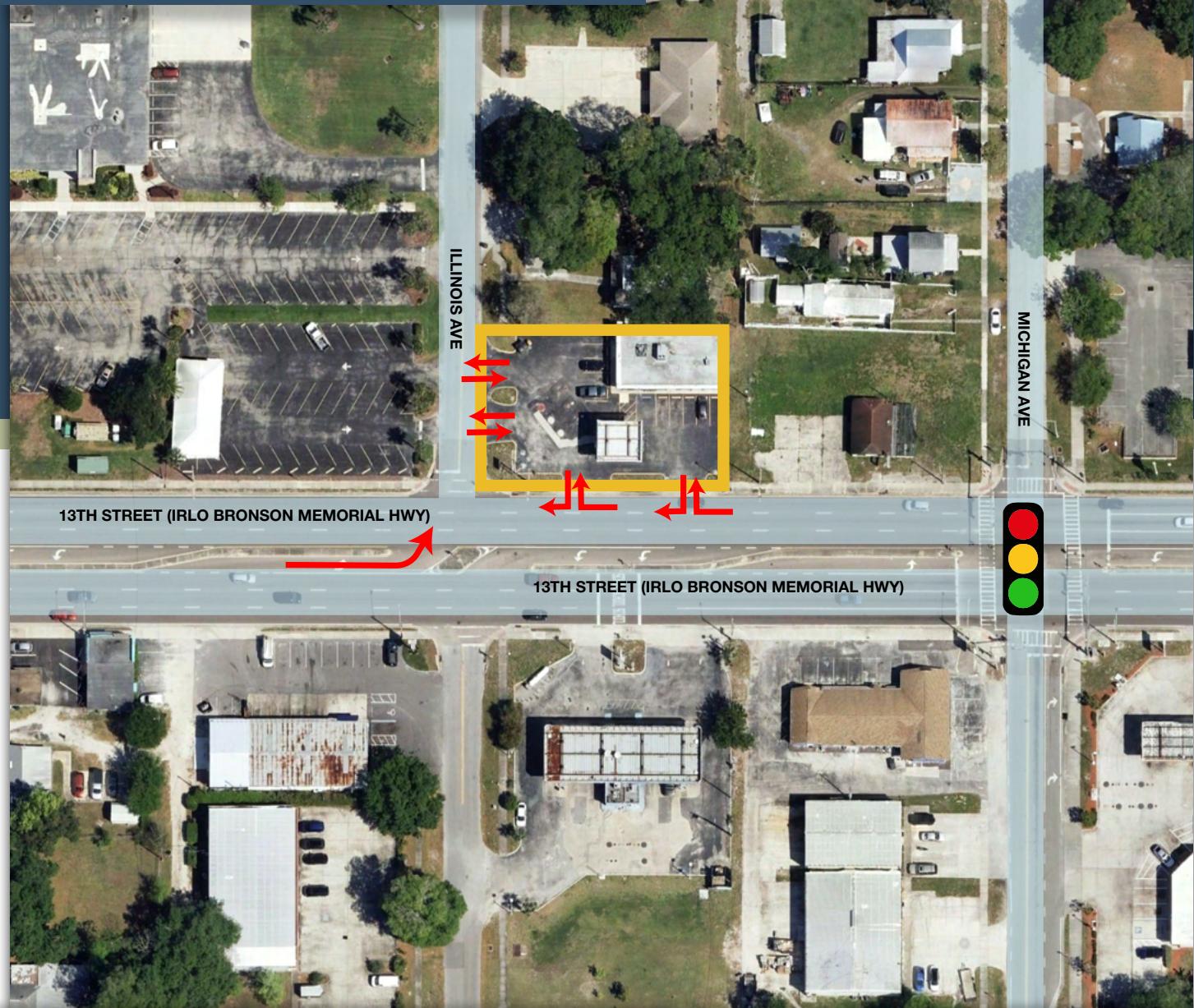




**MAURY L. CARTER
& ASSOCIATES, INC.**
FLORIDA LICENSED REAL ESTATE BROKER



**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

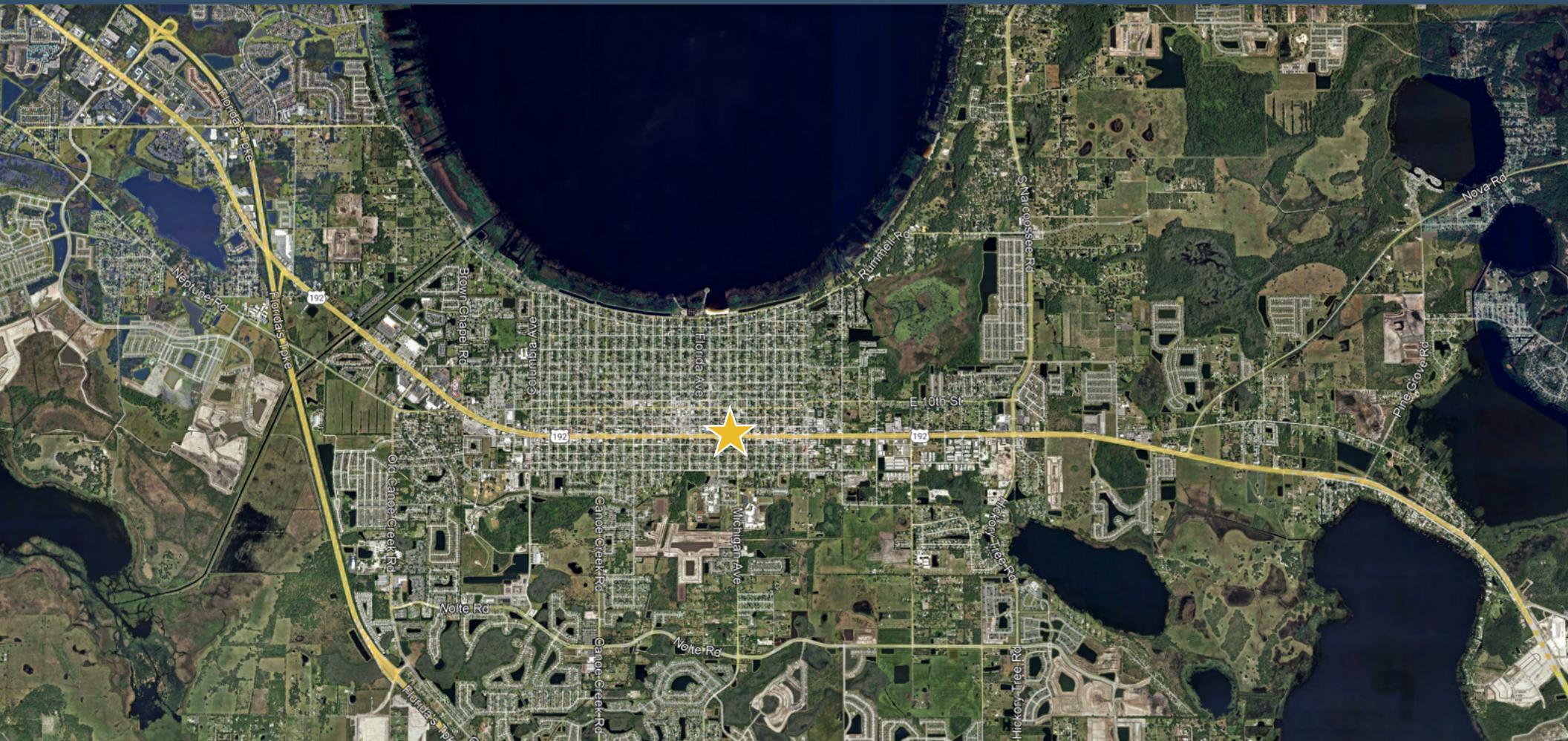
County Demographics

- 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



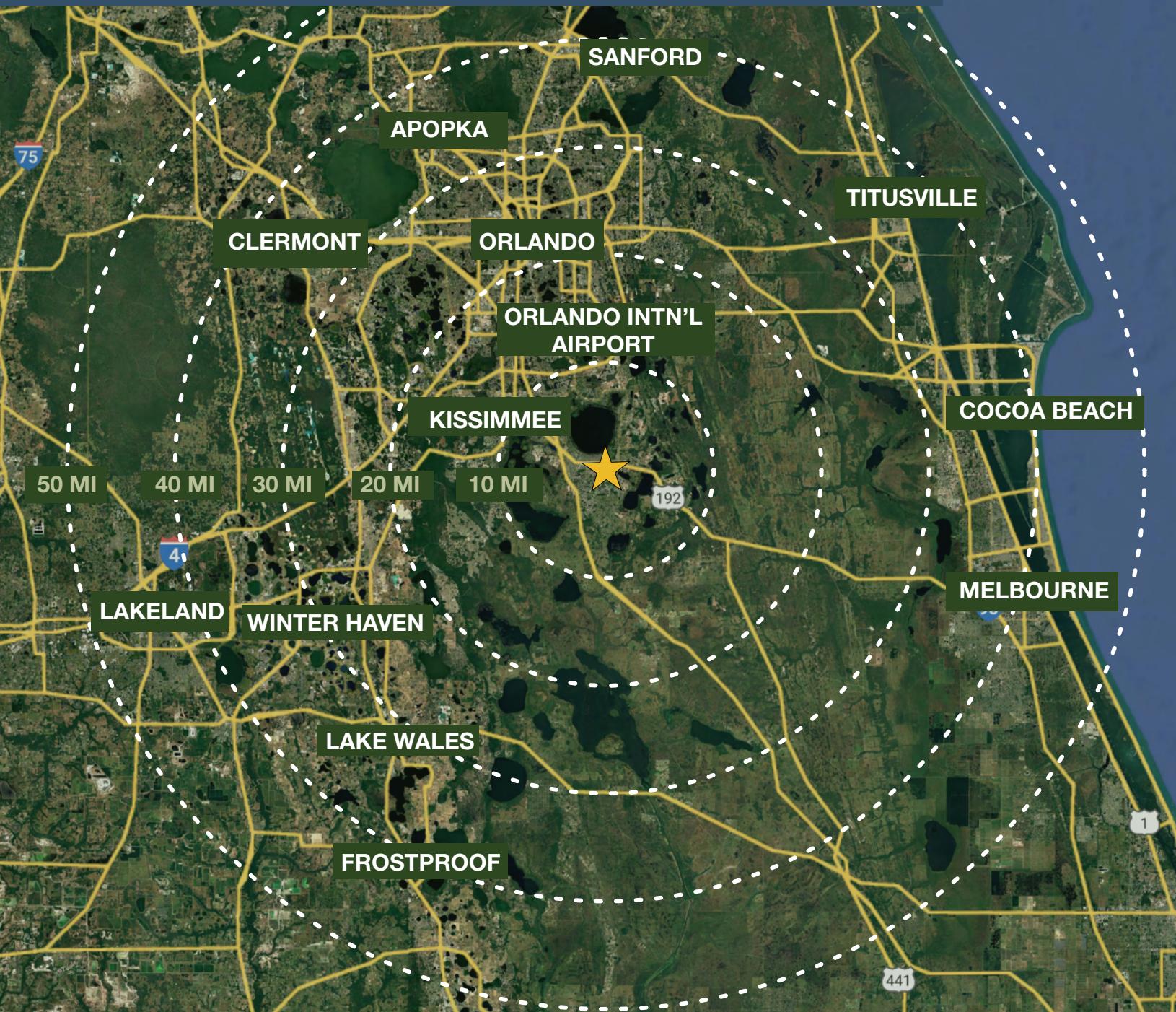
RETAIL MAPS



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

