

ST. CLOUD SQUARE

Intersection of S.R. 192 & Neptune Rd. • St. Cloud, FL



LOCATION:

4037-4077 13th St.
St. Cloud, FL

FEATURES:

- Great visibility from S.R. 192
- Easy access to the Florida Turnpike
- 4 point of ingress/egress
- Area retailers include; Wal-Mart, ALDI, Publix, Dollar General, Family Dollar, and Dollar Tree

ANCHORS:

- Outback Steakhouse
- Gold's Gym

GROSS LEASABLE AREA:

- 88,264 S.F. (mol)

TRAFFIC COUNTS:

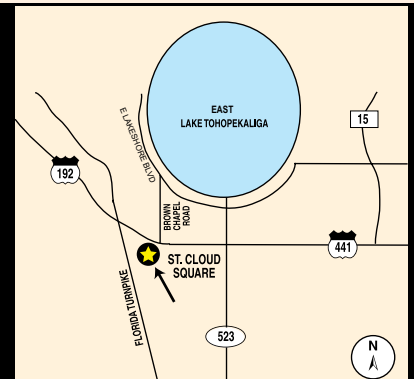
- S.R. 192:50,000 A.D.T. (E/W)

RMC
PROPERTY GROUP

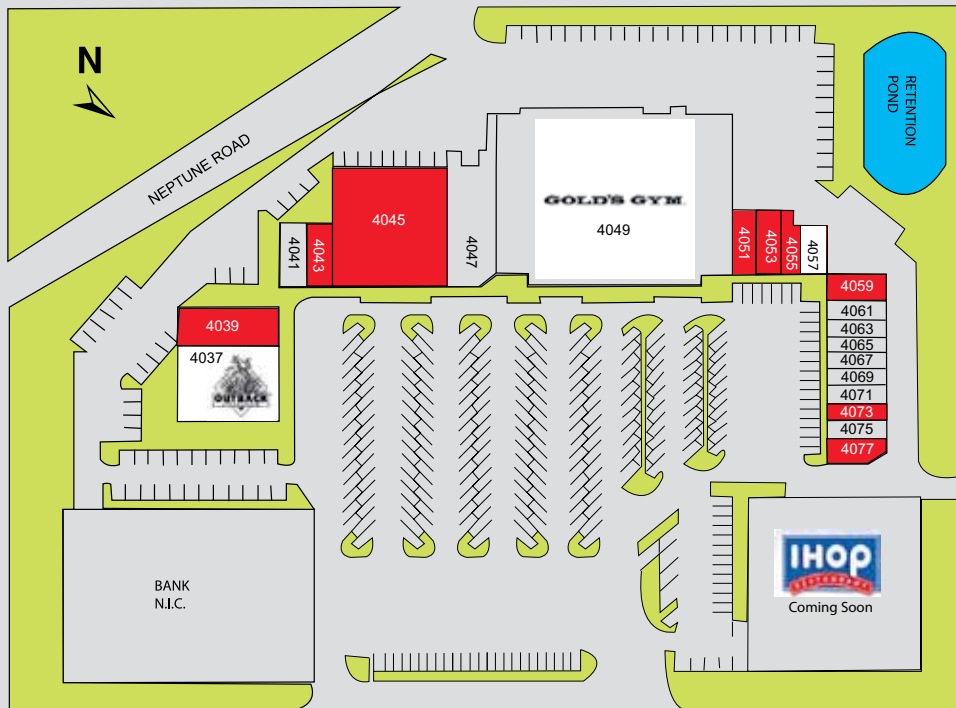
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LEASING CONTACT

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Rendering is included to provide a general depiction of space location. Site plan may not be to scale. All dimensions are approximate for illustrative purposes only and are subject to field verification.

TENANTS:

Unit	Tenant	Sq. Ft.
4037	Outback Steakhouse	6,300
4039	Available	3,600
4041	Nalda Family Chiropractic	1,750
4043	Available	1,750
4045	Available	13,500
4047	Select Physical Therapy	3,550
4049	Gold's Gym	42,112
4051	Available	2,000
4053-55	Available	2,700
4057	Cut Loose Hair Salon	825
4059	Available	1,250
4061	GNC	1,000
4063-65	Joy Nails	1,750

4067	Planet Smoothie	750
4069-71	La Bella Napoli Restaurant	2,000
4073	Available	1,250
4075	Jackson Hewitt Tax Services	1,000
4077	Available	1,250

POPULATION:

• 1-mile:	8,806
• 3-mile:	33,091
• 5-mile:	62,984

HOUSEHOLDS:

• 1-mile:	3,584
• 3-mile:	13,063
• 5-mile:	23,167

AVG HOUSEHOLD INCOME:

• 1-mile:	\$52,197
• 3-mile:	\$54,771
• 5-mile:	\$58,686

MEDIAN AGE:

• 1-mile:	47
• 3-mile:	39
• 5-mile:	38

Unit	Tenant	Sq. Ft.
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