

**FOR
SALE**

CANOE CREEK & NOLTE RETAIL OUTPARCEL OPPORTUNITY

2040 Nolte Rd, St. Cloud, FL 32772



ABOUT THE PROPERTY

- LOT 5** 2.34 ac - **SOLD**
- LOT 6** 1.31 ac - **SOLD**
- LOT 7** 1.5 ac - \$25/sqft or \$1,633,500

UTILITIES Water/sewer available to site

ROAD FRONTAGE 500'± on Nolte Rd
300'± on Canoe Creek Rd

PARCEL IDs 14-26-30-4950-0001-0570
14-26-30-4950-0001-0550

DESCRIPTION

New retail outparcel development located at the NEC of Nolte Road and Canoe Creek Road. Traffic counts are 16,400 along Canoe Creek Road and 21,000 along Nolte Road.

Last pad is 1.5 acres.

Great visibility and full access along Nolte Road and right in, right out along Canoe Creek Road. Adjacent to Walmart Neighborhood Market.

Call for more information today!

MAURY L. CARTER & ASSOCIATES, INC.

Licensed Real Estate Brokers | www.maurycarter.com | 407-422-3144

Offering subject to errors, omission, prior sale or withdrawal without notice.



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AREA MAP

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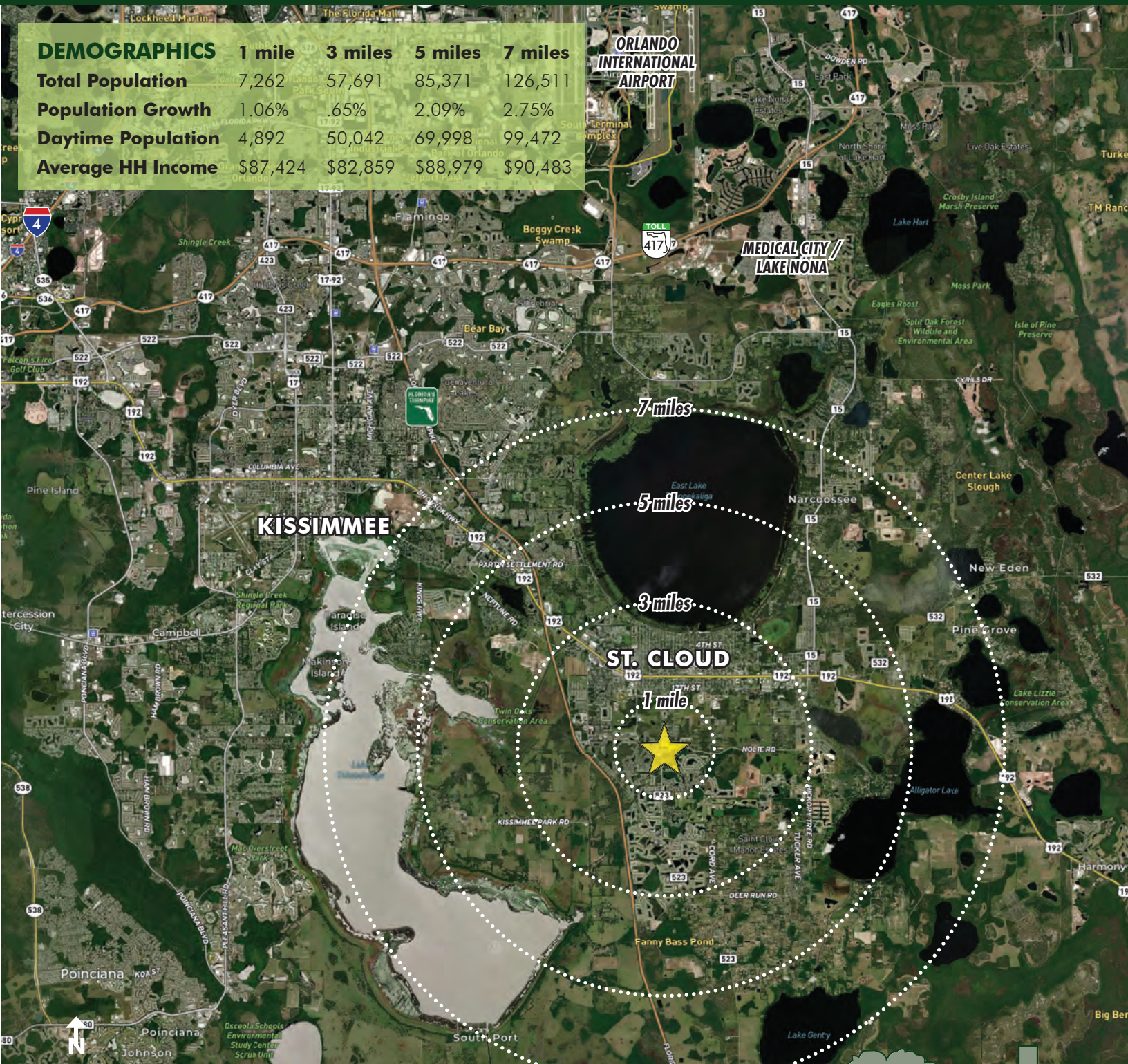


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DEMOGRAPHICS	1 mile	3 miles	5 miles	7 miles
Total Population	7,262	57,691	85,371	126,511
Population Growth	1.06%	.65%	2.09%	2.75%
Daytime Population	4,892	50,042	69,998	99,472
Average HH Income	\$87,424	\$82,859	\$88,979	\$90,483



REGIONAL MAP - DEMOGRAPHICS

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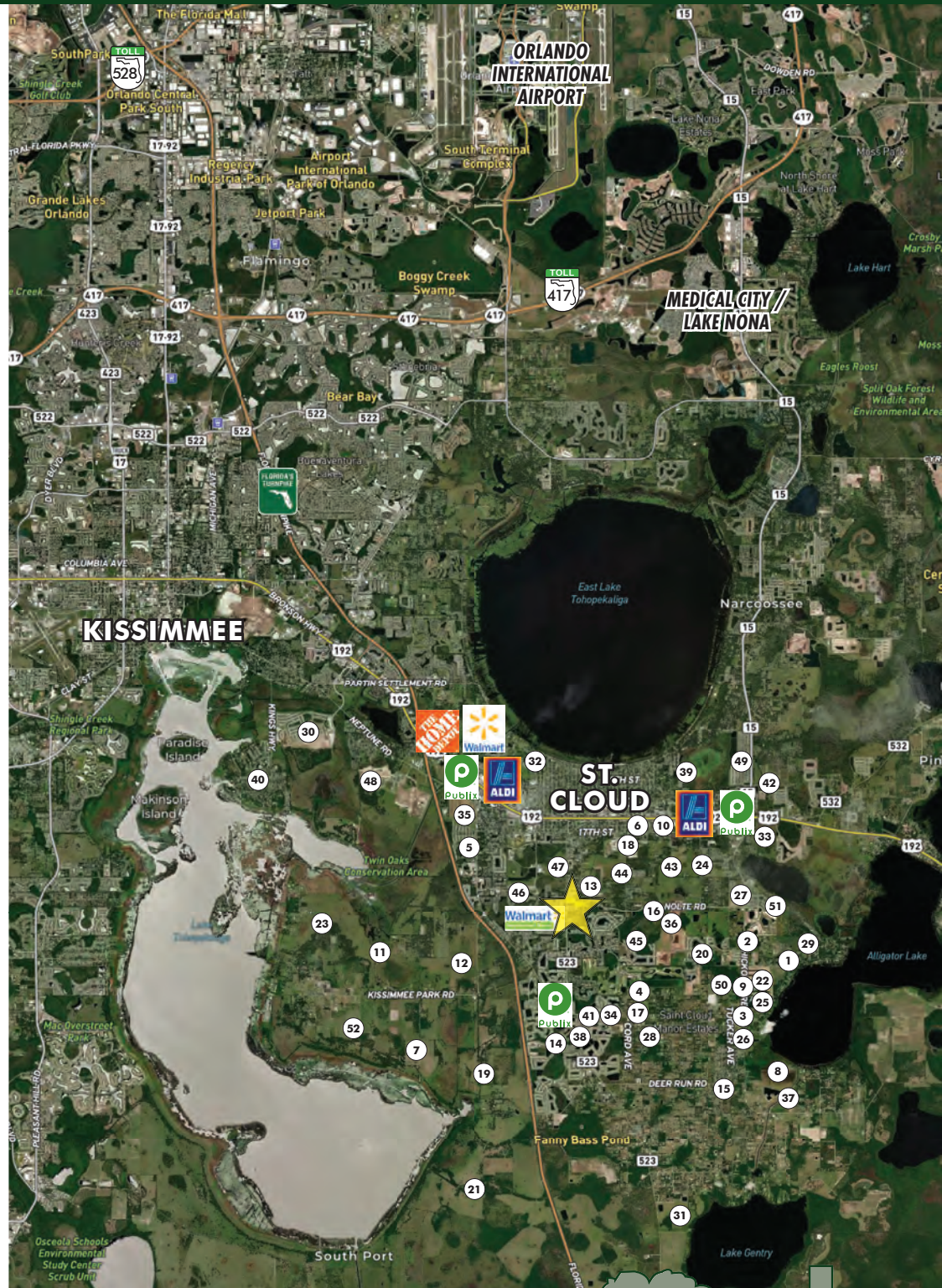


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1	3080 Vest Rd	313
2	3125 Hickory Tree Rd	74
3	3624 Hickory Tree Dr	38
4	4165-75 Cypress Dr	77
5	Anthem Park	298
6	Barton Court	54
7	Bella Tara	1239
8	Buena Lago	545
9	Calhoun & St. Cloud Manor	56
10	Camden Bay	90
11	Clay Whaley	164
12	Crossprairie	5200
13	Davis Estates	31
14	Deer Creek West	154
15	Deer Run Osceola	167
16	Delaware Ave	375
17	DeLeon Property	18
18	Dover Village	32
19	Fontana Lakes	2952
20	Gramercy Farms	731
21	Green Island	17000
22	Hanover Lakes	525
23	Heritage Edgewater	3624
24	Hickory Creek	39
25	Hickory Tree	217
26	Hickory Tree Center	98
27	Hickory Tree Reserve	114
28	Imperial Ave	35
29	JH Paty LLC	814
30	Kindred	2415
31	Lake Gentry Landings	700
32	Lakeview School Property	75
33	Lancaster Park	299
34	Lopez & Campbell	34
35	Neptune Village	1584
36	Old Hickory	451
37	Pink Sands Estates	329
38	Portofino Vista	262
39	Preserve at Lakeside	36
40	Regal Point	30
41	Reserve at Pine Tree	105
42	Rivercrest at Narcoossee	73
43	Roan Bridge	1224
44	Sky Lakes / Village Walk	355
45	Southern Pines	1071
46	Stevens Plantation	89
47	Stevens Plantation	365
48	Tohoqua	3429
49	Turtle Creek	117
50	Twin Lakes	980
51	Twin Lakes Futures	904
52	Whaley Platt	2732
TOTAL BUILT/FUTURE UNITS		52733



REGIONAL MAP - DEVELOPMENT

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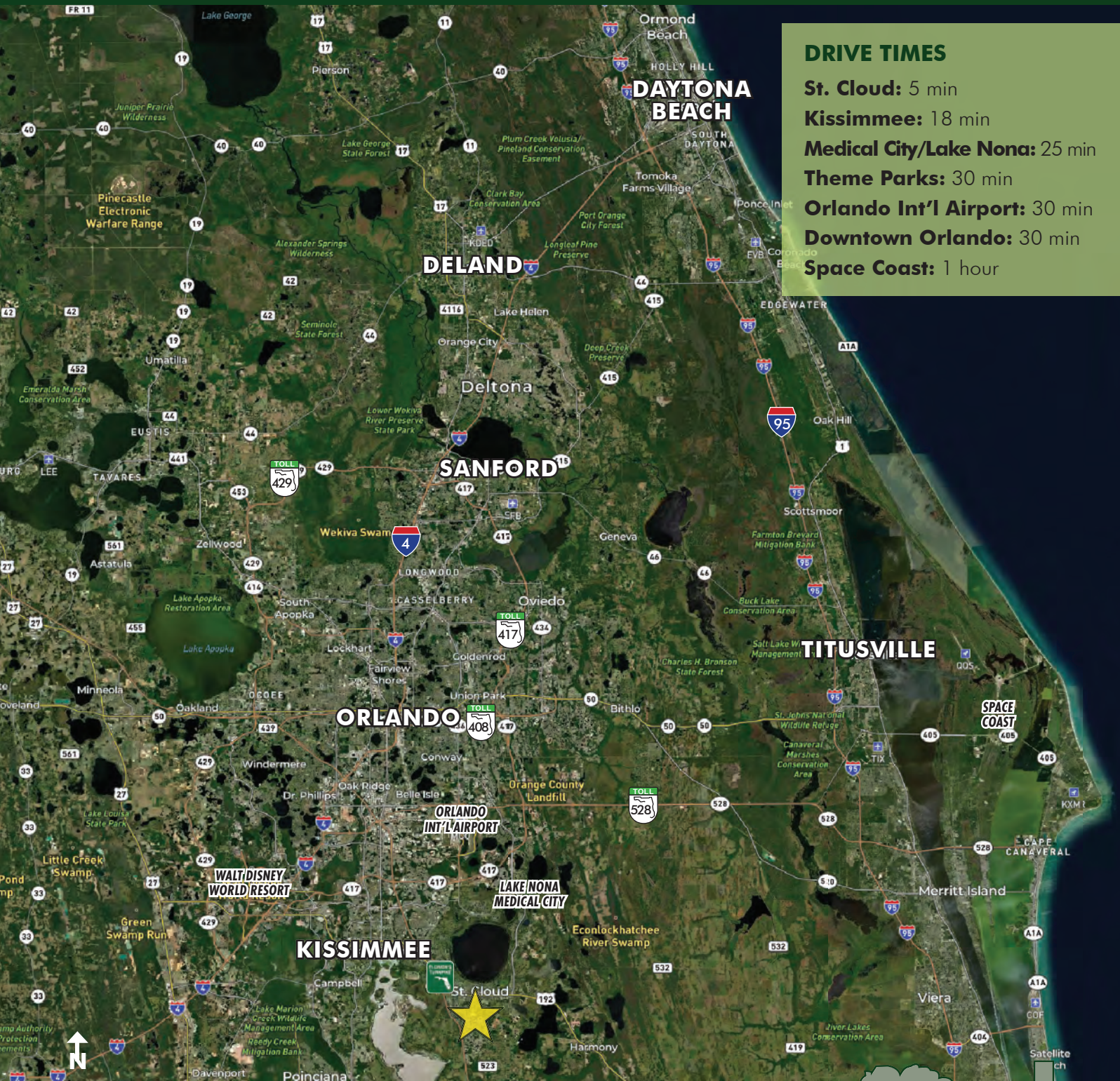
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