



Regent Shoppes South

3272 Canoe Creek Road • St. Cloud, FL 34772



Fully-leased shopping center

- Winn Dixie shadow anchor
- One mile east of the Florida Turnpike (34,500± AADT)
- Surrounded by dense residential communities
- 13,500± AADT on Canoe Creek Road and 20,500± AADT on Old Canoe Creek Road
- Pylon signage available

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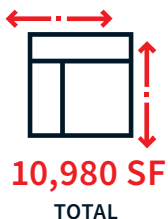
+1 407 443 3925

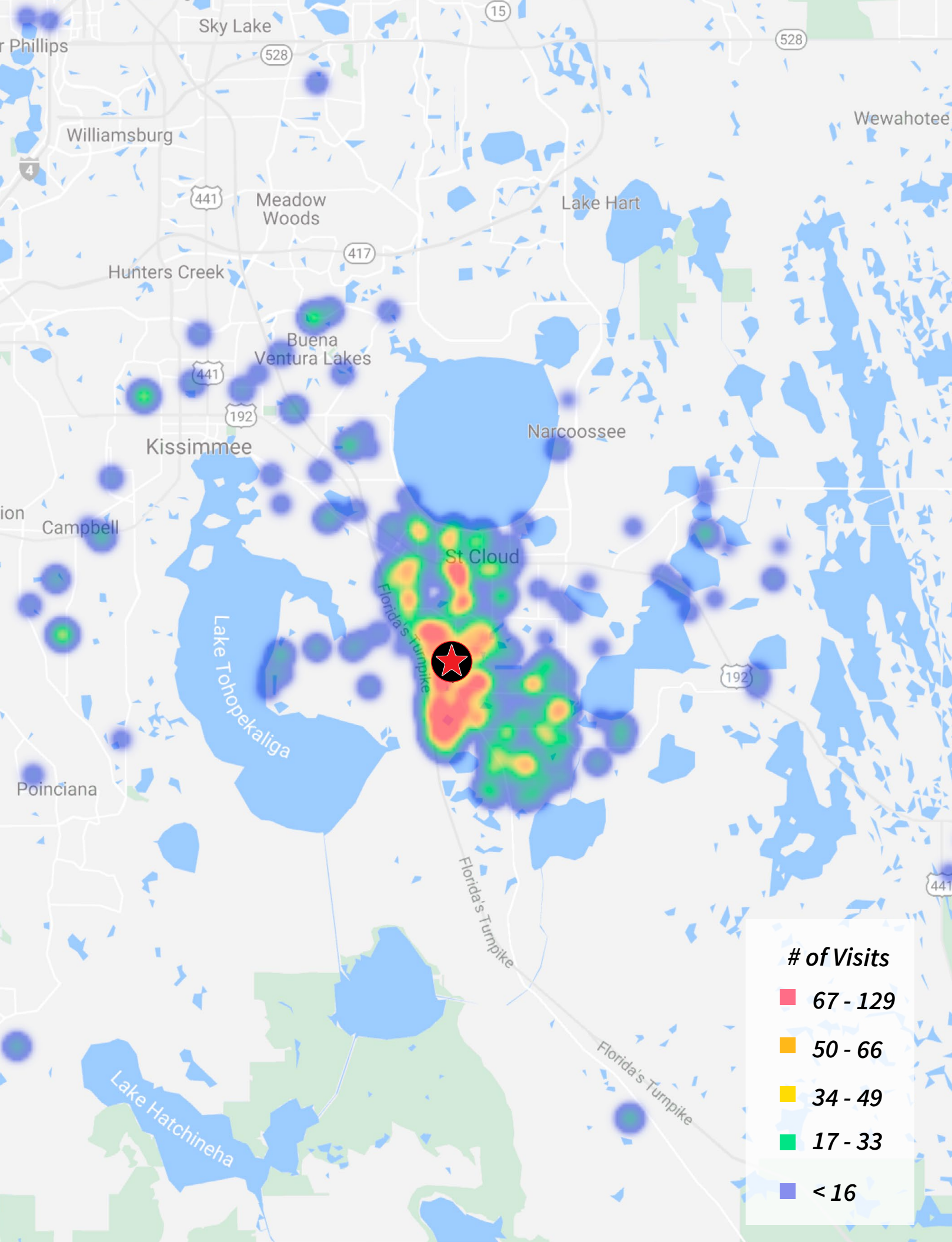
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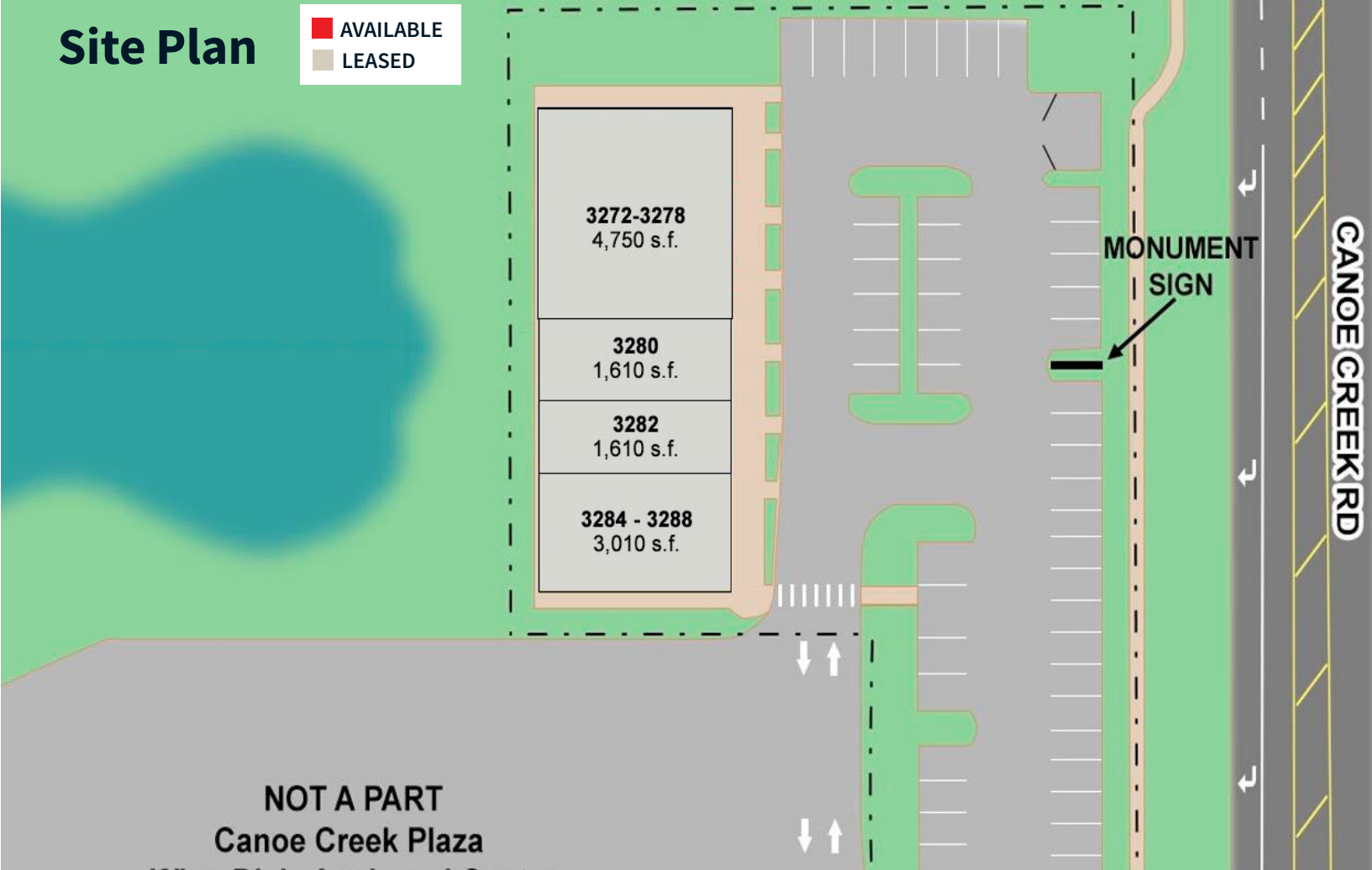
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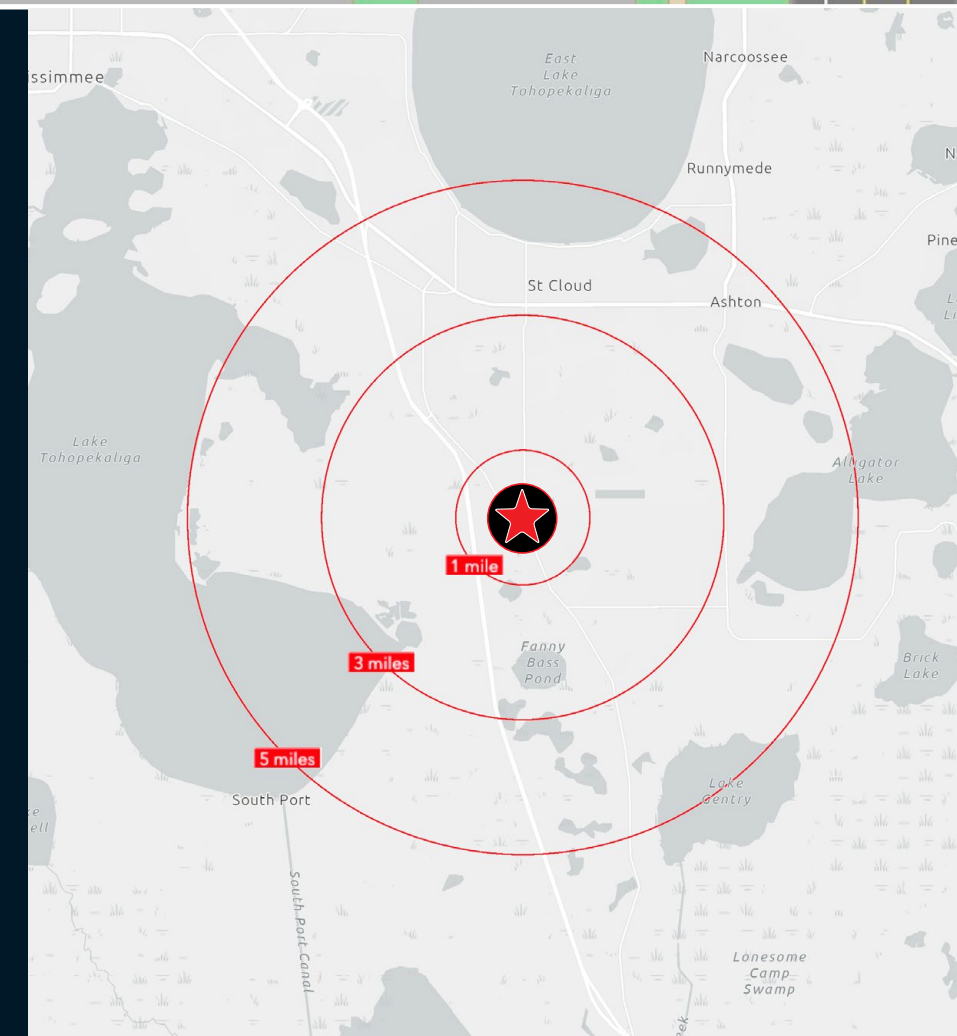


Site Plan



Demographics

POPULATION		
	1 MI.	9,468
	3 MI.	39,572
	5 MI.	72,460
HOUSEHOLDS		
	1 MI.	2,928
	3 MI.	12,671
	5 MI.	25,004
AVERAGE HH INCOME		
	1 MI.	\$86,210
	3 MI.	\$88,053
	5 MI.	\$87,843
BUSINESSES		
	1 MI.	120
	3 MI.	429
	5 MI.	1,916
EMPLOYEES		
	1 MI.	1,155
	3 MI.	5,402
	5 MI.	20,958





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