

Now Leasing — New Retail

NARCOOSSEE CROSSINGS

ST. CLOUD, FLORIDA

PROJECT PROFILE

- Site fronts US Highway 192 adjacent to Narcoossee Road in the heart of the booming St. Cloud market
- Great visibility on US Highway 192
- Six outparcels available for casual dining, fast food or bank opportunities
- Two retail plazas, which include more than 28,800 sq ft
- Retail anchor construction to begin Spring 2008

TRADE AREA INFORMATION

Traffic (2006 & 2007)

US Hwy. 192 (east of Nova Road)	28,000 (AADT)
Narcoossee Road (south of 10th St.)	18,677 (AADT)

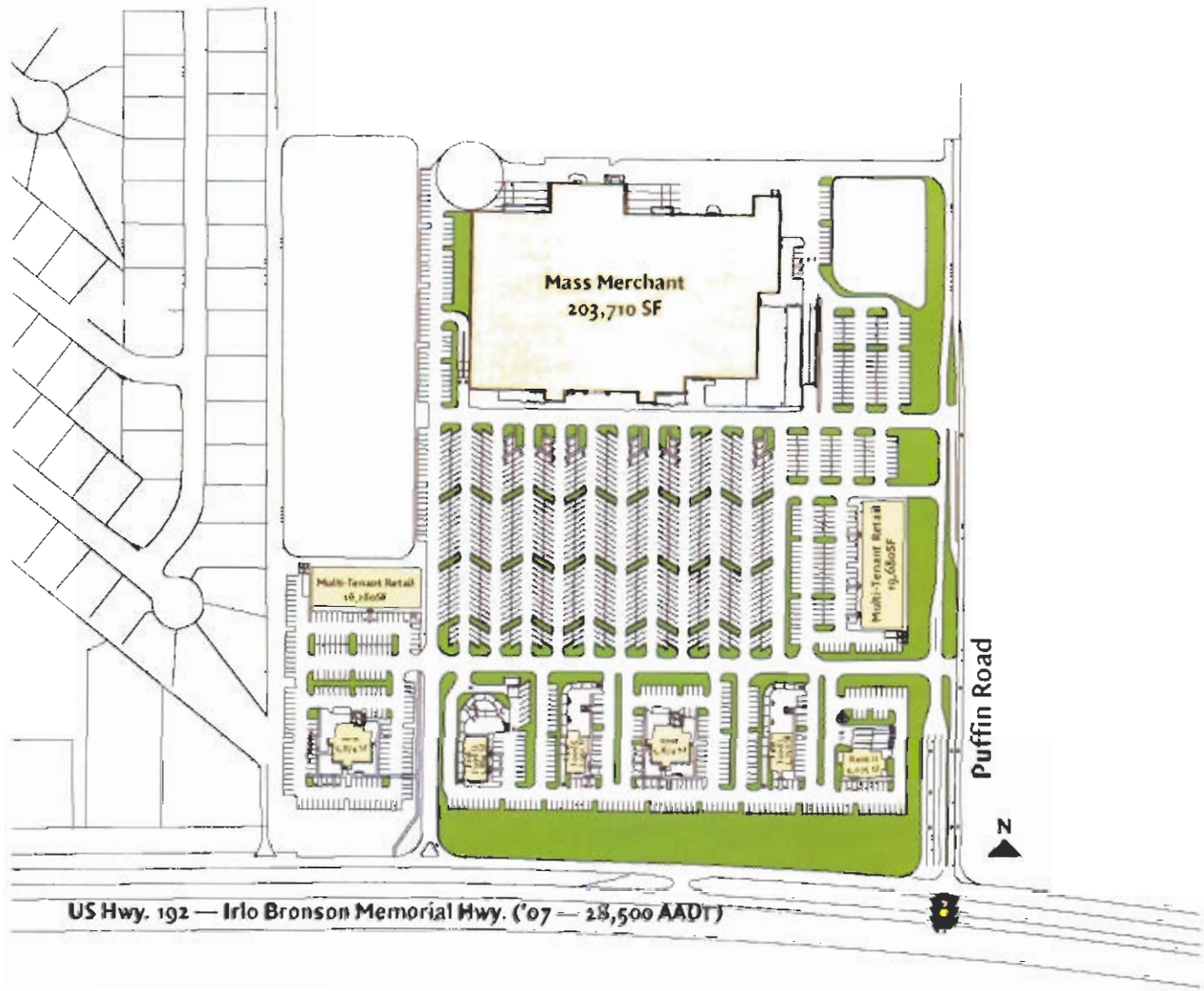
Demographics (2006)

	1 Mile	3 Miles	5 Miles
Population	6,000	14,000	40,000
Population Growth (2000-2006)	19.37%	14.2%	16.82%
Median HH Income	\$37,699	\$48,000	\$46,000
Median Age	37	39	38

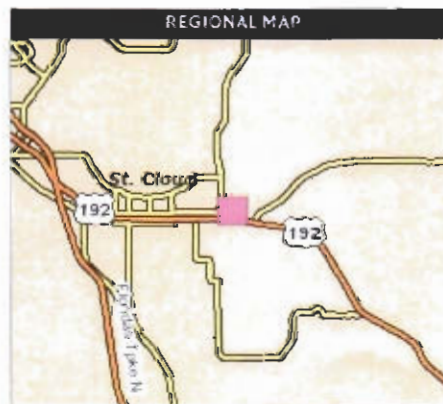
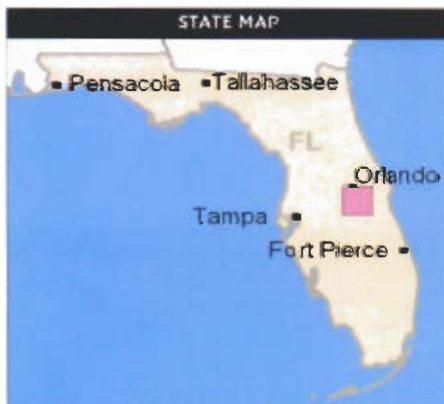
AERIAL



SITE PLAN



AREA MAPS



SITE DATA

US Highway 192 & Puffin Road

St. Cloud, Florida

Total Building SF: 241,910 SF
Land Size: +/- 58.6 Acres

Provided Parking: 472
Required Parking: 526
Parking Ratio: 1.17

CONTACT

