

FOR SALE | COMMERCIAL LAND

PRICE: \$3,400,000

3.17 Acres (±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 \$75,477
3-Mile	61,563	\$76,870
5-Mile	87,251	

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
- Bioanalytical labs
- Analytical Chemist
- Answering Service
- Telephone business offices and exchanges

Retail / Personal Services

- General retail stores
- Pharmacy / drug stores

Food & Beverage

- Restaurants (full service) (See Division 20)
- Restaurants (carry-out / delivery)

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
- Public or Private / Vocational School
- Cemetery
- Places of Worship, with their attendant educational/recreational building, excluding schools

Commercial Support / Flex Uses

- Parcel / packaging and mail services
- Massage therapy (licensed)
- General office support services

CONDITIONAL USES (C) – City Council Approval Required

- Banks and financial institutions
- Child care / day care centers
- Adult congregate living facilities
- Adult Daycare
- Bed and breakfast
- Catering facilities
- Dance / music studios
- Data processing centers
- Travel agencies
- Trift Stores
- Equipment rental
- Funeral homes
- Health clubs / gyms
- Laundromats / dry cleaning
- Veterinary clinics and animal hospitals
- Vehicle rental / moving trucks
- Timeshare / interval ownership
- Barbershops and beauty salons