MAURY L. CARTER
& ASSOCIATES, INC.
FLORIDA LICENSED REAL ESTATE BROKER

PAD-READY RETAIL OUTPARCEL OPPORTUNITY AT CANOE CREEK & NOLTE ROAD

2040 Nolte Rd, St. Cloud, FL 32772

PROPERTY DETAILS

- 2040 Notle Rd, St. Cloud, FL 32772
- Parcel ID: 14-26-30-0599-0001-0070
- Utilites: Water & Sewer available
- Access via new Harpdyn Lane
- Lot 5: **SOLD**
- Lot 6: **SOLD**
- Lot 7: $19.13/sqft or $1,250,000

PROPERTY HIGHLIGHTS

Only one pad remaining at the 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.

Great visibility and full access along Nolte Road and right in, right out along Canoe Creek Road. Adjacent to Wawa and across the street from Walmart Neighborhood Center.

GEOGRAPHICAL DETAILS

DEMOGRAPHICS

Total Population	61,963	406,943
Median HH Income	$76,196	$68,711
Median Home Value	$324,100	$317,600
	St. Cloud, US Census	*Osceola County, US Census*

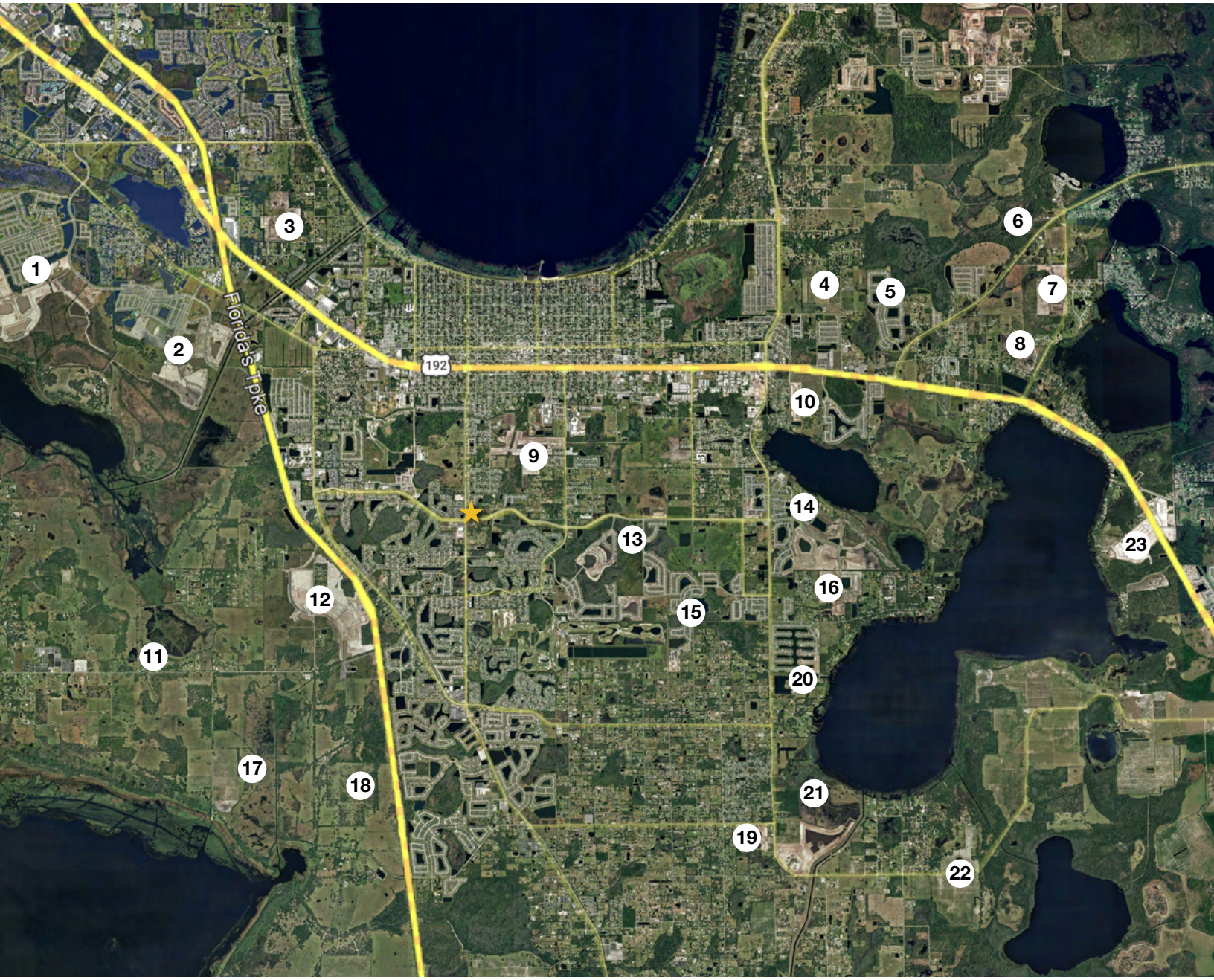
DAILY TRAFFIC COUNTS

- Canoe Creek: 16,600
- Nolte Rd: 21,000
- US 192, Irlo Bronson Mem. HWY: 42,500

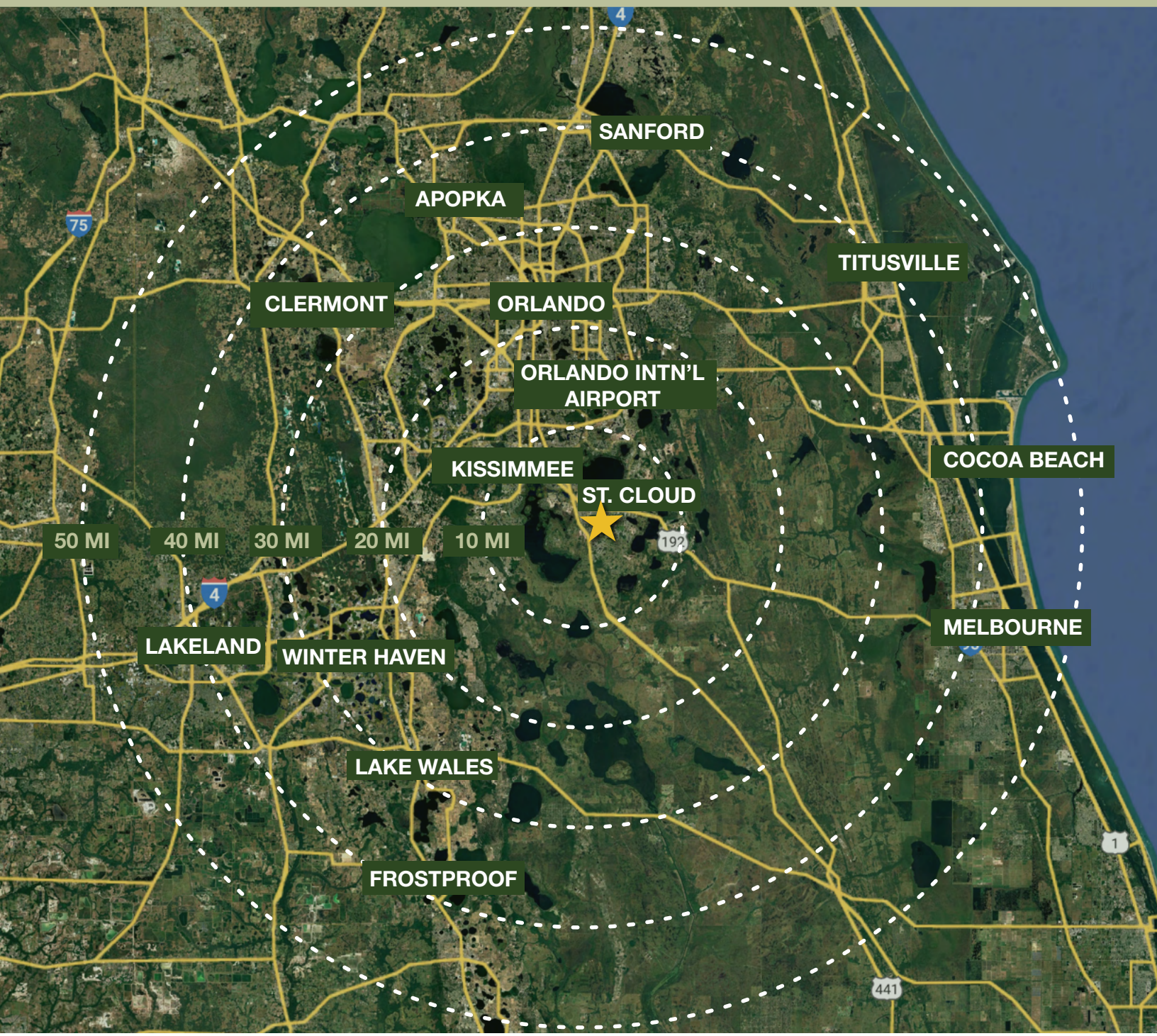
LOCAL DEVELOPMENTS

LEGEND

1 Kindred: 500 units
2 Tohoqua: 369 units
3 Big Sky: 332 units
4 Turtle Creek:117 units
5 Lancaster Park: 45 units
6 Center Lake Ranch: 3,960 units
7 Amelia Groves: 205 units
8 Trinity PLace: 296 units
9 Sky Lakes: 355 units
10 Live Oak Lakes
11 Edgewater DRI: 7,000 units
12 Crossprairie: 1,070 units
13 Southern Pines
14 Twin Lakes Osceola: 904 units
15 Gramercy Farms
16 Lakeside Groves: 211 untis
17 Bella Tara: 1,714
18 Fortuna Lakes: 750 units
19 Deer Run: 197 units
20 Hanover Lakes: 556 units
21 Buena Lago: 532 units
22 Triple H Ranch: 804 units
23 Pine Glen: 294 units



REGIONAL MAP



DRIVE TIMES

- Downtown St. Cloud: 5 min
- Kissimmee: 20 min
- Orlando Intnl Airport: 35 min
- Orlando: 40 min
- Walt Disney World Resort: 40 min
- Melbourne: 1hr
- Cape Canaveral: 1 hr
- Cocoa Beach: 1 hr 15 min
- Haines City:1 hr 15 min
- Lake Wales: 1 hr 30 min