



FOR SALE | COMMERCIAL LAND

PRICE: \$3,400,000

3.17 Acres ($\pm 138,085$ SF) – Professional (P) Zoning

W New Nolte Rd & Michigan Ave | St. Cloud, FL 34769



Parcel map (for reference)

Investment Overview

3.17-acre commercial land opportunity in St. Cloud / Osceola County. Located near W New Nolte Rd and Michigan Ave with surrounding residential density. Professional (P) zoning supports many office, medical, retail, and restaurant uses permitted by right (no rezoning required).

Key Highlights

- Professional (P) zoning – many uses permitted by right (no rezoning required)
- Prime corner location near major corridor intersection
- Strong visibility and traffic exposure
- Surrounded by dense residential rooftops
- Low FEMA flood risk (buyer to verify)

Area Demographics (Estimated)

Radius	Population	Median HH Income
1-Mile	8,171	\$81,512
3-Mile	61,563	\$75,477
5-Mile	87,251	\$76,870

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Disclaimer: Information deemed reliable but not guaranteed. Buyer to verify all information, zoning, development potential, and site conditions independently.

Professional (P) Zoning Advantage

PERMITTED vs CONDITIONAL USES (summary from the City's use table). Blank entries are not permitted.
Conditional uses are subject to City Council approval.

PERMITTED USES (P) – Allowed by Right

Office / Professional / Medical

- Professional and business offices
- Medical and dental offices
- Medical/dental clinics
- Laboratories (medical/dental)
- Home health agencies

Retail / Personal Services

- General retail stores
- Pharmacy / drug stores
- Barbershops and beauty salons
- Florists, gift shops, book and stationery stores
- Hardware, hobby and craft shops
- Pet stores and grooming
- Printing / duplicating services
- Tailoring and minor repair shops
- Travel agencies
- Locksmith services

Food & Beverage

- Restaurants (full service)
- Restaurants (carry-out / delivery)
- Grocery and specialty food stores
- Retail bakeries
- Coffee roasting / specialty food preparation

Automotive (Light Commercial Only)

- Minor mechanical repair
- Tire repair and replacement
- Auto parts and supplies
- Window tinting
- Quick wash
- Auto sales and rental (limited service type)

Hospitality / Lodging

- Hotels and motels

Institutional / Public / Educational

- Government and municipal offices
- Fire / police stations
- Post office
- Libraries
- Parks and recreational facilities
- Cultural institutions and museums
- Public or private schools
- Vocational schools
- Colleges and universities

Commercial Support / Flex Uses

- Contractor offices (business office only)
- Employment agencies
- Parcel / packaging and mail services
- Massage therapy (licensed)
- Indoor mini-warehouse / storage
- General office support services

CONDITIONAL USES (C) – City Council Approval Required

- Banks and financial institutions
- Child care / day care centers
- Adult congregate living facilities
- Bed and breakfast
- Catering facilities
- Dance / music studios
- Data processing centers

- Equipment rental
- Funeral homes
- Health clubs / gyms
- Laundromats / dry cleaning
- Veterinary clinics and animal hospitals
- Vehicle rental / moving trucks
- Timeshare / interval ownership

Note: This summary is provided for convenience. Refer to the City's official use table for complete requirements and definitions. Buyer to verify all permitted/conditional uses with the City of St. Cloud.