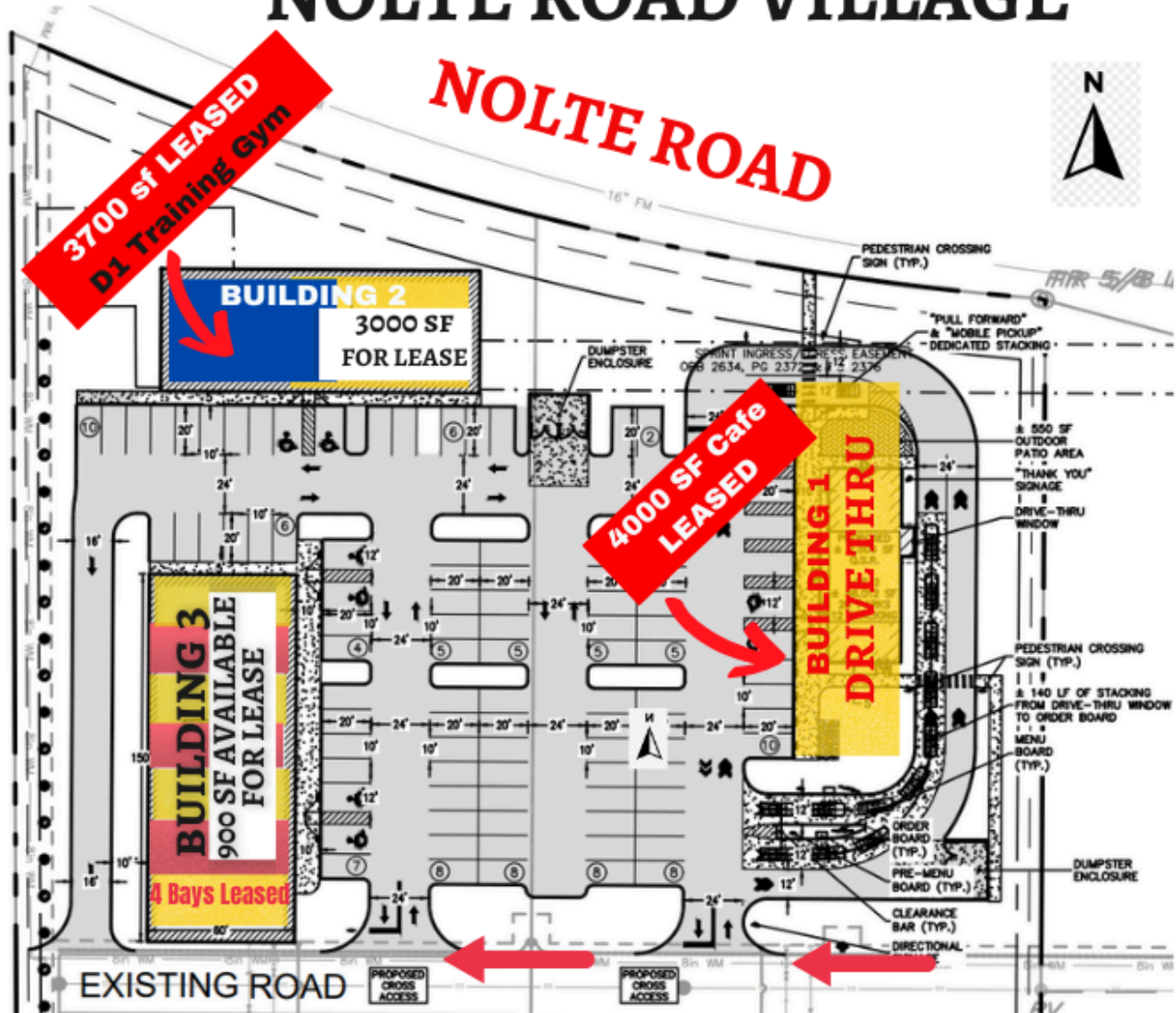


Neighborhood Walmart Anchored
ST. CLOUD Retail For Pre-LEASE
Pre-Construction Development

NOLTE ROAD VILLAGE



For More Information

Max Thakkar, MBA

C 407-961-8457

max@gocapitalstack.com

OFFERING SUMMARY

Flexible spaces from
900 sf to 3000 sf

CALL FOR PRICING

LOT SIZE : 3.3 Acres

TOTAL BLDG SIZE

Building 1 : 6,700 SF

Building 2 : 8,400 SF

CapStack
COMMERCIAL

4700 Millennia Blvd., Suite 500

Orlando, FL 32839

Neighborhood Walmart Anchored ST. CLOUD Retail For Pre-LEASE Pre-Construction Development



NOLTE ROAD VILLAGE

NOLTE ROAD and CANOE CREEK ROAD
ST. CLOUD, FL 34772

Property Highlights

- New Construction/ Pre-leasing
- Estimated delivery Q1 2026
- Walmart Neighborhood Store Shadow Center
- Drive-thru coffee/restaurant combination
- Retail/medical buildings 6,700 sf and 8,400 sf
- Perfect for neighborhood retail, restaurant, services, medical
- Flexible spaces from 900 sf to 3,000 sf
- Development located on busy corner of Canoe Creek Road & Nolte Road

DEMOGRAPHICS

Radius	Population	Median HH Income
1 mile	7,429	\$ 63,232
3 mile	51,632	\$ 55,658
5 mile	66,223	\$ 56,567

2025 TRAFFIC COUNTS

AADT 7,500 on Nolte Road
AADT 25,551 on Old Canoe Creek Rd