



Available

Commercial Retail Development

SEC of Nolte Road and Old Hickory Tree Road
St Cloud, Florida 34772

Demographics

5 Miles (2024)



87,095
POPULATION



\$92,816
AVG HH INCOME



29,754
HOUSEHOLDS



39.6
MEDIAN AGE

Property Highlights:

- ±10.51-acre commercial retail development available, seeking anchors and outparcel tenants
 - Lot 1 (2.56 acres)
 - Lot 2 (2.76 acres)
 - Outparcel 1 (1.14 acres)
 - Outparcel 2 (1.13 acres)
 - Outparcel 3 (1.68 acres)
- Located at the SEC of Nolte Road and Old Hickory Tree Road
- St. Cloud's rapid growth, including a 54% population increase from 2010 to 2020, has sparked numerous planned residential projects to accommodate the growing population.
- The Florida Turnpike is getting a new diverging diamond interchange at Nolte Road.



Antonino Poma
Vice President
M +1 407 488 4794
antonino.poma@jll.com



Kaylynn Kissenberth
Associate
M +1 407 242 4211
kaylynn.kissenberth@jll.com



Market Aerial



Demographics

(ESRI 2024)

POPULATION			HOUSEHOLDS			AVERAGE HH INCOME			MEDIAN AGE		
	1 MI.	2,837		1 MI.	1,267		1 MI.	\$110,076		1 MI.	60.9
	3 MI.	13,659		3 MI.	5,745		3 MI.	\$91,955		3 MI.	57.6
	5 MI.	47,518		5 MI.	21,613		5 MI.	\$88,780		5 MI.	58.8

Contact



Antonino Poma
Vice President
M +1 407 488 4794
antonino.poma@jll.com



Kaylynn Kissenberth
Associate
M +1 407 242 4211
kaylynn.kissenberth@jll.com



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