



KIDDIE ACADEMY
EDUCATIONAL CHILD CARE
PROPOSED

West End
Animal Care Clinic
PROPOSED

Stevens Crossing
DENTAL CARE

Nolte Rd Commercial

Lots 1 & 2
19,167 SF

Sanctuary at South Town
91 Townhomes

NOW OPEN

Wawa

St. Cloud Elementary
858 Students

Proposed: Plantation North
328 Homes

Nolte Rd Commercial
Lots 6 & 7
13,200 SF

Walmart
Neighborhood Market

17,778 VPD

PROPOSED

McDonald's

Canoe Creek Rd

PROPOSED

Sud Stop
CAR WASH

PROPOSED

CHIPOTLE
MEXICAN GRILL

DUTCH BROS
Coffee

Signed Lease

National Dental
at Lease

SITE

21,000 VPD

Nolte Rd

FOR GROUND LEASE OR BUILD-TO-SUIT

Last Pad Remaining at Premier Corner Retail Outparcel Opportunity

NEQ Nolte Rd & Canoe Creek Rd | St Cloud, FL

SRS

Premier Corner Retail Outparcel Opportunity

NEQ Nolte Rd & Canoe Creek Rd | St Cloud, FL 34772



0.84 AC
Available

Contact
Broker
Rate

ABOUT THE PROPERTY

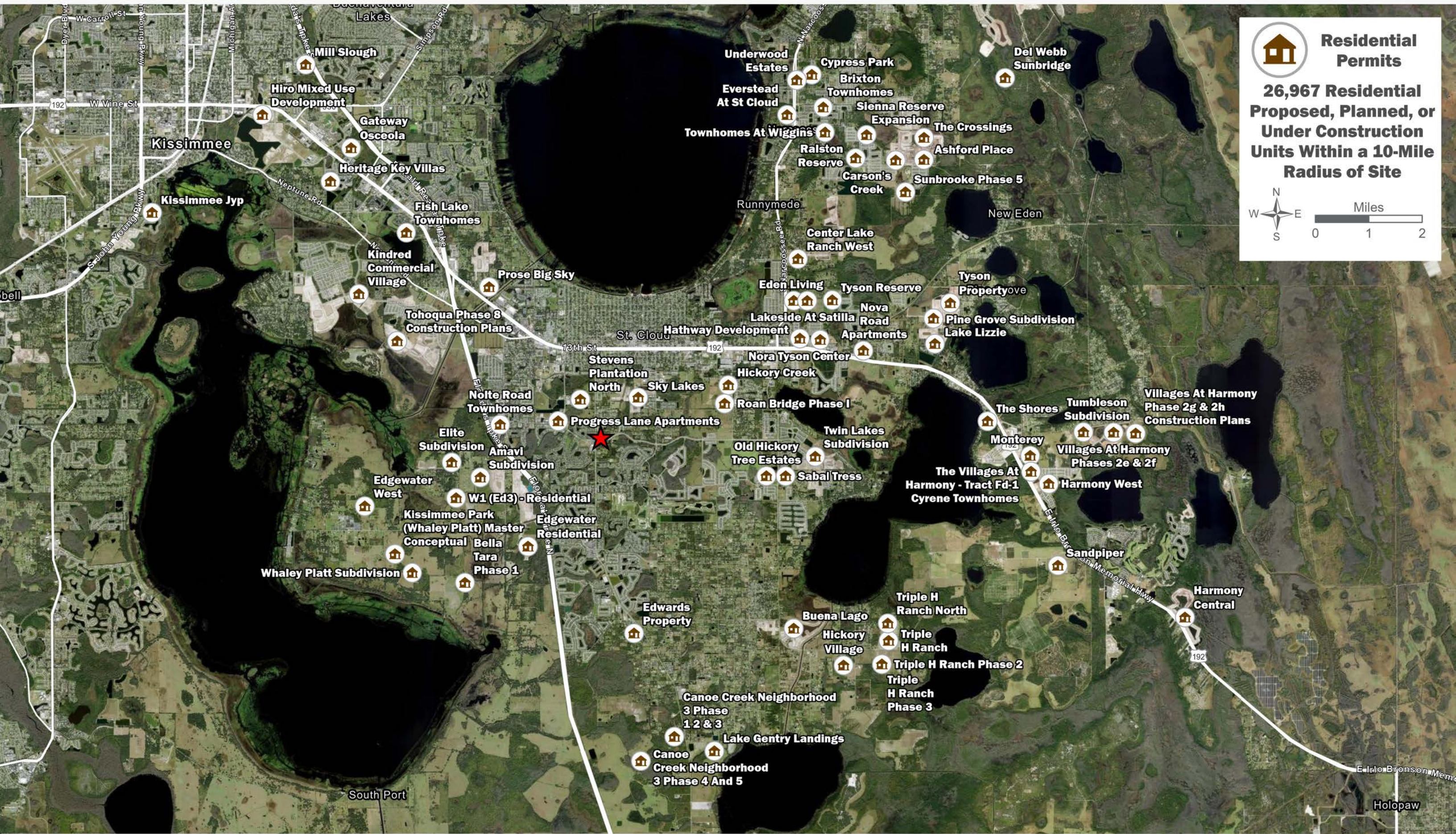
- Last pad remaining at newly developed retail outparcels at the highly visible NEQ of Nolte Road and Canoe Creek Road in St. Cloud, FL.
- Located at a signalized intersection with full access on Nolte Rd and RI/RO on Canoe Creek Rd, a major north-south corridor in Osceola County.
- Positioned near strong residential growth and adjacent to a Walmart Neighborhood Market.
- Excellent visibility with direct frontage, ideal for QSR, medical, or multi-tenant retail.
- Dense residential population with strong household incomes and continued development driving future growth.


JOIN THESE RETAILERS




TRAFFIC COUNTS

Nolte Rd	21,000 VPD
Canoe Creek Rd	16,400 VPD
Florida's Turnpike	61,971 AADT
Year: 2024 Source: FDOT	



 **Residential Permits**

26,967 Residential Proposed, Planned, or Under Construction Units Within a 10-Mile Radius of Site





Neo City
482.5 AC
Mixed Use Project

Gateway High School
1,757 Students
87 Teachers

34,406 VPD Neptune Rd

PROPOSED
Dutch Bros
Cubana

1,253 MF Units

Proposed:
Amavi Fish Lake
300 Units

MILLER'S
ALE-HOUSE
PROPOSED

Crosswinds
347 SF Homes

St Cloud Commons
ULTA five BEEW ROSS
HOBBY LOBBY ZAXBY'S FIRST WATCH
PETSMART OLD NAVY
OUTBACK Marshalls

Under Construction:
Seasons at Big Sky
332 SF Homes

Partin Village
Publix
Wendy's
DUNKIN' CVS
Coming Soon:

Neptune Middle
1,005 Students

Cross Prairie Pkwy
Extension

Tohoqua
785 AC Master Planned Community
Entitled for: 2,216 Homes
1,004 MF Units
200 Hotel Rooms

Future Connection Road

DR Horton
Owned Land:
337.67 AC

Under Construction:
New Diverging Diamond
Turnpike Interchange

Cross Prairie Village
120 AC Mixed Use
5,200 Approved
Residential Units

Edgewater West
Permitted:
3,110+ SF Homes

Edgewater DRI
Approved: 6,100 SF Homes
Across 1,400 AC

Crestwood
216 MF Units

Sawyer Estates
192 MF Units

Nolte Rd Commercial
Lots 1 & 2
19,167 SF

PROPOSED
West End
Animal Care Clinic
KIDDIE
ACADEMY

To Be Constructed:
Turnpike Bridge

SITE

Nolte Rd Commercial
Lots 6 & 7
13,200 SF

Southern Pines
211 SF Homes

Gramercy Farms
709 SF Units
268 Townhomes

Approved:
Roan Bridge
820 SF Homes &
304 MF Units

Hickory Tree
Elementary School
676 Students

Twin Lakes Subdivision
2,000 Residential Units

St. Cloud High School
2,069 Students

St. Cloud Middle School
1,188 Students

St. Cloud Elementary
858 Students

Proposed:
Plantation North
328 Homes

21,000 VPD

56,679 VPD

Canoe Creek Rd

39,175 VPD

16,400 VPD







Looking North

NEQ Nolte Rd & Canoe Creek Rd | St Cloud, FL 34772



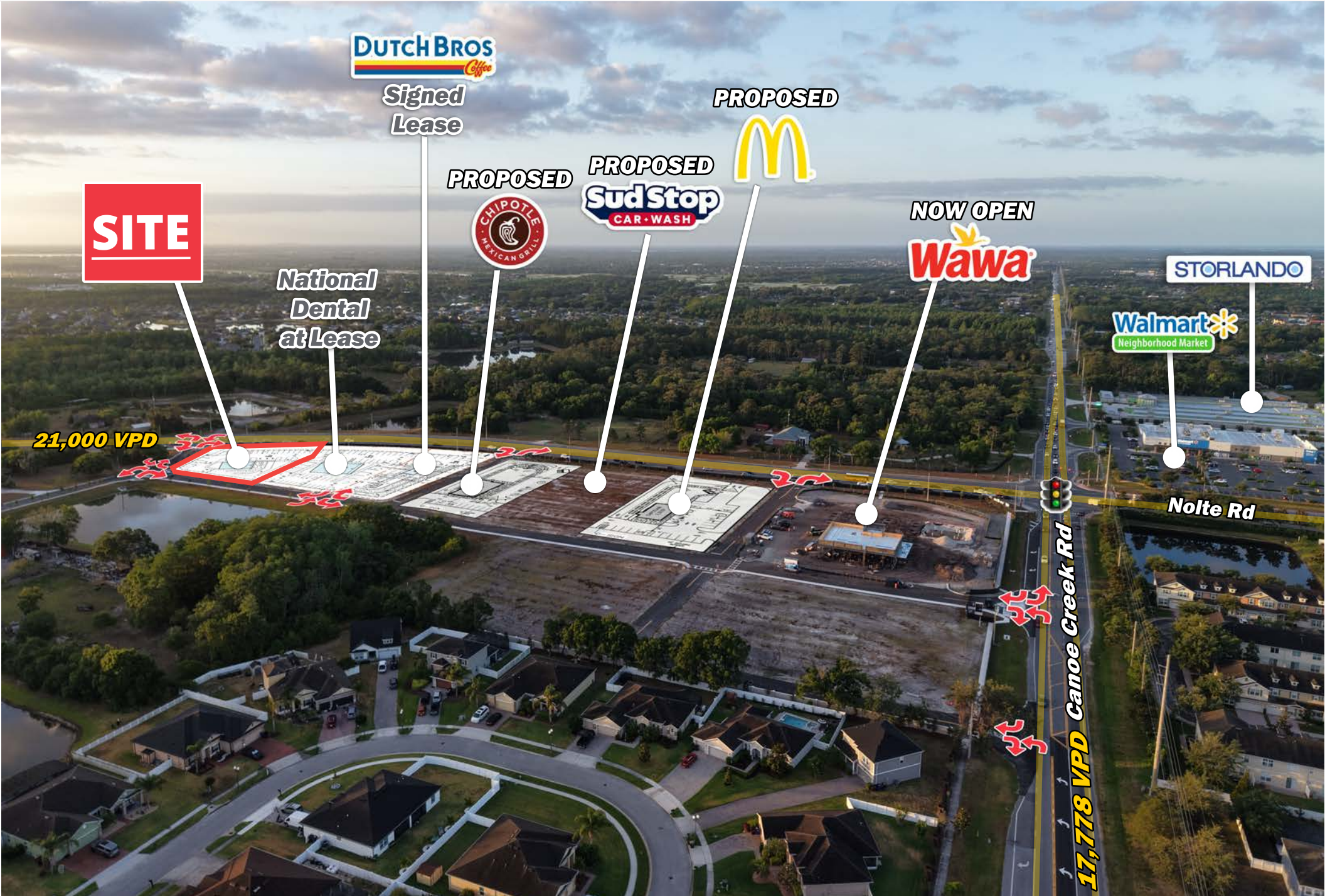
Looking Northwest

NEQ Nolte Rd & Canoe Creek Rd | St Cloud, FL 34772



Looking South

NEQ Nolte Rd & Canoe Creek Rd | St Cloud, FL 34772



SITE

21,000 VPD

National
Dental
at Lease

DUTCH BROS
Coffee

Signed
Lease

PROPOSED



PROPOSED
Sud Stop
CAR WASH

PROPOSED



NOW OPEN



Walmart
Neighborhood Market

STORLANDO

Nolte Rd

17,778 VPD Canoe Creek Rd

Looking West

NEQ Nolte Rd & Canoe Creek Rd | St Cloud, FL 34772



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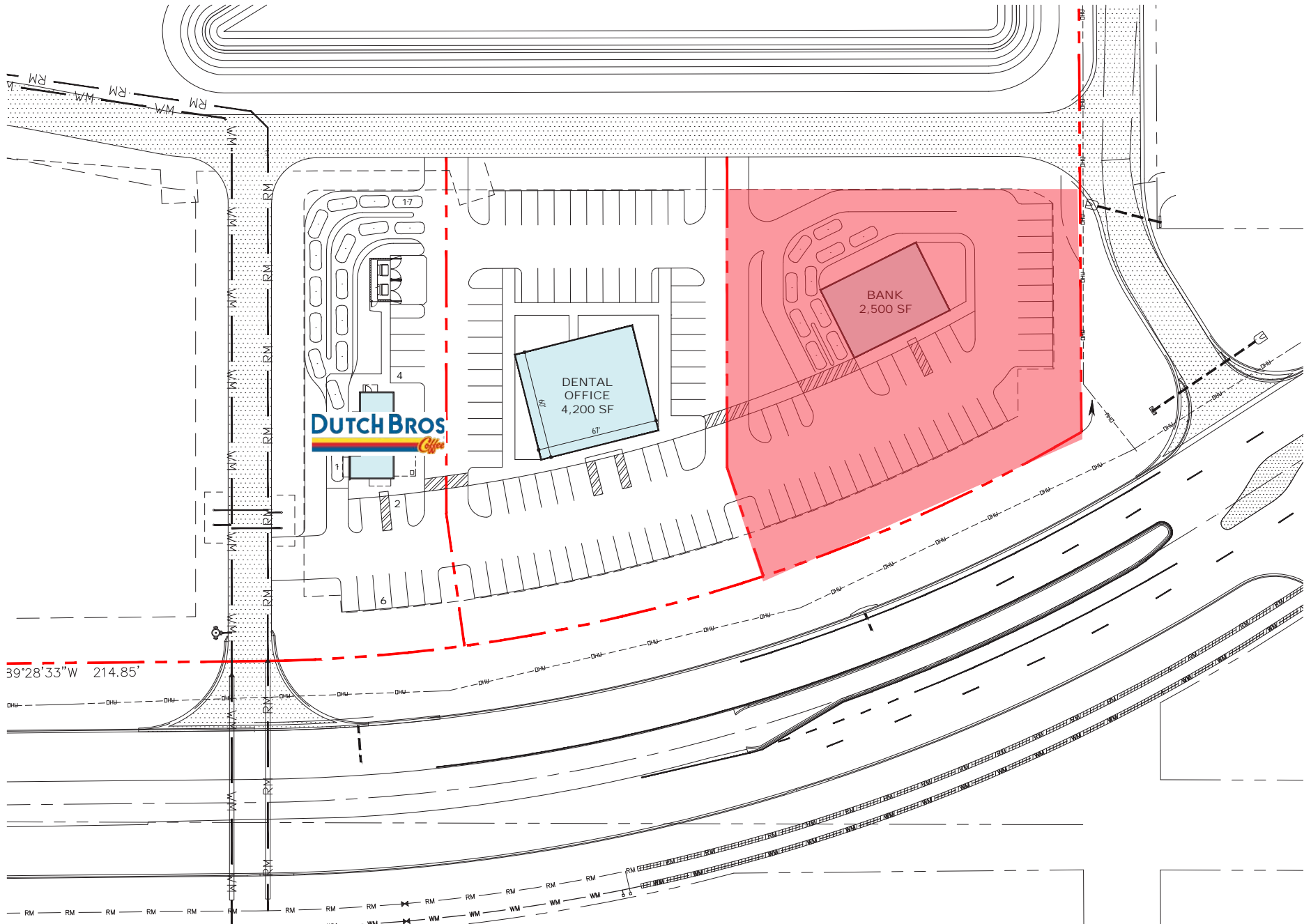
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Nolte Rd

SITE

Premier Corner Retail Outparcel Opportunity

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Premier Corner Retail Outparcel Opportunity

NEQ Nolte Rd & Canoe Creek Rd | St Cloud, FL 34772



DEMOGRAPHIC HIGHLIGHTS

1 MILE

9,155 Population	6,556 Total Daytime Population	\$84,524 Average Household Income	2,848 Total Households
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3 MILES

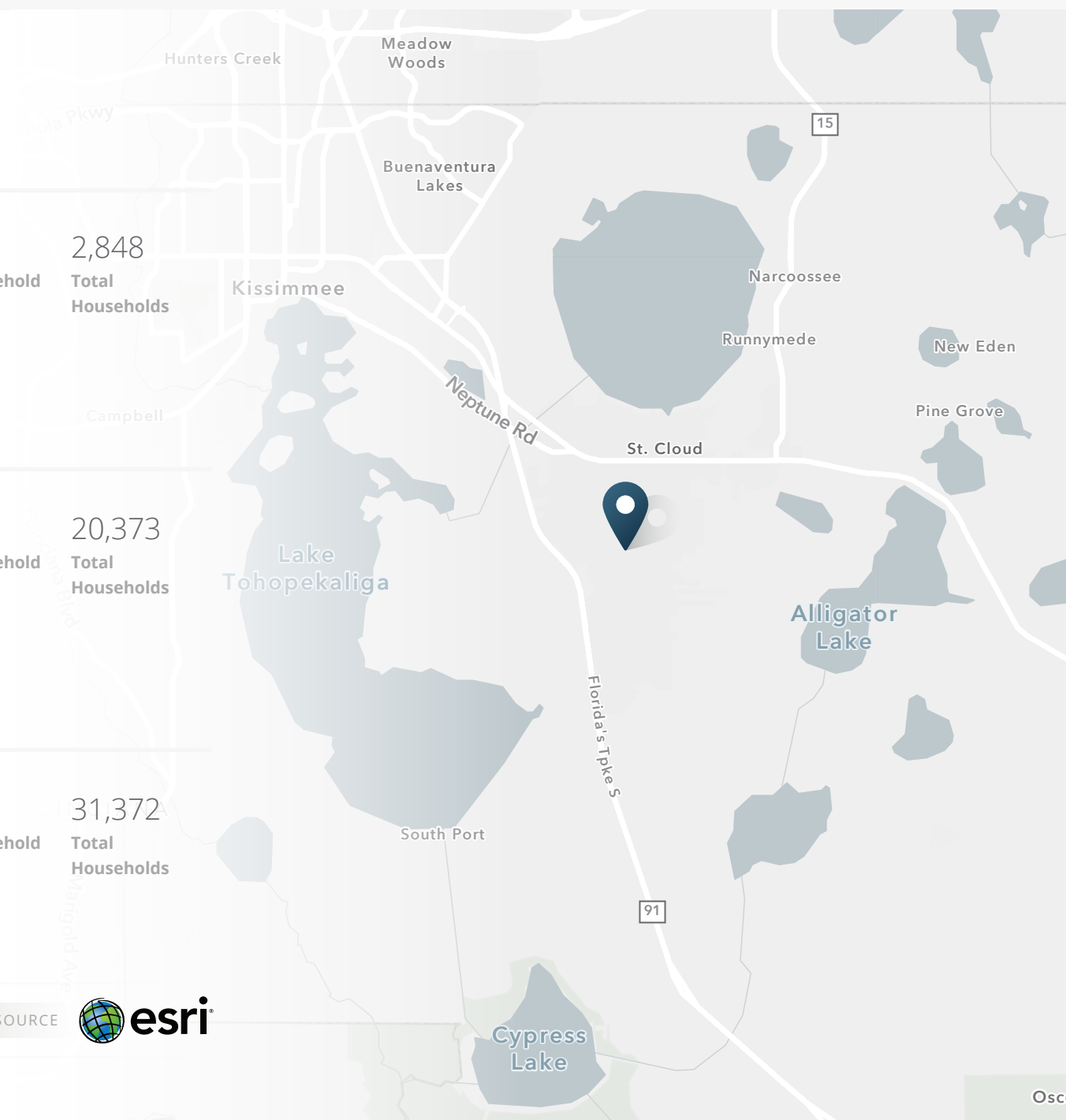
59,466 Population	51,786 Total Daytime Population	\$85,165 Average Household Income	20,373 Total Households
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5 MILES

92,946 Population	76,201 Total Daytime Population	\$90,065 Average Household Income	31,372 Total Households
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> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE





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