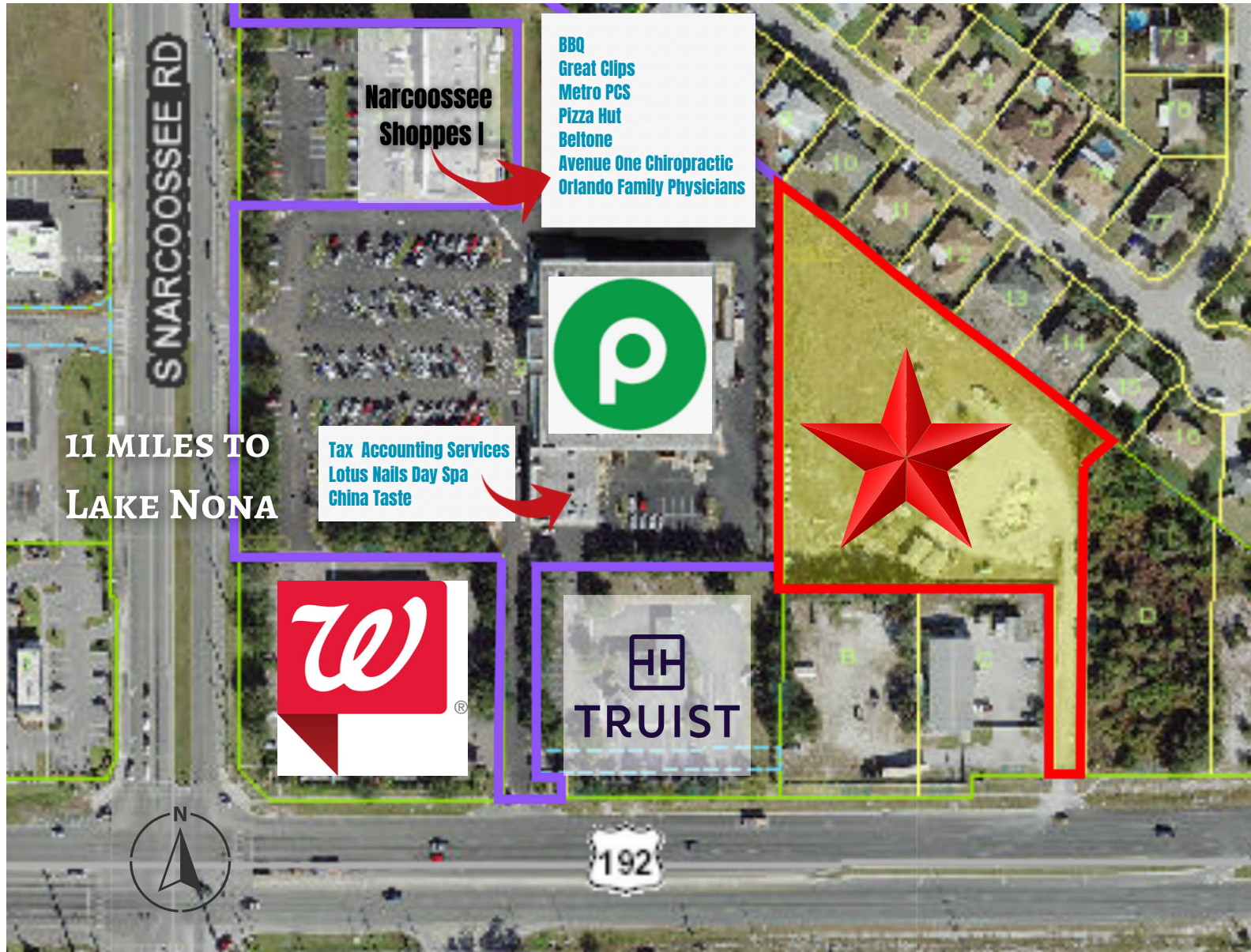
## Offering Summary

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Bldg. Size 19,250 SF

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**2022 AADT**

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

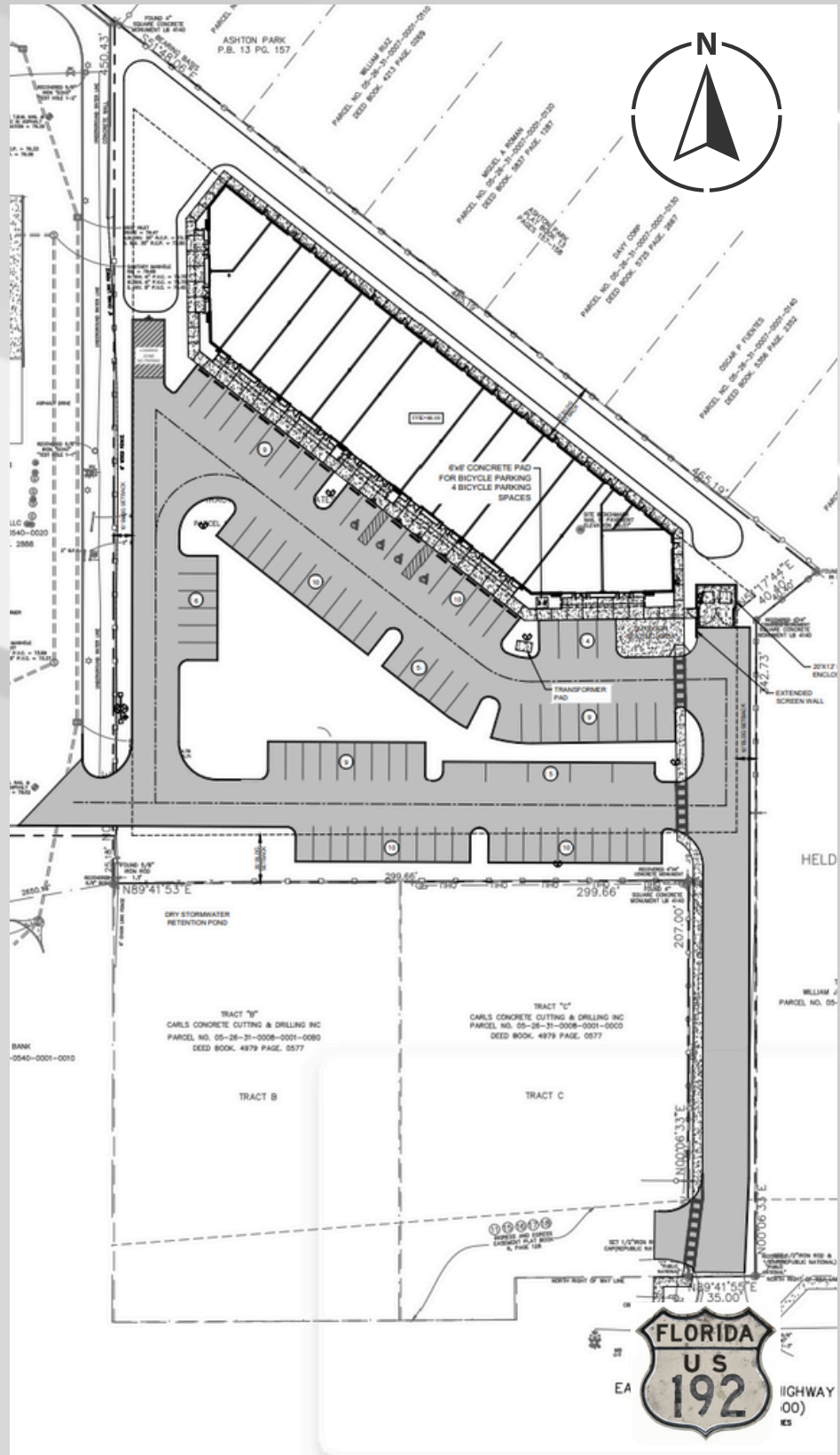
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