



**Overview**

- Located at US Highway 192/441 and Neptune Road in St. Cloud, Florida
- 1.5 miles east from Florida Turnpike access
- Anchored by Beall's Outlet, Dollar General, Big Lots, and Aaron Rents.
- 54,000 AADT on US Hwy 192/441 with great visibility and access
- Half a mile from St. Cloud Regional Medical Center with the expansion under construction with completion estimated for Summer 2020
- 5,016 square feet currently available with 70 ft of frontage

**Demos**

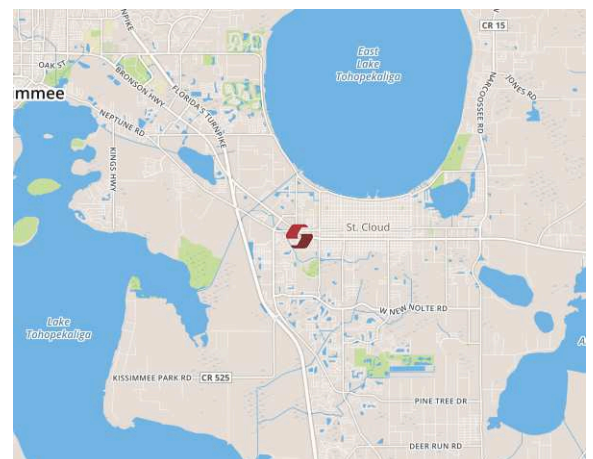
	3 Miles	5 Miles	7 Miles
Population	47,611	83,388	144,824
Households	16,901	28,879	49,042
Avg Household Income	\$64,559	\$66,650	\$64,329

**Leasing Contact**

Serina Morison  
727-384-6000 ext. 3148  
serina.morison@sembler.com

**Traffic Counts (AADT)**

E Irlo Bronson Memorial Hwy 49,000  
Neptune Road 12,500





1000	Big Lots	30,000	4040	St Cloud Jewelers	900	9010	General Connection Tax	1,000
2000	Dollar General	6,500	5000	Beall's Outlet	25,600	9020	Mr. Abe's Barbershop	750
3010	Available	5,016	6010	T-Mobile	1,400	9030	Drunken Parrot Saloon	2,250
4010	Hertz	900	6030	Cherie's Design	2,800	99991	Central Florida Credit Union	-
4020	Discount Vape World	900	7010	The Grande Paw	2,355			
4030	Greenlight Insurance	900	8000	Aaron's Rent	10,800			