



# Regent Shoppes South

3272 Canoe Creek Rd, St Cloud, FL 34772



## 1,610 sq. ft. available for lease

- Opportunity to join a 10,980 sq. ft plaza shadow anchored by ALDI on Canoe Creek Rd
- Historically fully-occupied site with rare, 1,610 sq. ft. availability with pylon signage available
- Recent capital improvements include brand-new awnings and exterior paint
- Excellent access from Canoe Creek Rd (16,600+ VPD) and through the Canoe Creek Plaza on Old Canoe Creek Rd/CR-523 (20,200+ VPD)
- Situated in an affluent and well-populated residential and commercial corridor of St. Cloud just one mile east of Florida's Turnpike (37,000+ VPD)

## Contact

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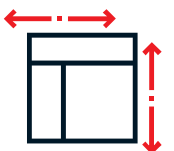
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**10,980 SF**

TOTAL GLA



**94,303**

POPULATION (5 MILES)



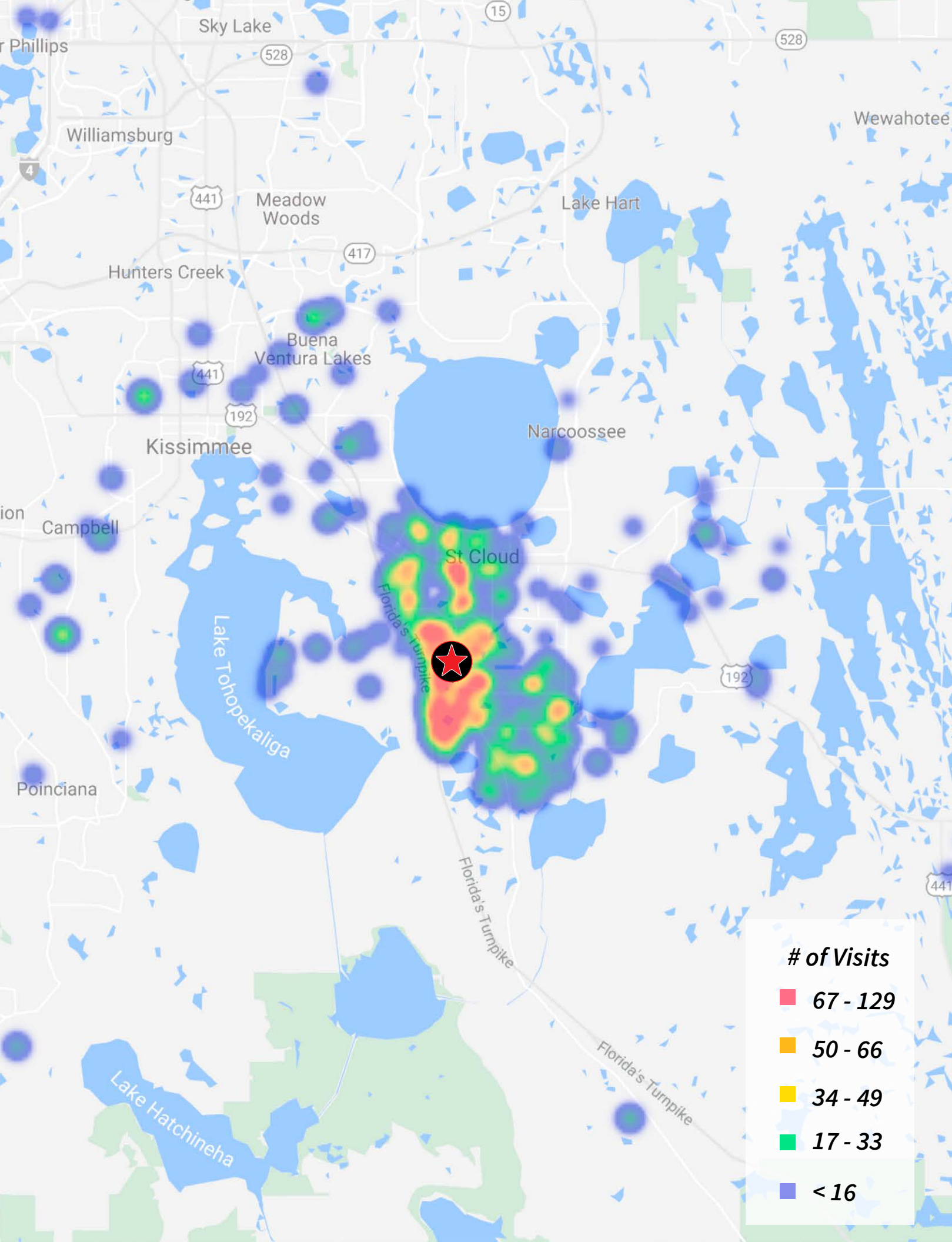
**20,200± VPD**

OLD CANOE CREEK RD



**\$103,399**

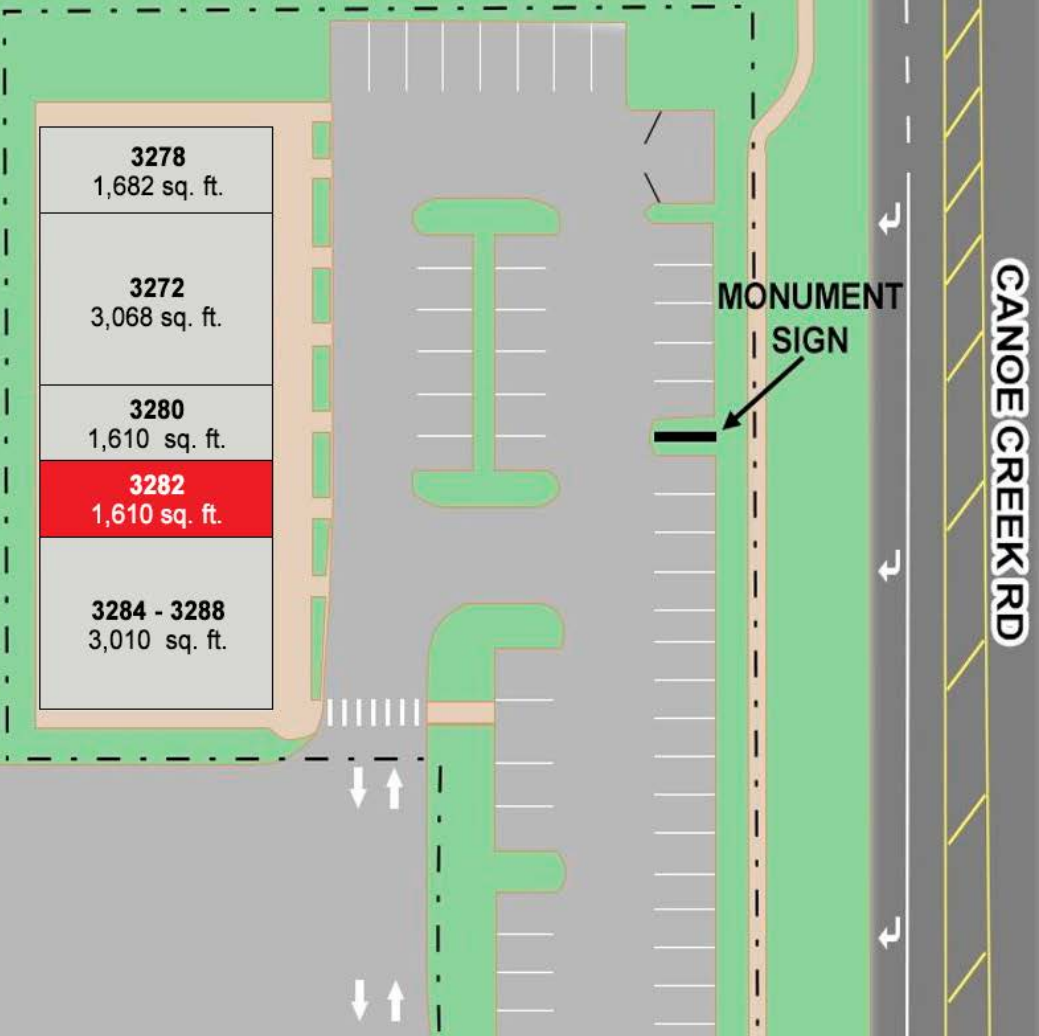
AVE. HH INCOME (5 MILES)



## Site Plan

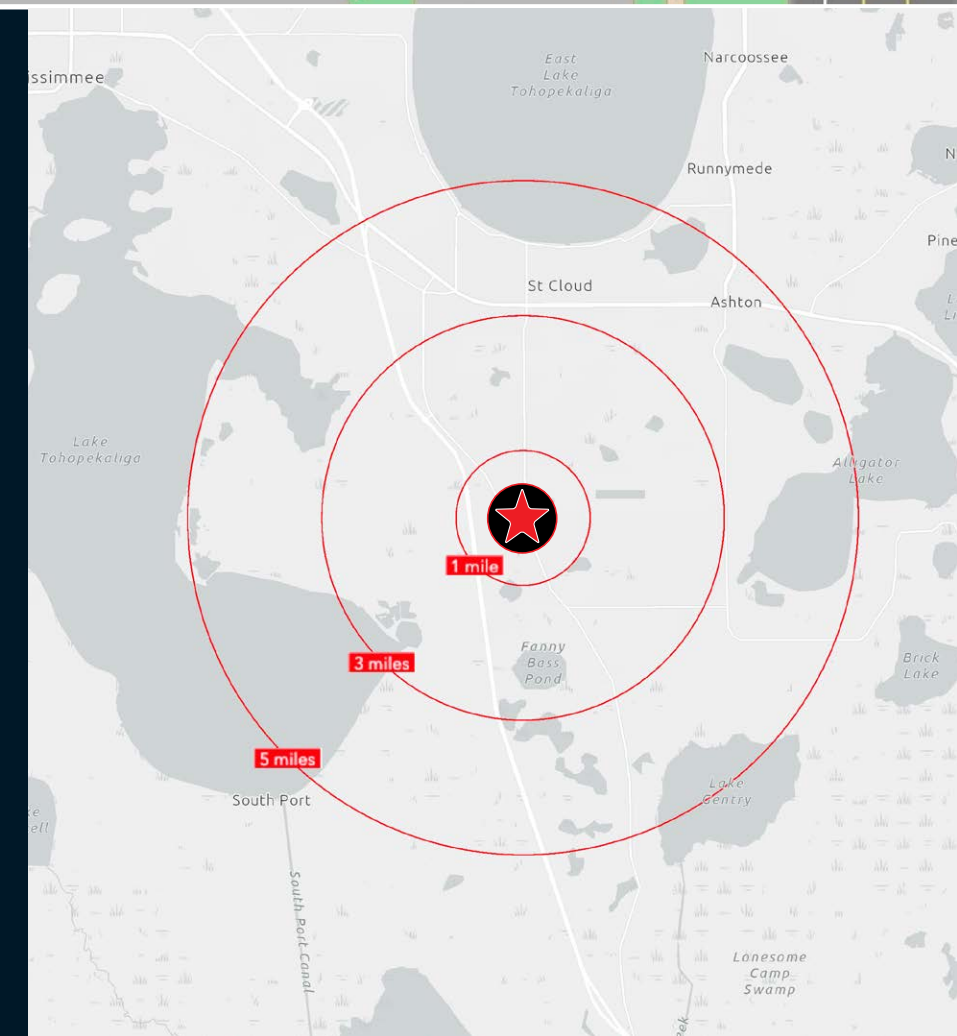
AVAILABLE  
LEASED

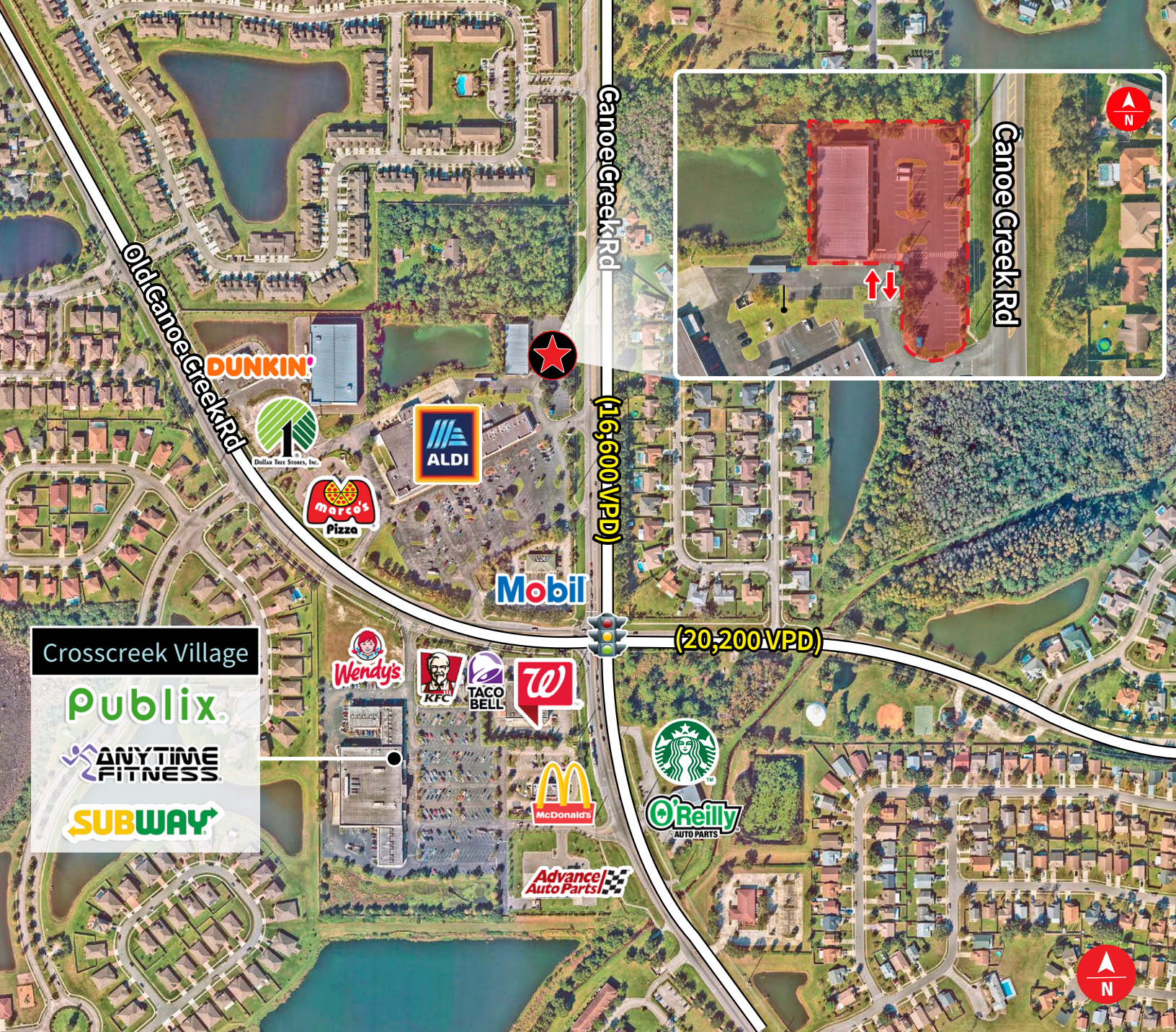
| Suite     | Tenant             | Sq. ft. |
|-----------|--------------------|---------|
| 3284-3288 | Complete Care      | 3,010   |
| 3282      | AVAILABLE          | 1,610   |
| 3280      | Karate             | 1,610   |
| 3272      | Sunny Path Therapy | 3,068   |
| 3278      | Domino's Pizza     | 1,682   |



## Demographics

|  | POPULATION        |           |
|--|-------------------|-----------|
|  | 1 MI.             | 9,488     |
|  | 3 MI.             | 44,639    |
|  | 5 MI.             | 82,426    |
|  | HOUSEHOLDS        |           |
|  | 1 MI.             | 2,918     |
|  | 3 MI.             | 14,512    |
|  | 5 MI.             | 28,658    |
|  | AVERAGE HH INCOME |           |
|  | 1 MI.             | \$97,217  |
|  | 3 MI.             | \$102,029 |
|  | 5 MI.             | \$103,399 |
|  | BUSINESSES        |           |
|  | 1 MI.             | 127       |
|  | 3 MI.             | 526       |
|  | 5 MI.             | 1,991     |
|  | EMPLOYEES         |           |
|  | 1 MI.             | 790       |
|  | 3 MI.             | 4,367     |
|  | 5 MI.             | 16,673    |





## Contact

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