

**FOR  
SALE**

# 16 AC ST. CLOUD PRIME COMMERCIAL

Canoe Creek Rd & Nolte Rd, St. Cloud  
Osceola County, FL 34769



## ABOUT THE PROPERTY

**SIZE** 16.08 acres

**PRICE** \$4,175,000

**AREA** Corner of Canoe Creek Rd & Nolte Rd in St. Cloud

**ZONING/  
FUTURE  
LAND USE** Commercial - Highway Business

**UTILITIES** Electric - OUC  
Water - City of St. Cloud

**FRONTAGE** 600' on Canoe Creek Rd  
1,250' on Nolte Rd

**TRAVEL** 5 minutes (2 miles) to Florida Turnpike Interchange at Kissimmee Park. 20 minutes to Neo City, Lake Nona, Medical City, Orlando Int'l Airport. 1 hour to beaches.

## 34769 DEMOGRAPHICS (US CENSUS 7/2018)

**POPULATION**

54,115

**MEDIAN HH INCOME**

\$53,544

## AVERAGE DAILY TRAFFIC COUNTS (2019)

**1** 13,702 N on Canoe Creek Rd (Nolte Rd to US 192-441)

**2** 13,417 E on Nolte Rd (Canoe Creek Rd to Michigan Ave)

**MAURY L. CARTER & ASSOCIATES, INC.**

Licensed Real Estate Brokers | [www.maurycarter.com](http://www.maurycarter.com) | 407-422-3144



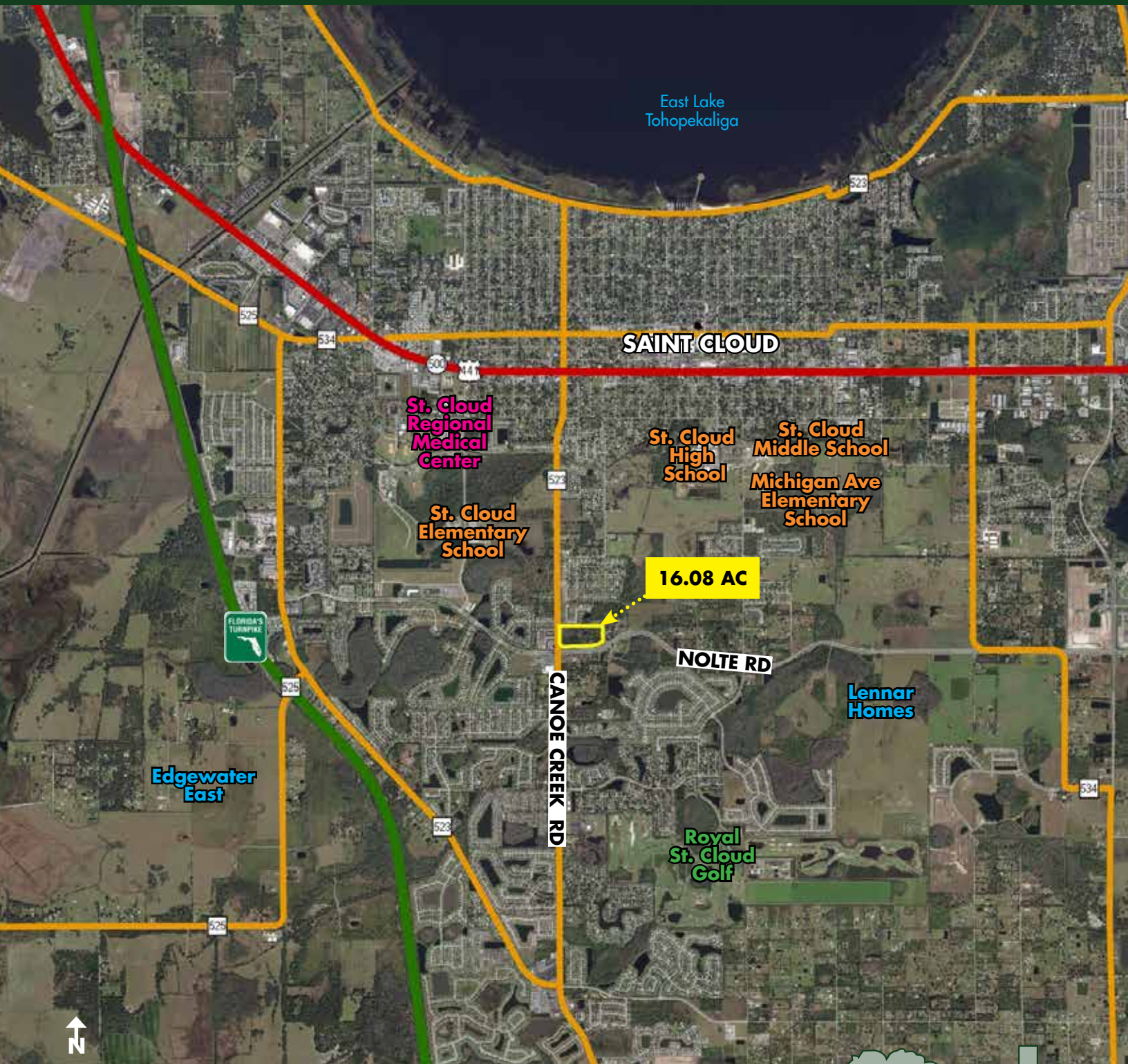
Maury L. Carter & Associates, Inc.<sup>SM</sup>  
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REGIONAL MAP

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## PROPERTY HIGHLIGHTS

**AREA** Prime location for development and growth for both commercial and residential uses.

**PROXIMITY** Close to downtown St. Cloud, Lake Nona/Medical City, Neo City, and not far from the beaches. Within commuting distance to downtown Orlando, Kissimmee, Walt Disney World Resort, Universal Studios, Sea World and the tourist corridor.

**GROWTH** Extensive economic activity in Osceola County and St. Cloud makes this a prime property for development and growth for both commercial and residential uses in the area. Strong economic growth is expected to continue in the region.



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