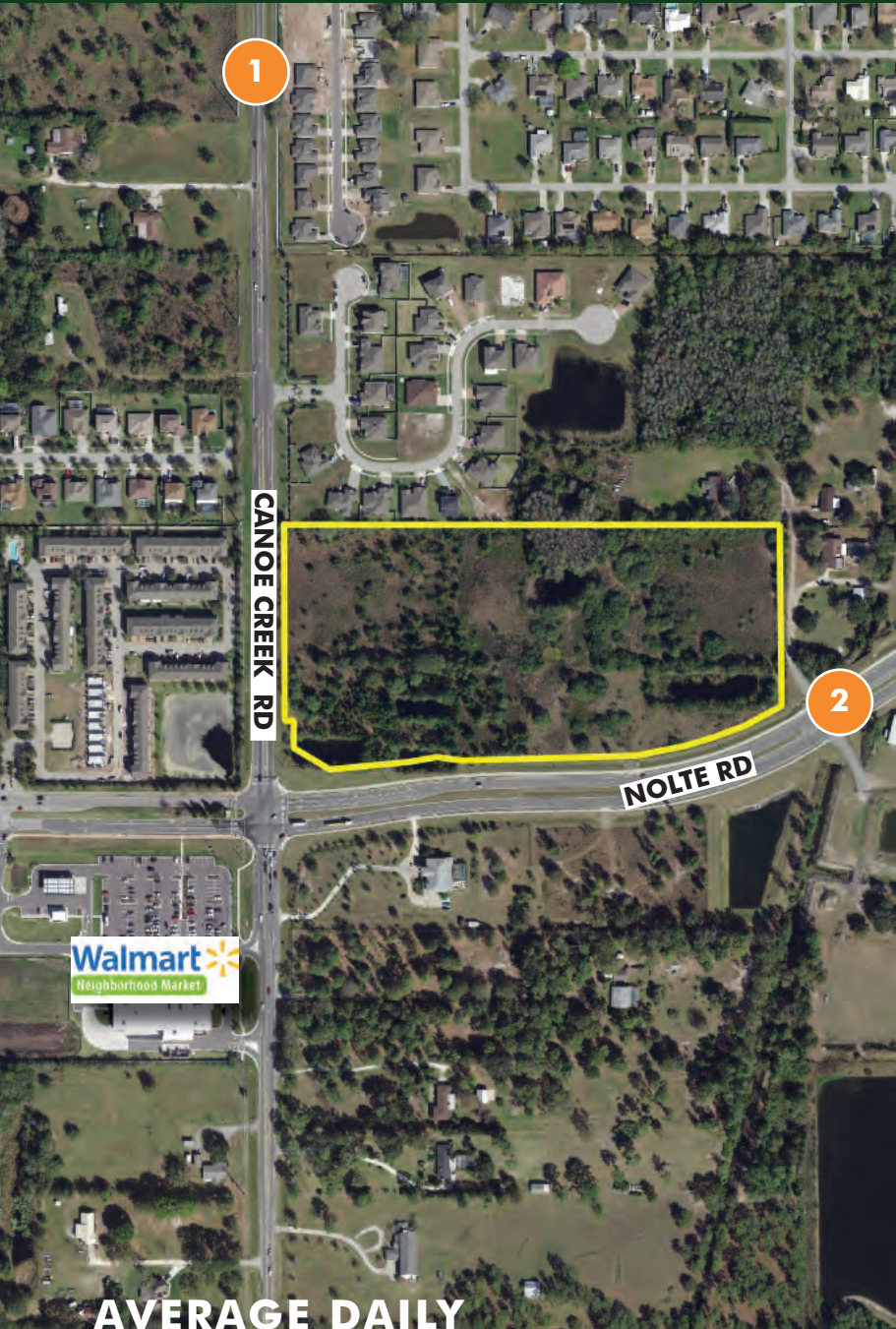


**FOR
SALE**

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.

**UNDER
CONTRACT**

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.

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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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