

For Lease

2,282 & 2,800 SF FOR LEASE
2001 BERNETTI PLACE, SAINT CLOUD, FL 34771

2,282 & 2,800 SF AVAILABLE

NARCOOSSEE SHOPPES II

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DESCRIPTION

Narcoossee Shoppes II is a newly developed Office/Retail opportunity positioned along US 192 and Narcoossee Road. This property sits adjacent to a Publix-anchored shopping center, HCA Florida ER, and Sanitas Medical Center. Surrounded by strong national retailers, the site is ideal for destination retail, office, or medical users seeking high exposure and accessibility. The trade area boasts a population exceeding 105,000 and average household incomes over \$105,000 within a 15-minute drivetime, making it a prime location for business growth.

PROPERTY OVERVIEW

AVAILABLE	2,282 & 2,800 SF
ASKING RATE	Call for Pricing
GLA	17,390 SF

HIGHLIGHTS

- Located along US 192 and adjacent to a Publix anchored shopping center, HCA Florida ER and Sanitas Medical Center
- The site is ideal for destination retail and office/ medical users, and daycare
- There is a population of 105,600 with average household incomes of over \$105,000 within a 15-minute drivetime
- Highly trafficked retail corridor with over 83,700 cars passing the site daily
 - Narcoossee Road - 39,200 AADT
 - US 192 - 44,500 AADT

ADJACENT TENANTS:



FOR MORE INFORMATION, PLEASE CONTACT:

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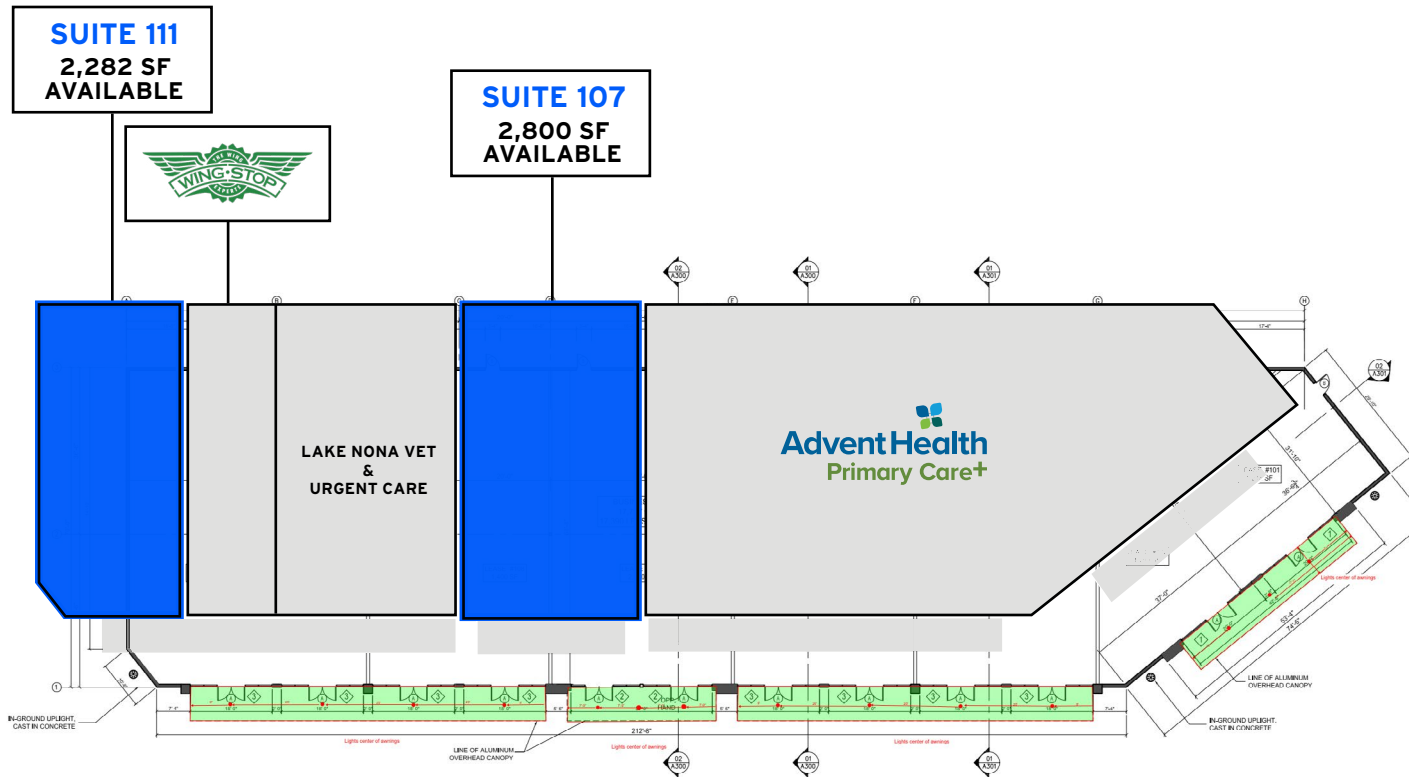
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BUILDING PLAN



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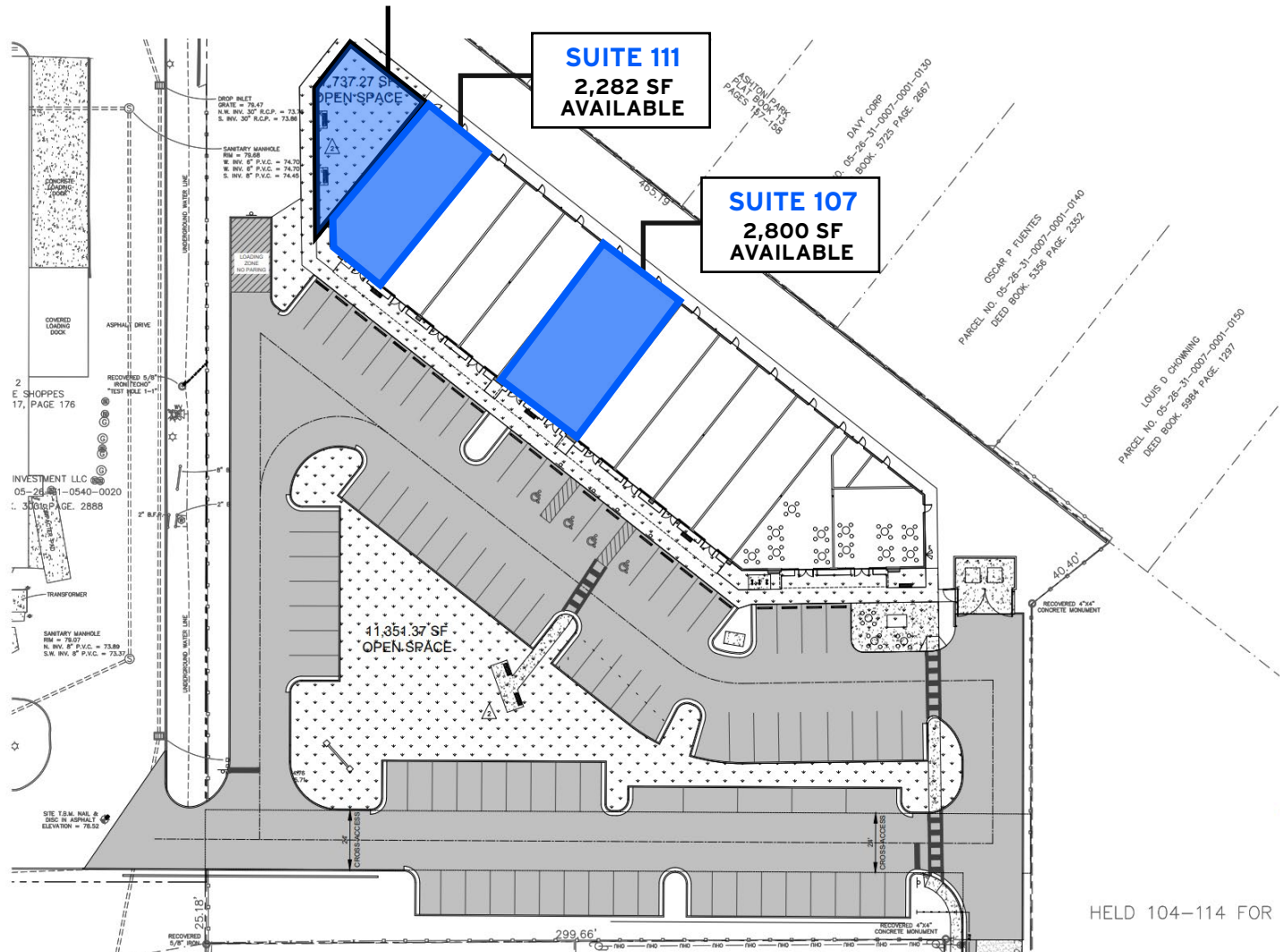
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OUTDOOR PLAY AREA



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SITE AERIAL



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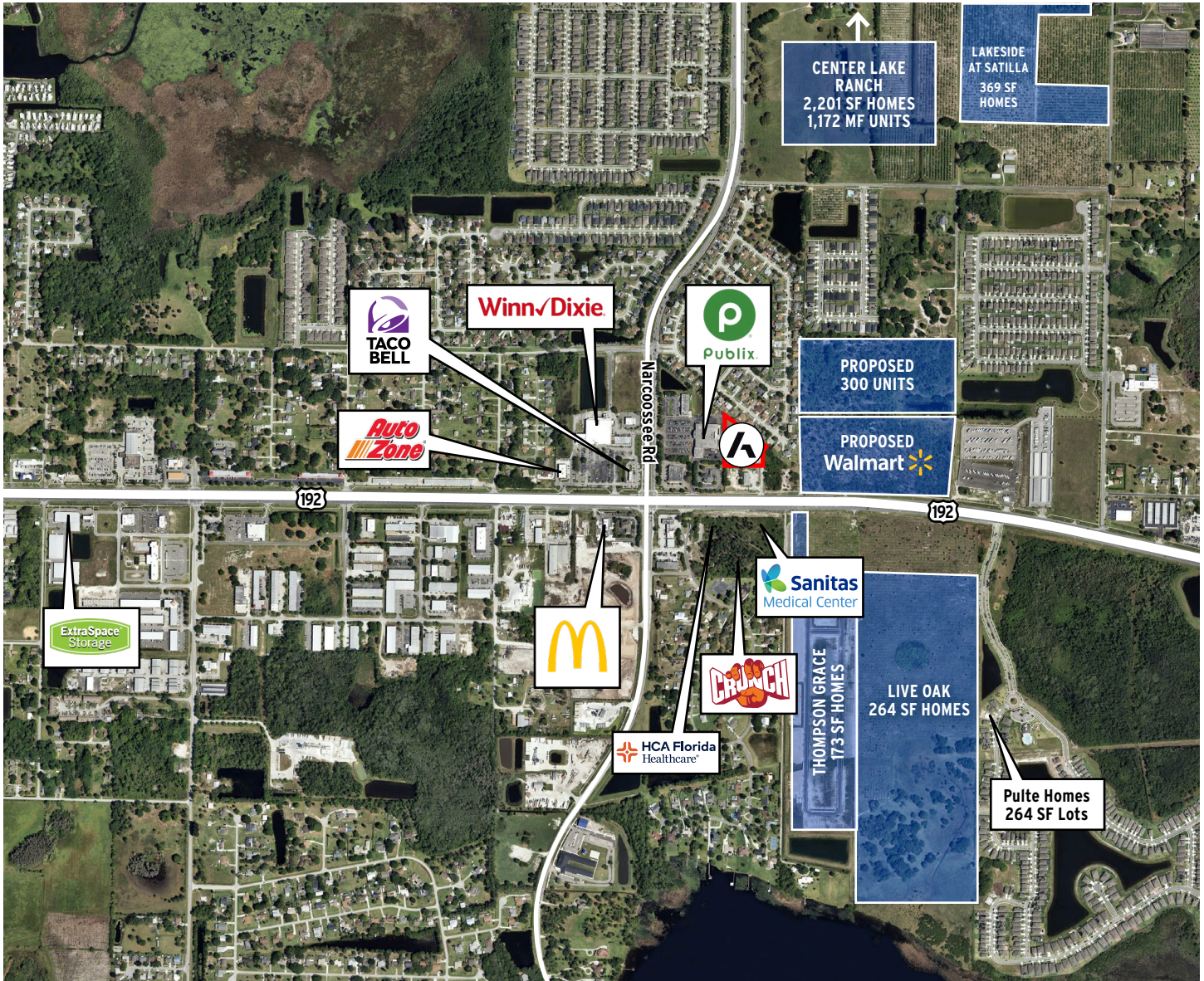
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KEY LOCATIONS



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Narcoossee Road

44,500 AADT
US 192

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