

# JACK BRACK & NARCOOSSEE RD.

1401-1939 N. Narcoossee Rd. St. Cloud, FL 34771

RETAIL SPACE FOR SALE, GROUND LEASE, OR BUILD TO SUIT



## PROPERTY HIGHLIGHTS

- **AVAILABLE:** 1.58 Acre outparcel for sale, ground lease, or build to suit
- Located at the NE corner of Narcoossee Rd and Jack Brack Rd.
- Dimensions are **431' x 160'**
- One of the busiest roads in Osceola County with over **21,000** cars per day with traffic light planned for 2018.
- Planned 24,000 mixed use development 2018: 5,720 single family, 1,680 multi-family, 9 million SF of commercial and 490 hotel rooms in Lake Nona area.
- Mid-point between **St. Cloud** and the **Lake Nona Medical District**.
- **Explosive housing growth** in the immediate area.

## POPULATION



1 Mile	4,597
3 Mile	9,775
5 Mile	34,675

## DAYTIME POPULATION



1 Mile	1,814
3 Mile	3,771
5 Mile	15,620

## MEDIAN AGE



1 Mile	38.3
3 Mile	38.2
5 Mile	37.6

## HOUSEHOLDS



1 Mile	1,594
3 Mile	3,339
5 Mile	12,272

## AVE. HOUSEHOLD INCOME



1 Mile	\$74,851
3 Mile	\$75,945
5 Mile	\$74,542

## MEDIAN HOUSEHOLD INCOME



1 Mile	\$56,880
3 Mile	\$59,461
5 Mile	\$58,477

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## Lake Nona Medical City

## Deseret Ranch Development

NUMBER	COMMUNITY
1	Lennar
2	Richmond American Homes
3	Pulte Homes
4	Jones Homes USA
5	Royal Oak Homes
6	KB Homes
7	Meritage Homes
8	Beazer Homes
9	M/I Homes
10	D-R-Horton America's Builder
11	Century Homes

St. Cloud





