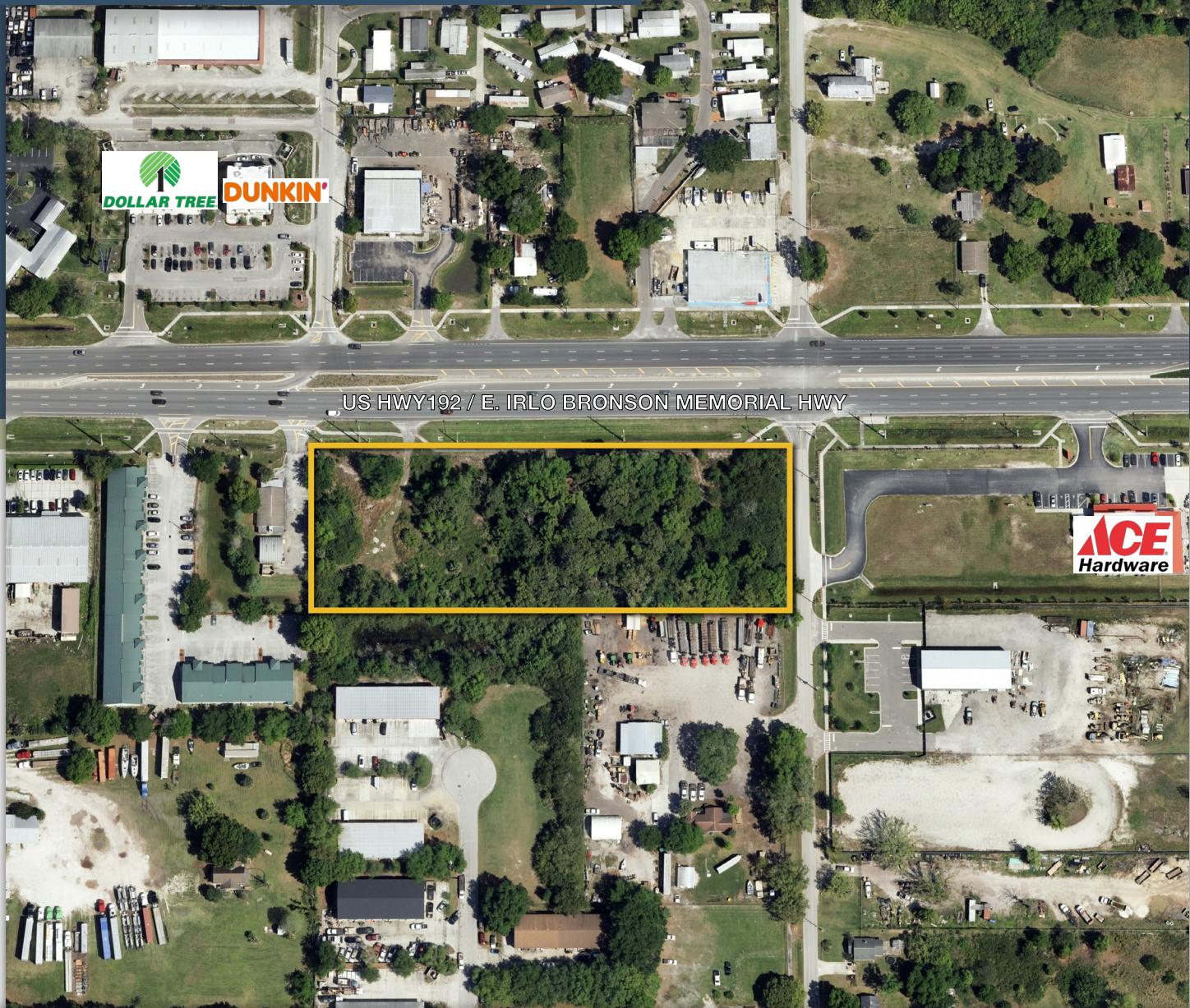




**MAURY L. CARTER
& ASSOCIATES, INC.**
FLORIDA LICENSED REAL ESTATE BROKER



**PRIME COMMERCIAL CORNER IN ST. CLOUD
US HWY 192 / E Irlo Bronson Memorial Hwy,
St. Cloud, FL 34769**

PROPERTY DETAILS

- Size: ±3 acres total
 - ±1.1 ac commercial outparcel
- ±640' frontage on US Hwy 441/ E. Irlo Bronson Memorial Hwy
- FLU: Commercial
- Utilities: Available to site. Electric (OUC), Water/Sewer (City of St. Cloud)
- **\$3,300,000 Bulk price**
- **\$1,000,000/ac for outparcel**

Property Highlights

Located in the heart of St. Cloud, Florida, with great visibility and frontage on US Hwy 441. This area is one of the hottest real estate markets in the US. This property is prime for all types of commercial use: restaurant, retail, office, and more. Utilities available at site, curb cut access on the highway with AADT of 48,000. Minutes to Florida's Turnpike and the Orlando International Airport. Current ownership has been working on a storage concept with a commercial outparcel, see attached plan. Both uses have shared access and retention. Seller is willing to deliver storage parcel/commercial outparcel in any condition(s).



GEOGRAPHICAL DETAILS

Local Demographics

- Total Population: 61,963
- Median HH Income: \$76,196

St. Cloud, US Census

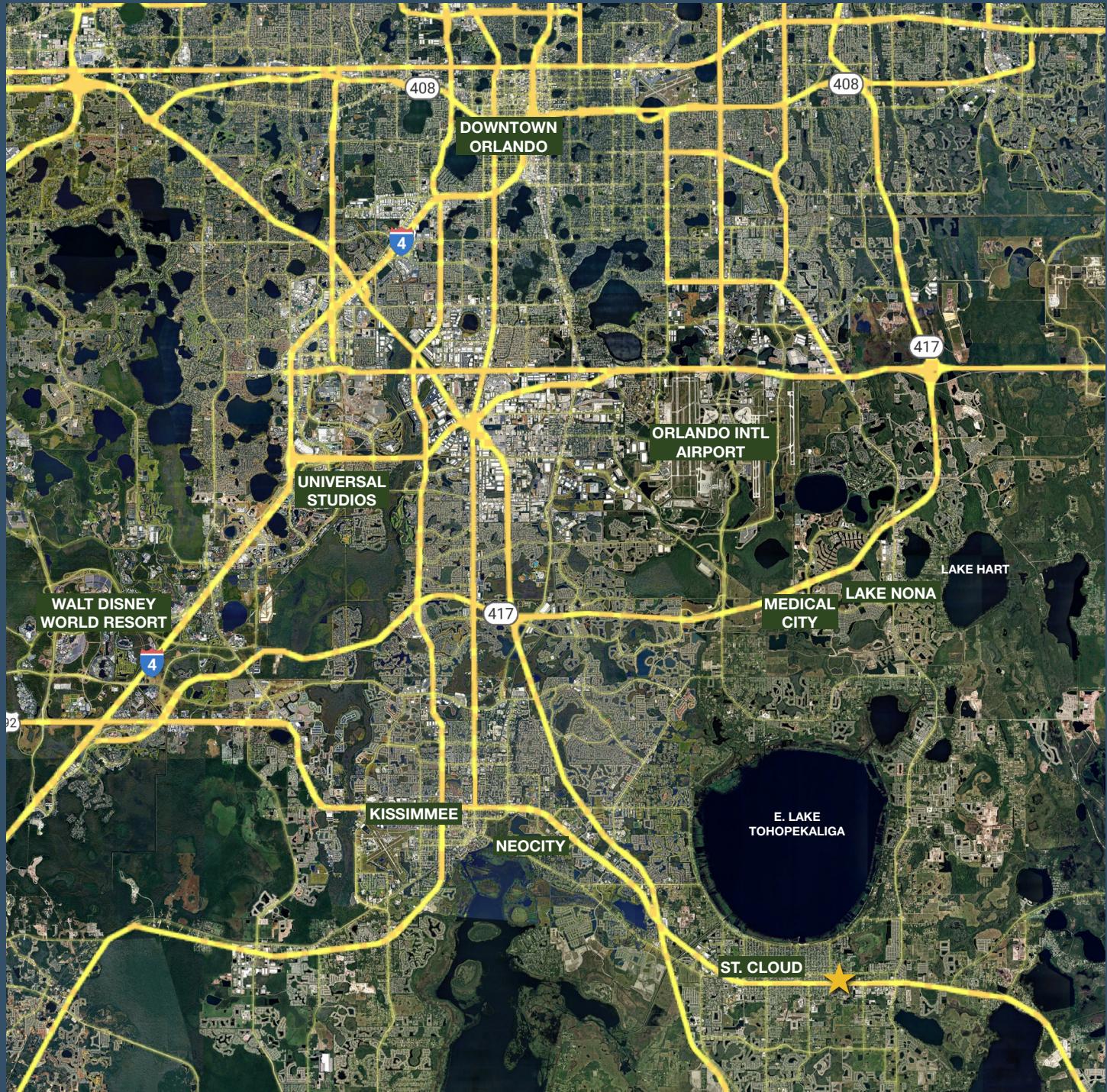
County Demographics

- Total Population: 406,943
- Median HH Income: \$68,711

Osceola County, US Census

Daily Traffic Counts

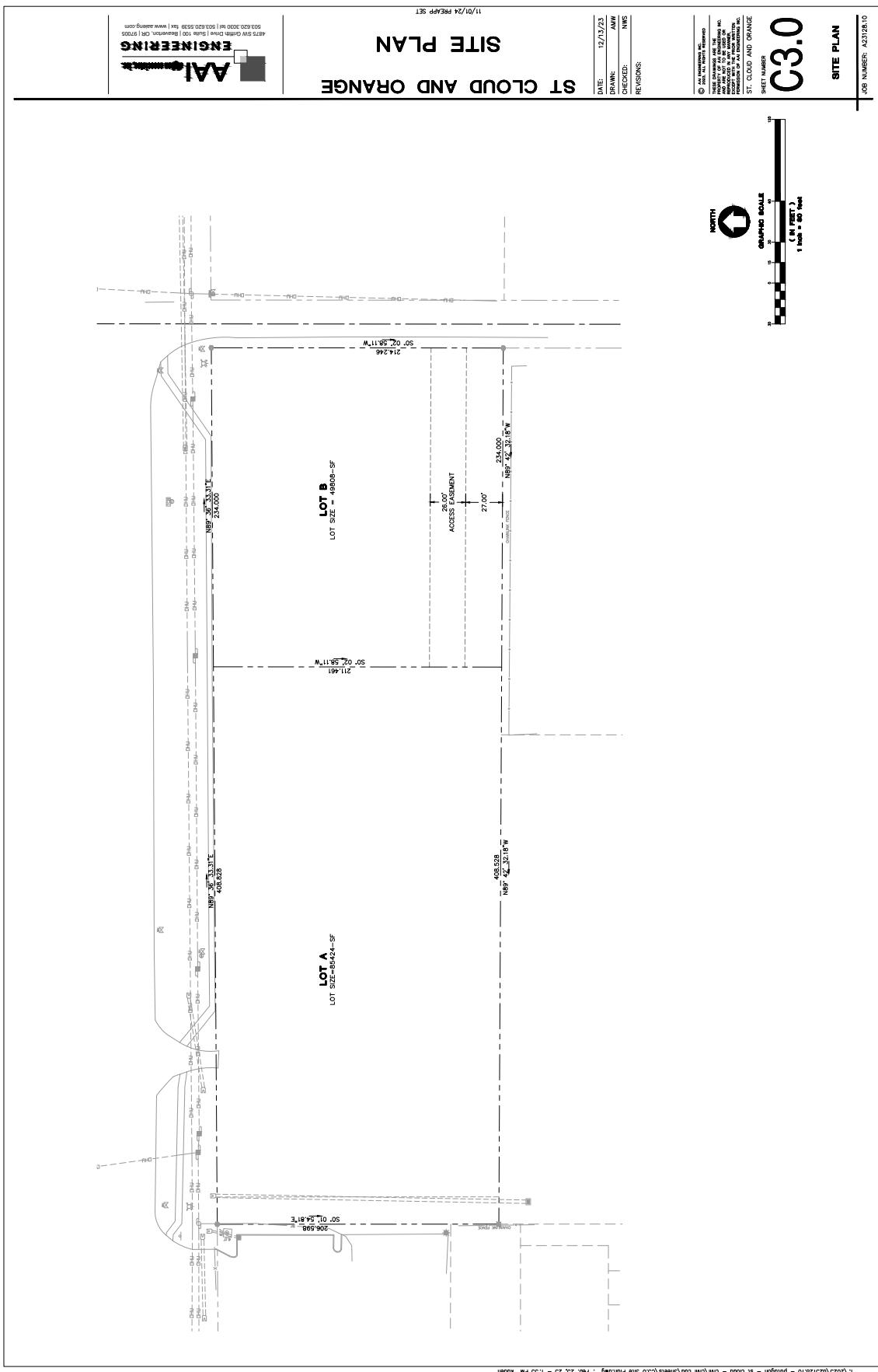
- US HWY 192/ E. Irlo Bronson Mem HWY: 48,000



SITE PLANS



SITE PLANS



The Central Florida Job Market is Booming!

The job market in Central Florida is exceptional. Metro Orlando remains one of the fastest-growing large metro areas in the U.S., adding approximately 1,500 new residents each week and reaching a population of nearly 2.94 million. Orlando also continues to rank as the most-visited destination in the country, welcoming more than 75 million visitors annually, reinforcing long-term economic strength and demand.

Employment growth in the Orlando metro continues to outperform national trends, posting approximately 2.5% job growth in 2024. A diverse and expanding labor force of more than 1.5 million jobs supports key industries including aerospace, healthcare, logistics, advanced manufacturing, technology, and tourism.

The University of Central Florida (UCF) is a major driver of innovation, consistently ranking among the top five most innovative public universities in the nation. Adjacent to campus, the Central Florida Research Park provides a collaborative, campus-like environment for technology, defense, and research-based companies.

Florida's Space Coast is home to world-leading aerospace organizations including NASA, SpaceX, Boeing, United Launch Alliance, and Blue Origin, anchoring one of the nation's most significant space and defense corridors.

Downtown Orlando hosts a broad mix of employers across multiple sectors, benefiting from a deep and growing regional labor pool. Nearby, Lake Nona, an 11,000-acre master-planned community, continues to attract top-tier technology, life sciences, research, and sports performance organizations.

The well-planned Lake Mary community remains a corporate hub, home to companies such as Deloitte, Cigna, Verizon, Liberty Mutual, and AAA.

Orlando International Airport continues to rank among the busiest airports in the U.S., serving as a major employment center and providing critical domestic and international connectivity.

South of Downtown Orlando, the I-4 corridor's world-renowned theme parks remain a cornerstone of the regional economy. Walt Disney World, Universal Orlando Resort, and SeaWorld Orlando collectively employ tens of thousands of workers and draw millions of visitors each year, with ongoing expansions reinforcing Central Florida's long-term growth outlook.

Central Florida Research Park: 145 companies, 1,027 acres, 10,000 employees. Companies include: Boeing, Northrop Grumman, L-3 Communications, Cisco Systems, AT&T, Raytheon, & more.

Downtown Orlando: Professional population of 85,000 workers and 11 million sq.ft. of office space. Employers include: Darden Restaurants, HD Supply, Orlando Health, Tupperware Corp, AdventHealth, JetBlue, Mears Transportation Group, Bank of America.

Lake Mary: 17,000 residents. Employers include Deloitte, Cigna, Liberty Mutual, AAA, Faro Technologies and more.

Lake Nona: 11,000 acre planned community, 17,000 residents, 12,000 employees, 15,000 students. Employers include: UCF, Nemours, Johnson & Johnson, VA, US Tennis Assoc., Disney, Verizon.

Orlando Int'l Airport (OIA): 15,783 employees, 50 million annual passengers.

UCF: 71,948 enrolled students; 13,500 faculty/staff ; top 10 innovative colleges Space Coast: NASA, SpaceX, United Launch Alliance, Boeing, Blue Origin.

Theme Parks: Walt Disney World Resort employs 58,478 cast members; Universal Orlando Resort employs 21,143; SeaWorld Orlando employs 4,500.

REGIONAL MAP

Drive Times

- Kissimmee: 20 min
- Lake Nona: 20 min
- Walt Disney World Resort: 35 min
- Downtown Orlando: 35 min
- Orlando Intl Airport: 35 min
- UCF: 45 min
- Davenport: 50 min
- Kennedy Space Center: 1 hr

