

Old Canoe Creek Road

St. Cloud, FL 34769

Southeastern REALTY GROUP

PROPERTY

- Osceola County Parcel #04-26-30-0705-0001-0020
- 3.17 acres or 138,085 SF
- **Leasing or Ground Lease opportunities available or "Build to Suit"**
- Excellent opportunity for medical, retail, office
- Zoned Highway Business (HB)
- **Total Traffic Count - AADT: 60,000 (Adjacent Hwy 192 / 13th Street)**

5-MILE DEMOGRAPHICS

101,300
Total Population

34,657
Total Households

$94,389
Average HH Income

37
Median Age

Source: Cubit, 2024

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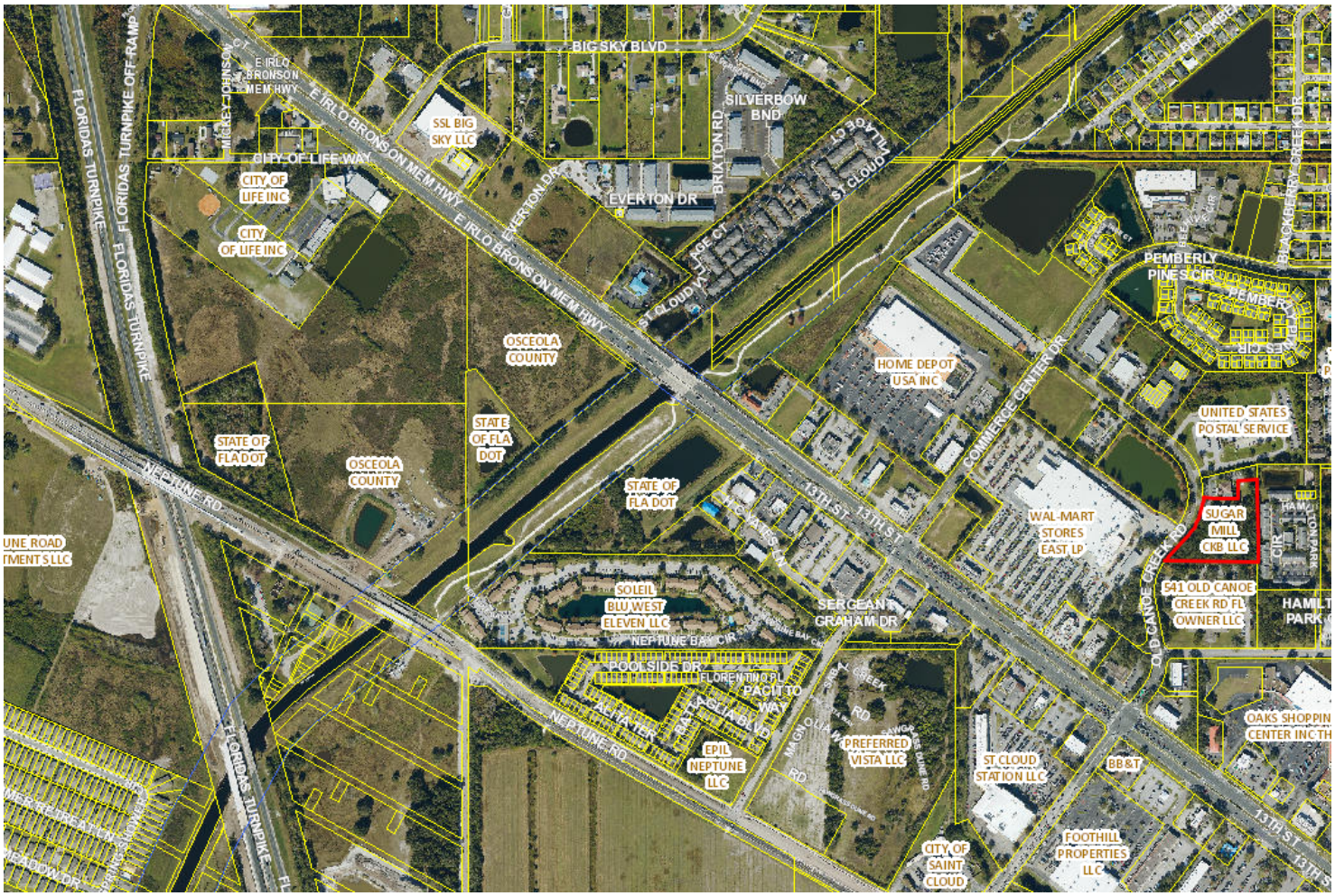
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Vacant Land Parcel

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Area Overview Map



Vacant Land Parcel Outlined in Red
Osceola County Parcel #04-26-30-0705-0001-0020