

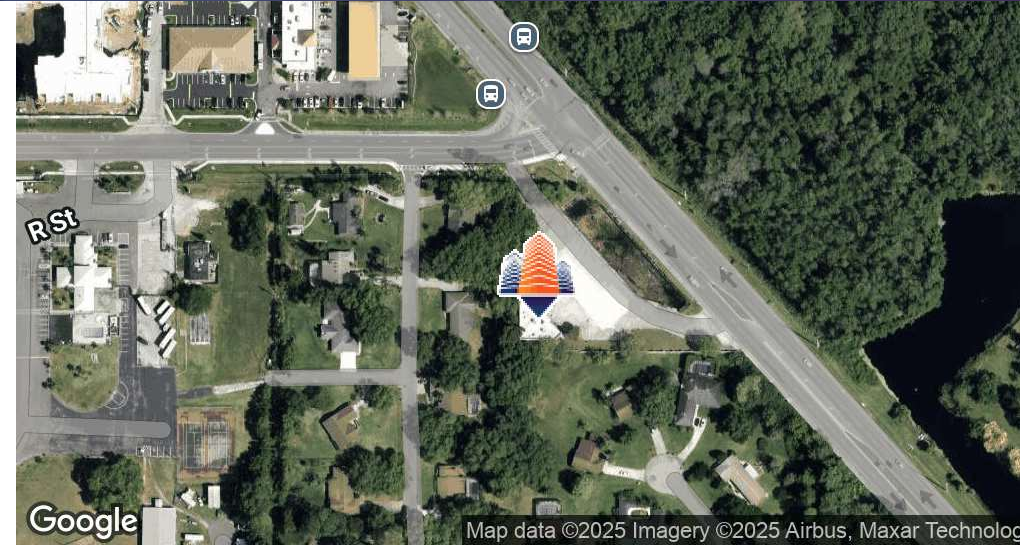
Former Retail Store

3290 North Narcoossee Road, St. Cloud, FL 34771



EQUITY
INVESTMENT
SERVICES

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Located in the Lake Nona/St. Cloud area, one of the fastest-growing commercial regions in Central Florida.
- Frontage on Narcoossee Road and Boggy Creek Road, with access from both roads.
- No environmental issues.
- Ideal uses: Retail, Office, Restaurant, Veterinary.
- 10-15 minutes from Orlando International Airport (MCO).

OFFERING SUMMARY

Sale Price:	Price Not Disclosed
Lot Size:	1.79 Acres
Building Size:	3,228 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,620	13,058	24,856
Total Population	8,386	39,677	74,613
Average HH Income	\$156,847	\$151,706	\$145,323

Danny Jaca

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7575 Dr. Phillips Blvd, Ste 390

Orlando, FL 32819

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PROPERTY PHOTO



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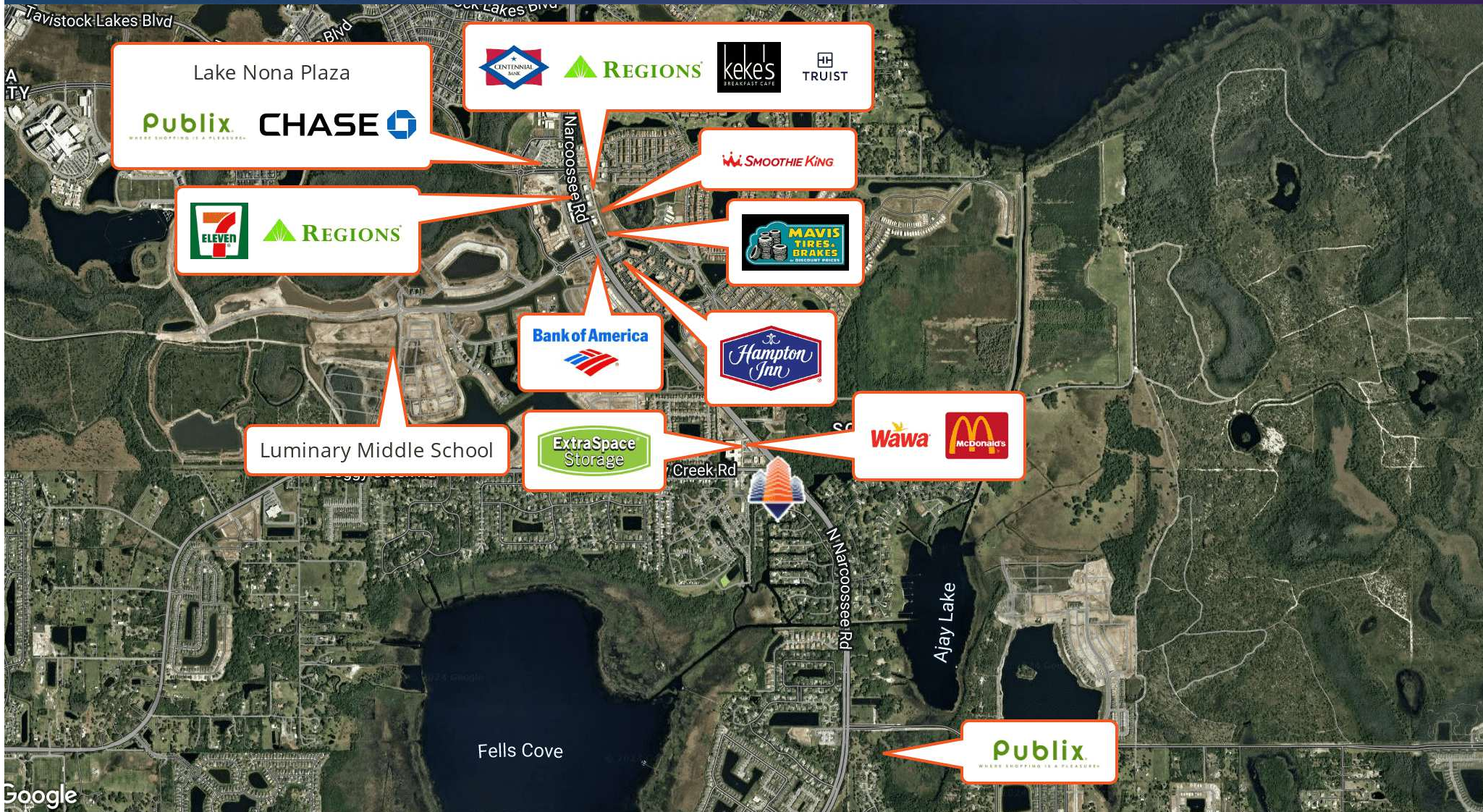
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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,386	39,677	74,613
Average Age	38	38	38
Average Age (Male)	37	38	37
Average Age (Female)	38	38	38
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,620	13,058	24,856
# of Persons per HH	3.20	3.03	3.00
Average HH Income	\$156,847	\$151,706	\$145,323
Average House Value	\$588,956	\$542,766	\$528,524

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