

# Commercial Lot For Sale

Medical Lot 3  
17th Street

ST. CLOUD, FL 34769

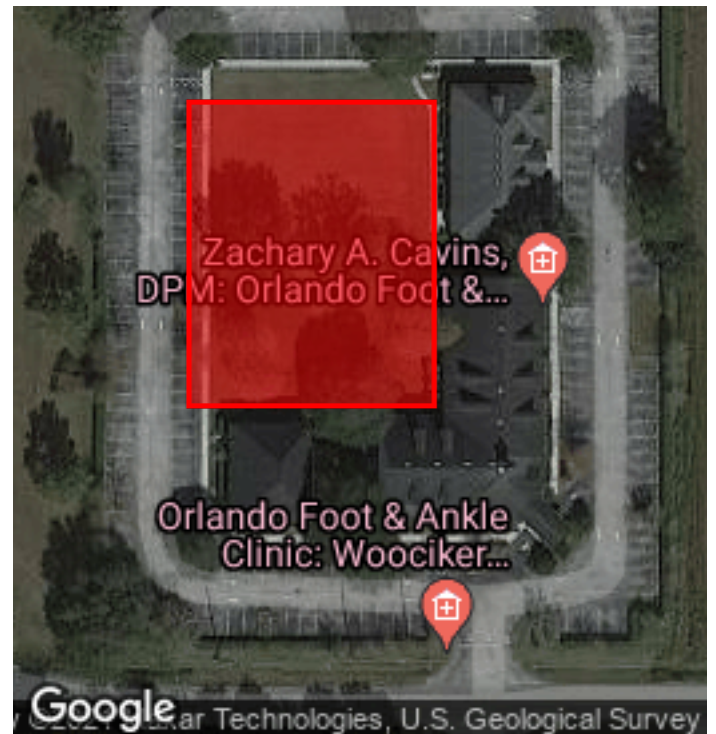
Price: \$350,000



— 17th Street —

## Property Highlights

- Office Pad
- Inside Professional Park
- Shovel Ready
- Easy Access to HWY 192
- Close Proximity to St. Cloud Hospital
- Within Liberty Square Medical Park
- Infrastructure in place
- Parking Lot in place
- Retention in place
- Landscaping in place



**KEVIN GOMEZ, CCIM**  
President  
(407) 383-9292  
kgomez@ccim.net

**ARMANDO PEREZ**  
Broker  
407-947-6420  
BrokerArmandoOerez@gmail.com

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**KEVIN GOMEZ, CCIM**

President  
(407) 383-9292  
kgomez@ccim.net  
BK3377564, Florida

**ARMANDO PEREZ**

Broker  
407-947-6420  
BrokerArmandoOerez@gmail.com

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## PROPERTY DESCRIPTION

Medical Lot 17th Street  
17th Street | St. Cloud, FL 34769

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### Lot 3

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Office Pad in professional Office park. 9,017 SF Pad Ready Site.  
Existing parking, landscaping, and retention in place.  
Access to major roads and highways. Close to St. Cloud Hospital.

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# PROPERTY SUMMARY

Medical Lot 17th Street  
17th Street | St. Cloud, FL 34769



## Property Summary

Available SF:	0
Building SF:	0
Land:	0.21 Acres
Lease Rate:	
Price:	\$350,000
Rentable SF:	0
Type:	Land

## Property Overview

Located within the Liberty Square Medical Park Medical Building Pad is a Shovel Ready Site

## Location Overview

St. Cloud is a city located in Osceola County Florida. With a 2020 population of 55,337, it is the 55th largest city in Florida and the 704th largest city in the United States. St. Cloud is currently growing at a rate of 0.69% annually and its population has increased by 57.28% since the most recent census, which recorded a population of 35,183 in 2010. St. Cloud reached its highest population of 55,337 in 2021. Spanning over 20 miles, St. Cloud has a population density of 2,728 people per square mile.

St. Cloud has seen the job market increase by 3.9% over the last year. Future job growth over the next ten years is predicted to be 57.1%, which is higher than the US average of 33.5%.

# PROPERTY PHOTOS

Medical Lot 17th Street  
17th Street | St. Cloud, FL 34769



# Lot 3 Birds Eye View



© All Pictometry

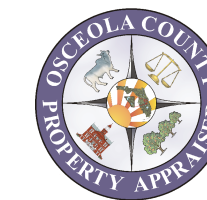
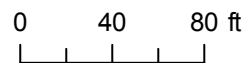


Osceola County, Florida; Bruce Harris & Associates, Inc., Osceola County, Florida



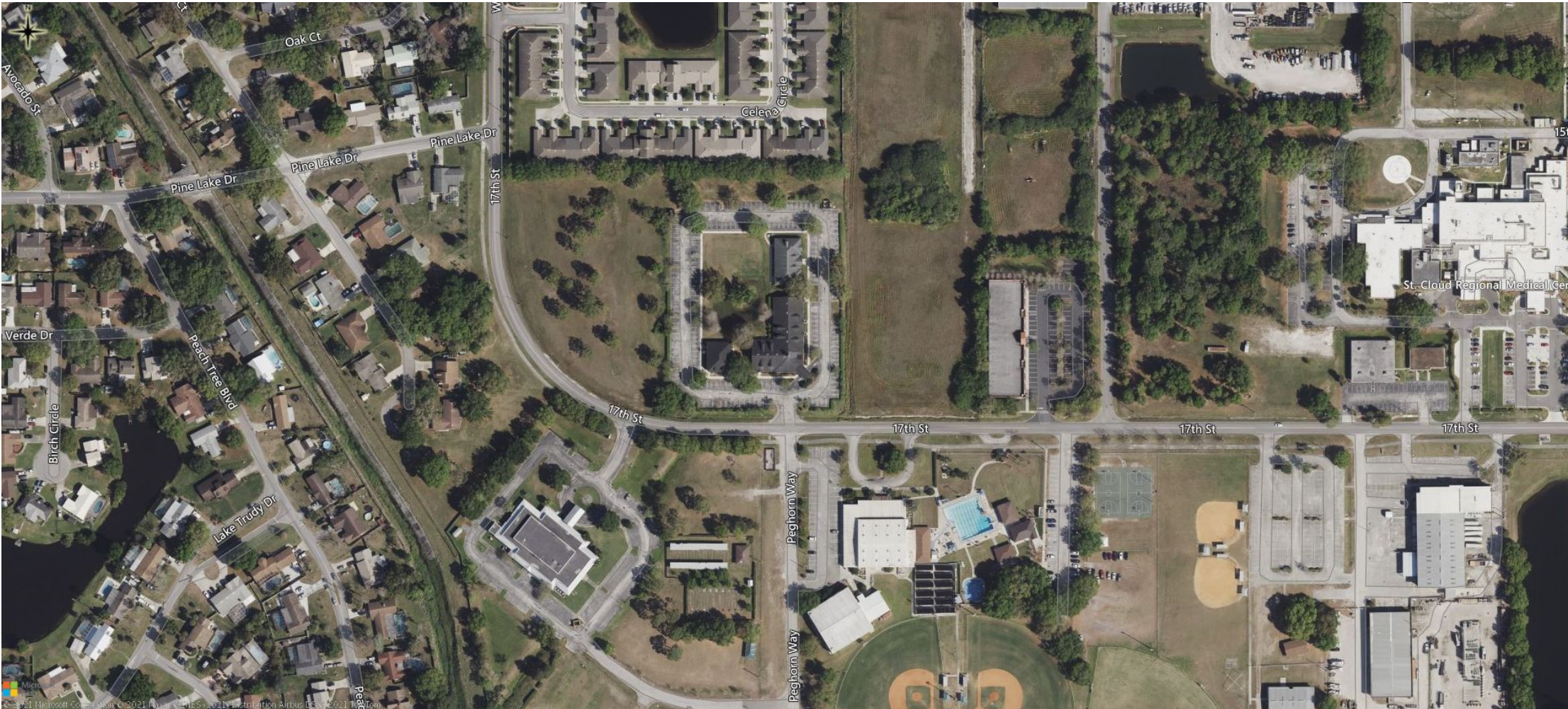
This map was prepared for the Osceola County Property Appraiser's Office. It is maintained for the function of this office only. It is not intended for conveyance, nor is it a survey.

Date Generated: 9/29/2021



Katrina S. Scarborough, CFA, CCF, MCF  
Osceola County Property Appraiser

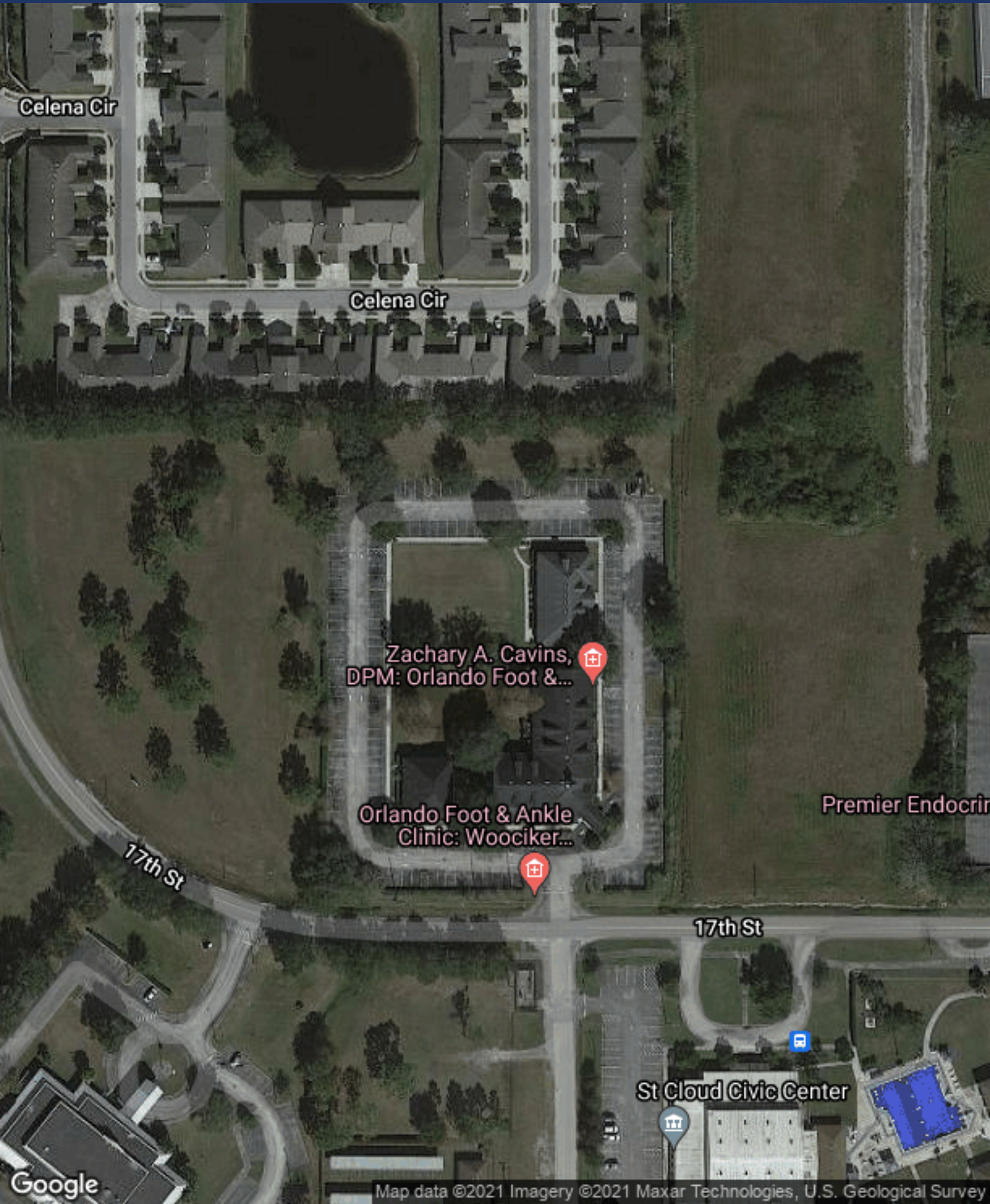
# 17th





# REGIONAL MAP

Medical Lot 17th Street  
17th Street | St. Cloud, FL 34769



Celena Cir

Celena Cir

Zachary A. Cavins, DPM: Orlando Foot &...

Orlando Foot & Ankle Clinic: Woociker...

Premier Endocrin

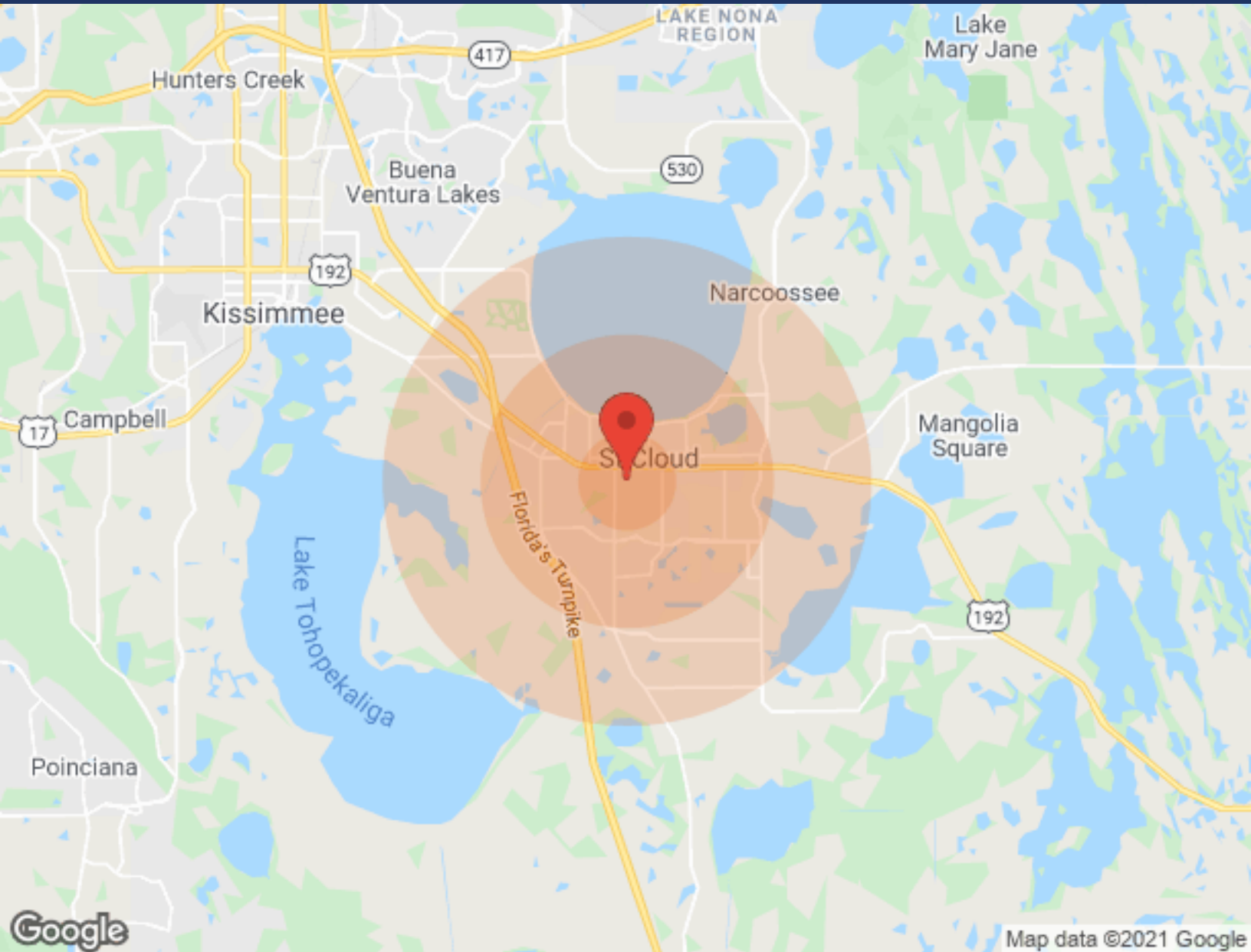
17th St

17th St

St Cloud Civic Center

# DEMOGRAPHICS

Medical Lot 17th Street  
17th Street | St. Cloud, FL 34769



Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	2,369	21,182	33,769	Median	\$45,050	\$47,348	\$52,296
Female	2,703	22,896	34,395	< \$15,000	394	1,746	2,358
Total Population	5,072	44,078	68,164	\$15,000-\$24,999	286	1,618	2,316
				\$25,000-\$34,999	132	1,645	2,278
<b>Age</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>	\$35,000-\$49,999	455	3,098	4,174
Ages 0-14	956	9,212	13,922	\$50,000-\$74,999	372	3,704	5,263
Ages 15-24	636	6,412	9,818	\$75,000-\$99,999	281	2,140	3,461
Ages 55-64	647	4,653	7,753	\$10,000-\$149,999	98	1,140	2,497
Ages 65+	773	7,693	11,365	\$150,000-\$199,999	36	289	531
				> \$200,000	14	215	411
<b>Race</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>	<b>Housing</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
White	4,914	37,599	57,357	Total Units	2,815	18,644	27,708
Black	28	2,371	4,118	Occupied	2,354	16,097	23,921
Am In/AK Nat	5	31	65	Owner Occupied	1,393	11,322	17,415
Hawaiian	N/A	7	17	Renter Occupied	961	4,775	6,506
Hispanic	495	12,098	20,682	Vacant	461	2,547	3,787
Multi-Racial	242	7,182	11,518				

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