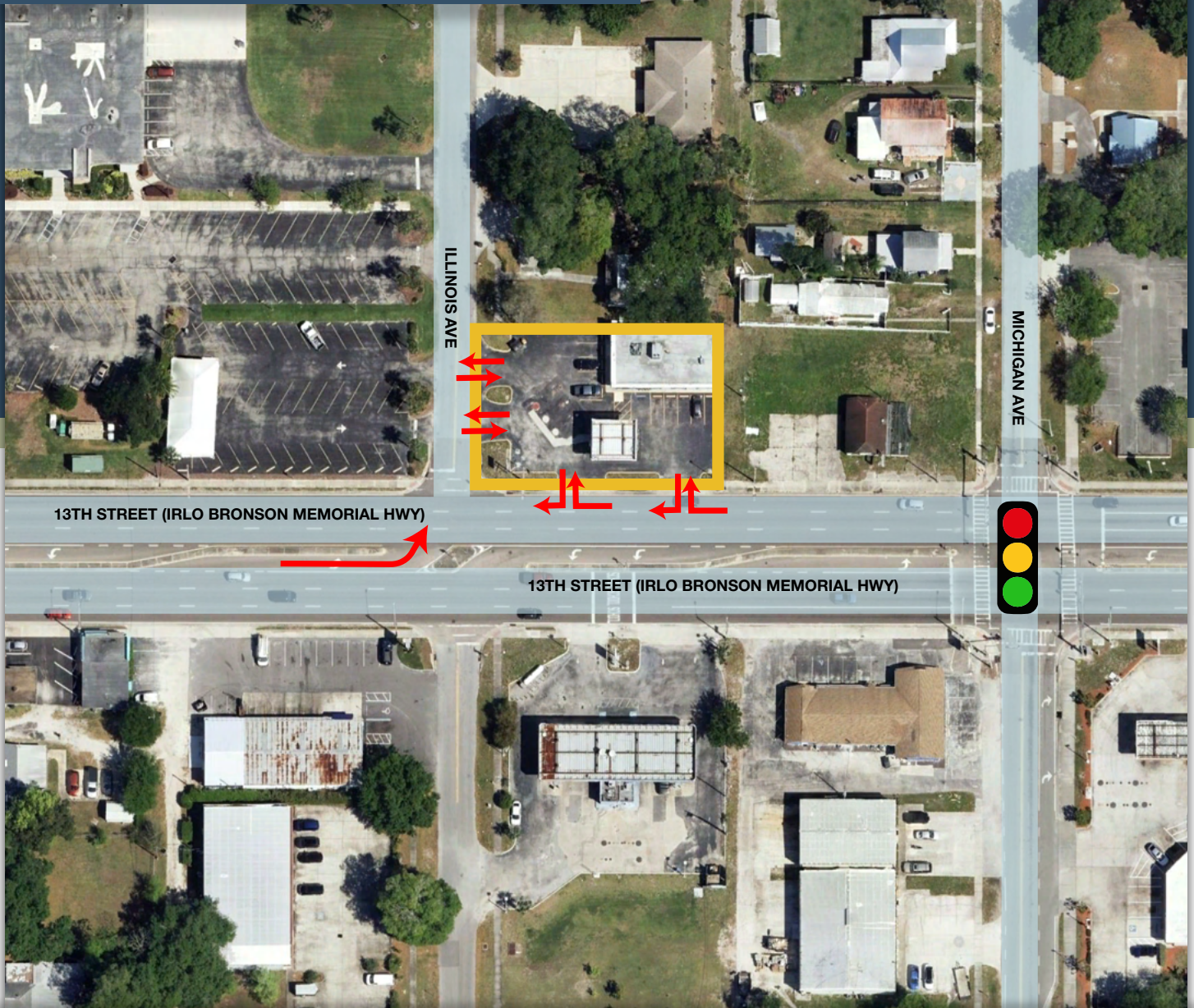




**MAURY L. CARTER
& ASSOCIATES, INC.**
FLORIDA LICENSED REAL ESTATE BROKER



COMMERCIAL PROPERTY WITH 3,300 SQ FT RETAIL BUILDING 718 13th Street, St. Cloud, FL 34769

PROPERTY DETAILS

- **Price: \$1,500,000**
- Size: 0.33 acre
- Location: 718 13th Street, St. Cloud, FL 34769
- Parcel ID: 01-26-30-0001-0225-0130
- Zoning: SHB - Highway Business
- FLU: Retail Convenience
- Utilities: Electric (OUC), Water (Toho Water)



This is a unique opportunity to acquire a high-visibility commercial property in the thriving and fast-growing market of St. Cloud, Florida. Located in the heart of Central Florida, this property features a 3,300 square foot free-standing retail building. Positioned directly on 13th Street, one of the city's busiest commercial corridors, the site offers outstanding frontage, exposure, and accessibility.

The property is ideal for a convenience store, gas station operator, or retail investor seeking a well-located site with fuel infrastructure already in place. Surrounded by dense residential neighborhoods, schools, and other commercial developments, the location benefits from strong daily traffic counts and a steady flow of local and commuter activity.

Property Highlights:

- **3,300 sq. ft. commercial building** with flexible interior layout
- Located on **13th Street**, a high-traffic arterial road with excellent visibility
- **Ample parking** and easy ingress/egress
- Situated in a **high-growth region** of Central Florida with increasing commercial demand
- Ideal for **rebranding or redevelopment**
- Zoned for **commercial use**

This is an excellent investment opportunity for an owner-user or investor looking to enter or expand within the Central Florida market. With infrastructure in place and unbeatable location metrics, this site is primed for future success.

Contact us today for more information or to schedule a private tour.



GEOGRAPHICAL DETAILS

Local Demographics

- Total Population: 61,963
- Median HH Income: \$76,196
- Median Home Value: \$324,100

St. Cloud, US Census 2023

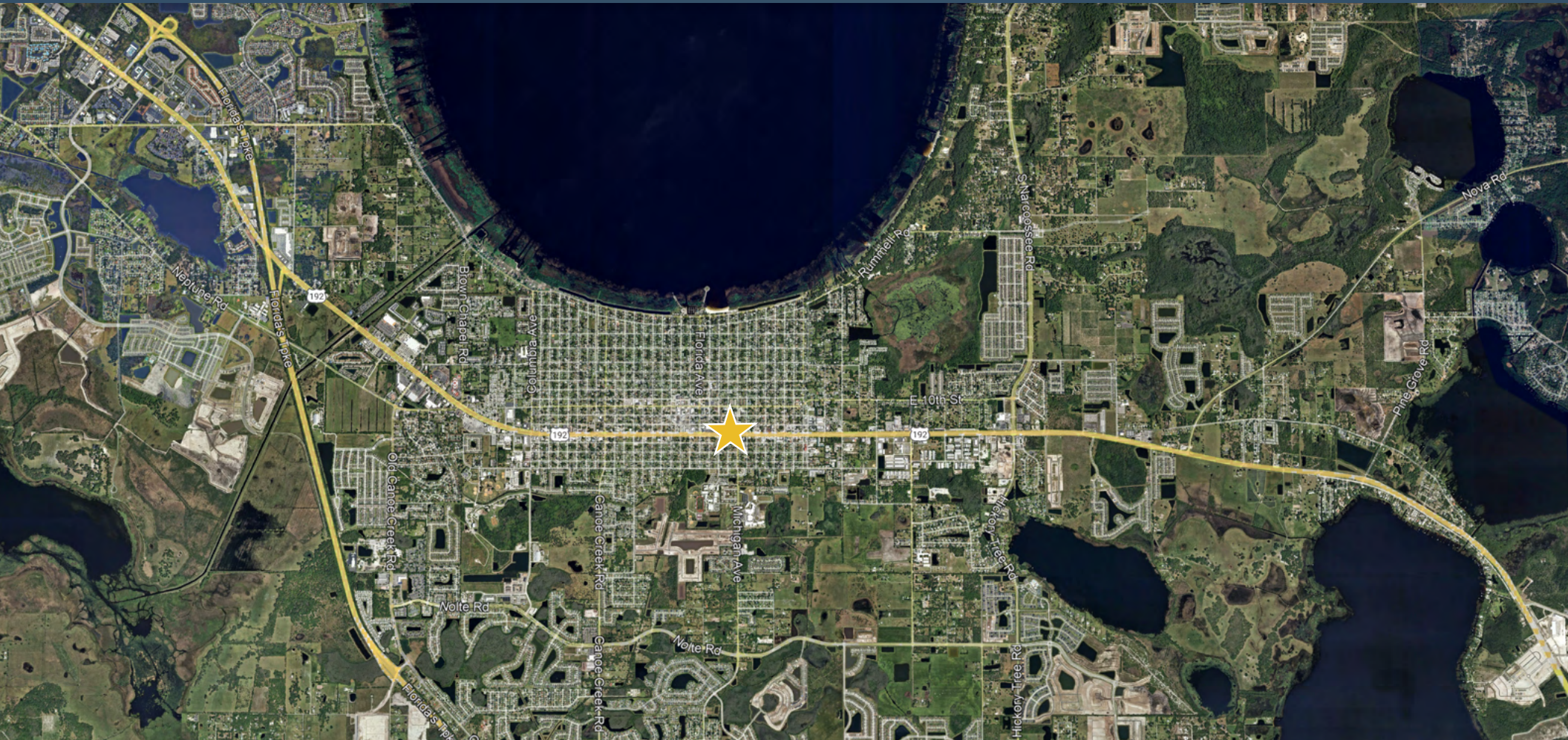
County Demographics

- Total Population: 406,943
- Median HH Income: \$68,711
- Median Home Value: \$317,600

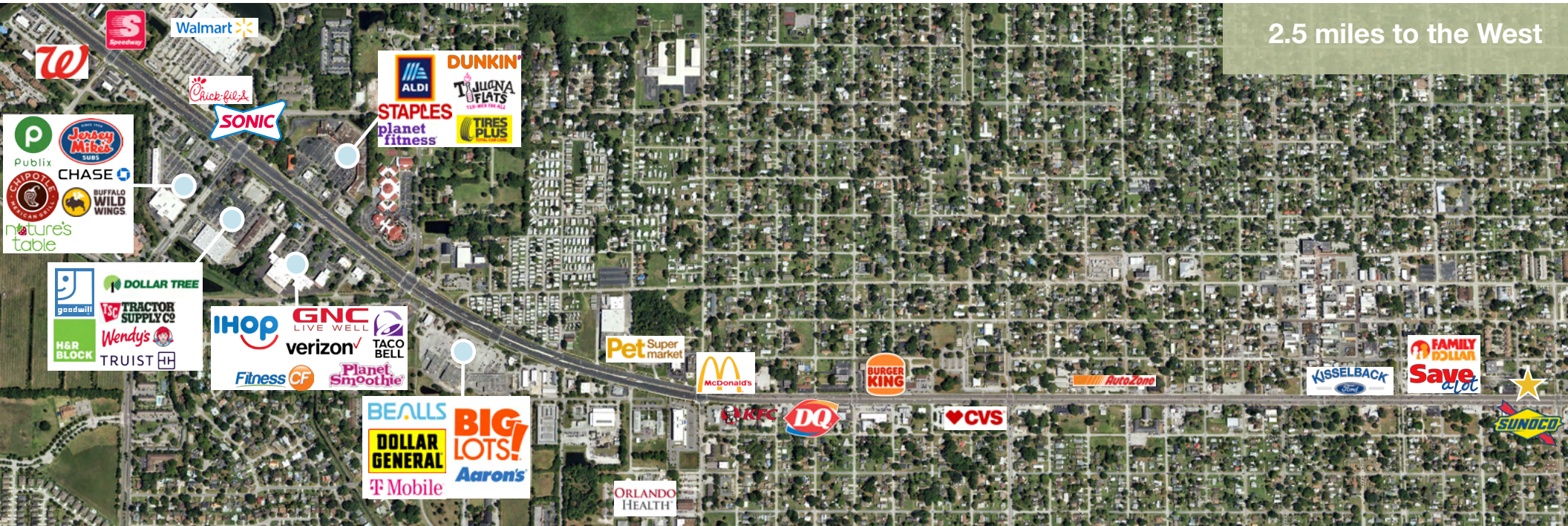
Osceola County, US Census 2023

Daily Traffic Counts

- 13th St (HWY 192): 48,000
- Michigan Ave: 6,300
- FL Turnpike: 61,971
- Narcoossee Rd: 37,500
- Canoe Creek Rd: 16,600



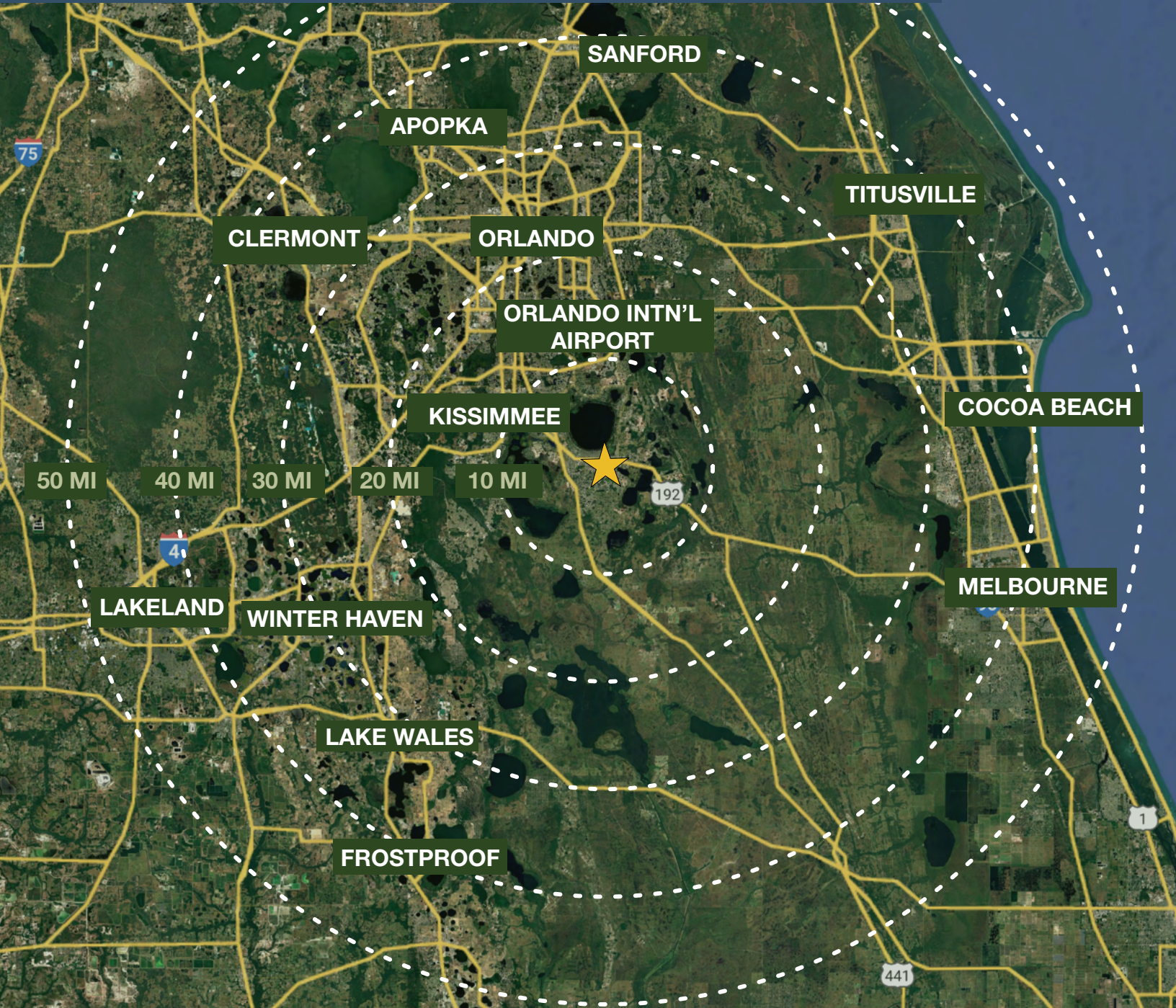
RETAIL MAPS



REGIONAL MAP

Drive Times

- Kissimmee: 25 min
- Orlando International Airport: 45 min
- Orlando: 45 min
- Sanford: 50 min
- Cocoa Beach: 1 hr 5 min
- Winter Haven 1 hr 20 min
- Lakeland: 1 hr 20 min



CURRENT & FUTURE DEVELOPMENTS

| | | |
|---------------------------------|---------------------------|--------------|
| 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 |

