



16± ACRES FOR SALE

Commercial and Retail Uses

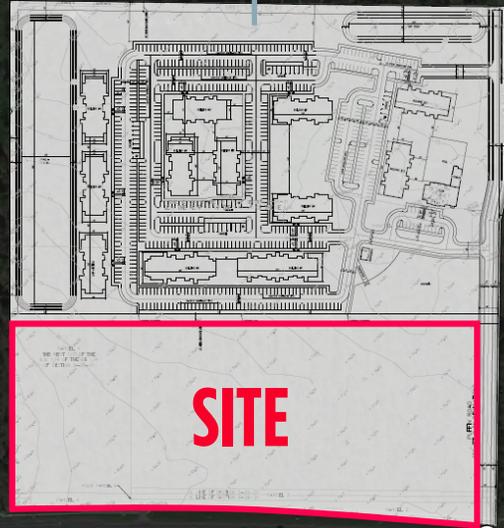
NWC US 192 & PUFFIN RD, ST. CLOUD, FL 34771



300 MULTIFAMILY UNITS
*Construction commencement
anticipated in March 2023*

S. NARCOSSEE RD

Publix



SITE

ROCKER'S
LOCKERS

US 192 / 441



PROPERTY OVERVIEW

LOCATION

NWC US 192 & Puffin Road
St. Cloud, Florida 34771

SIZE

16.18± acres

MUNICIPALITY

City of St. Cloud

FUTURE LAND USE

Commercial

ZONING

HB Highway Business

TRAFFIC COUNT

US 192: 29,000 AADT
Narcoossee Road: 24,500 AADT

ACCESS

Proposed full access plus light on Puffin Road
& right in, right out towards middle western
edge of site along US 192

PERMITTED USES

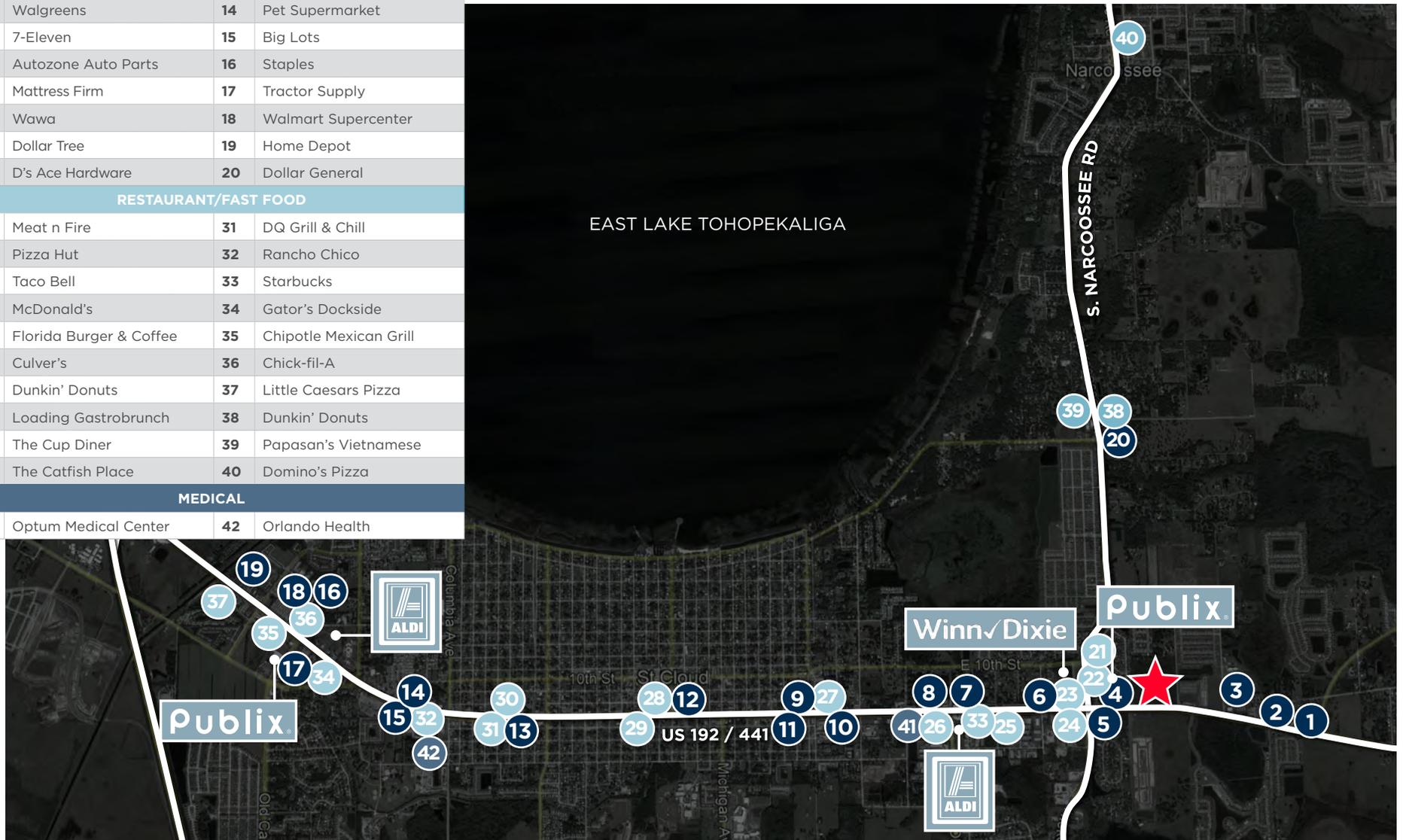
Numerous commercial and retail uses including
medical, gas/convenience, restaurant, strip
center & self-storage.



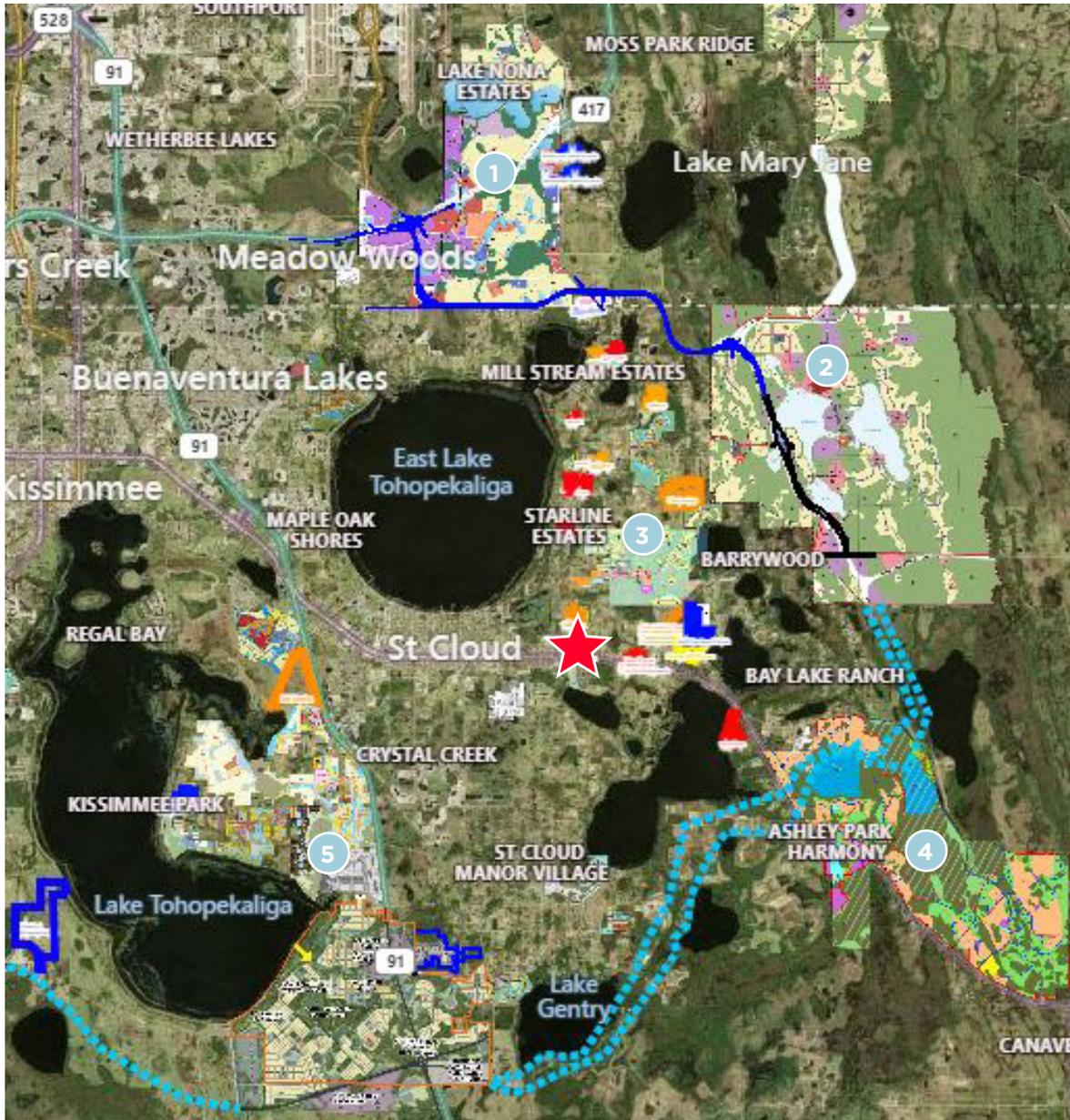
AREA OVERVIEW & AMENITIES

RETAIL			
1	BP Gas Station	11	Sherwin Williams Paint
2	R&B Tires	12	Family Dollar
3	St. Cloud Auto Salvage	13	CVS
4	Walgreens	14	Pet Supermarket
5	7-Eleven	15	Big Lots
6	Autozone Auto Parts	16	Staples
7	Mattress Firm	17	Tractor Supply
8	Wawa	18	Walmart Supercenter
9	Dollar Tree	19	Home Depot
10	D's Ace Hardware	20	Dollar General
RESTAURANT/FAST FOOD			
21	Meat n Fire	31	DQ Grill & Chill
22	Pizza Hut	32	Rancho Chico
23	Taco Bell	33	Starbucks
24	McDonald's	34	Gator's Dockside
25	Florida Burger & Coffee	35	Chipotle Mexican Grill
26	Culver's	36	Chick-fil-A
27	Dunkin' Donuts	37	Little Caesars Pizza
28	Loading Gastrobrunch	38	Dunkin' Donuts
29	The Cup Diner	39	Papasan's Vietnamese
30	The Catfish Place	40	Domino's Pizza
MEDICAL			
41	Optum Medical Center	42	Orlando Health

Located on main commercial road serving St Cloud, US 192 / 441, and just east of the intersection with Narcoossee Road. High traffic counts on US 192 at 29,000 AADT and Narcoossee Road at 24,500 AADT. Additional growth anticipated as residential units in the pipeline deliver as demonstrated on the next page.



RESIDENTIAL DEVELOPMENT



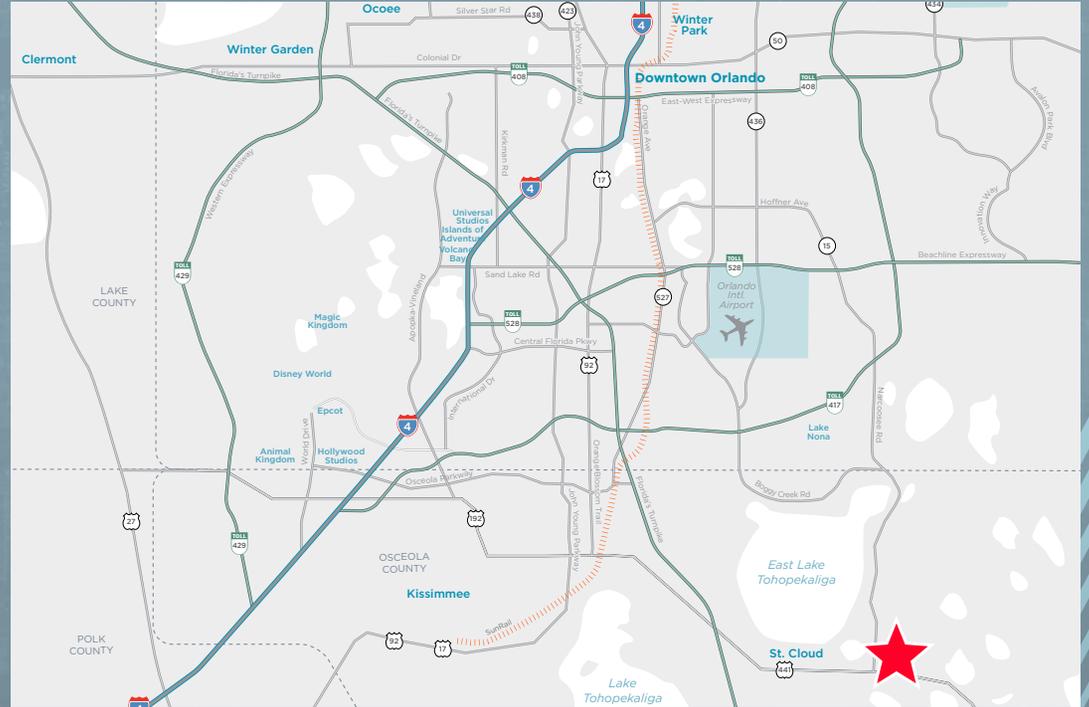
The site is situated among several master plans including Lake Nona, Sunbridge, Harmony, and master plans in process on the west side of the turnpike.

MAP	MASTER PLAN / AREA	RESIDENTIAL UNITS
1	Lake Nona	20,817
2	Sunbridge	29,320
3	New residential development in progress east of Narcoossee Road	9,287
4	Harmony	7,200
5	Master plans west of Turnpike & near Lake Gentry / Hickory Tree Road	43,586



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