



Silver Springs  
298 SF Homes

Bridge Pointe  
75 SF Homes

Carson's Creek  
109 Homes

Sunbrook Phase  
81 SF Homes

Center Lake Ranch  
2,201 SF Homes  
1,172 MF Units  
170K SF Retail  
70K Office

38,174 VPD

PROPOSED

HEARTLAND

DUNKIN'

Mobil

DOLLAR GENERAL

SIPS & DIPS

Lakeside at Satilla  
369 SF Homes

104 Homes

Tyson Property  
311 SF Homes

Pine Grove  
284 SF Homes

**SITE**

PROPOSED

Puffin Rd Extension

Proposed:  
300 Units

Lake Lizzie Drive  
Subdivision  
311 SF Homes

Proposed:  
104 Units &  
18K SF Retail

Under Construction:  
300 Units

41,500 VPD

Irlo Bronson Me...

**FOR SALE**

Commercial Parcel

US Hwy 192 & W Puffin Rd | Saint Cloud, FL



...reliable, however, SRS does not guarantee its completeness or accuracy. Imagery © 20XX Google, other source, other

# Commercial Parcel

US Hwy 192 & W Puffin Rd | Saint Cloud, FL 34771



15.42 AC

Lot Size

\$8,200,000

Price

## ABOUT THE PROPERTY

- Corner site located along the high-traffic corridor of US Hwy 192 in the rapidly growing Saint Cloud area.
- High visibility on US Highway 192 at proposed traffic lighted intersection with access on Puffin Road.
- The Saint Cloud area is undergoing rapid residential expansion, with several new developments bringing in thousands of new homes including the master-planned communities of Tohoqua and Sunbridge.
- Osceola County's focus on innovation through NeoCity—a 500-acre tech park—will continue to boost the local economy, drawing more residents and increasing retail demand.

## NEARBY RETAILERS

Publix



TRUIST

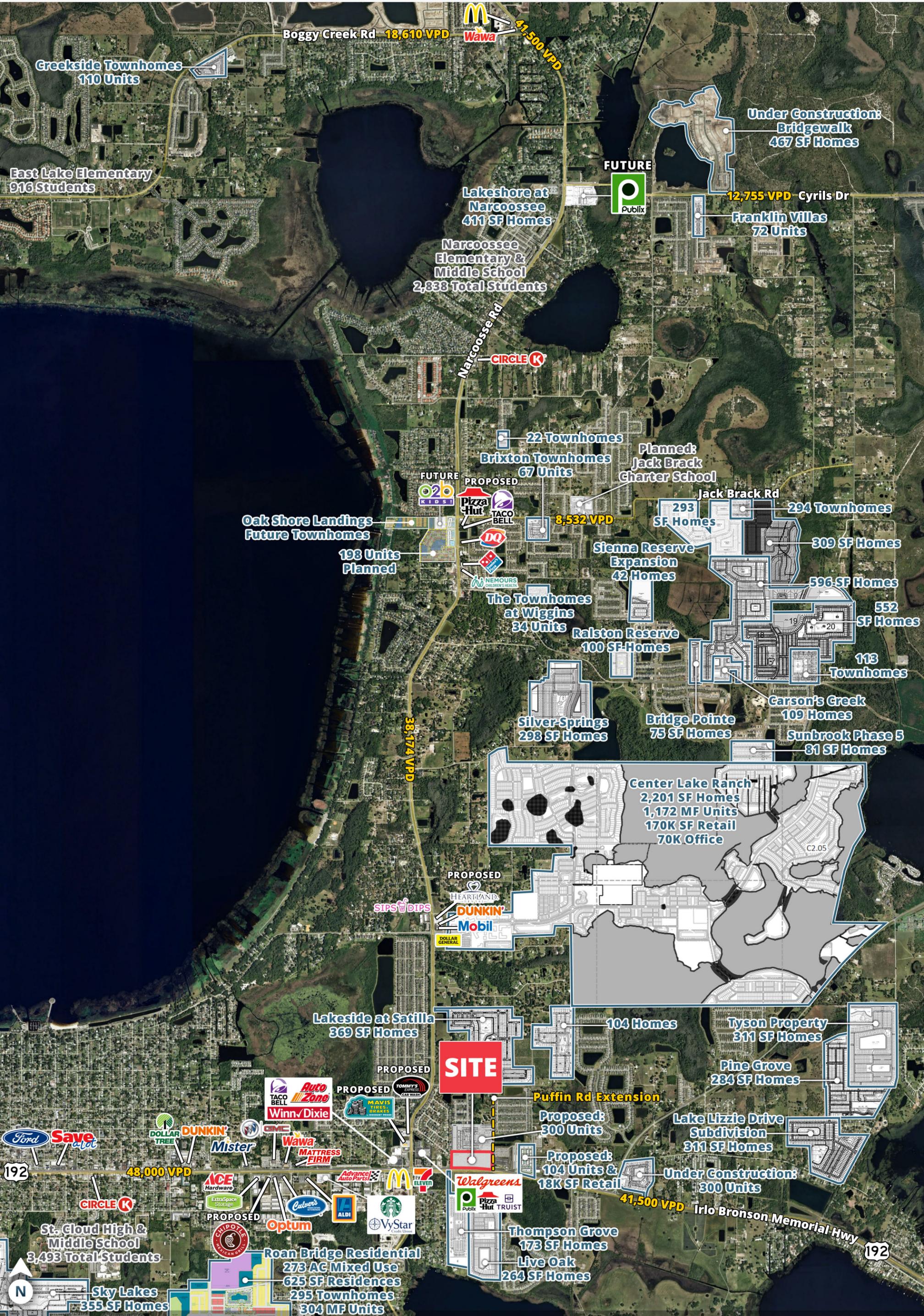
Walgreens

## TRAFFIC COUNTS

US Hwy 192 | Irlo Bronson Memorial Hwy  
Narcossee Road

48,000 VPD  
38,174 VPD

Year: 2024 | Source: FDOT



**SITE**

# E Irlo Bronson Memorial Hwy & Puffin Rd Zoom In

St. Cloud, FL

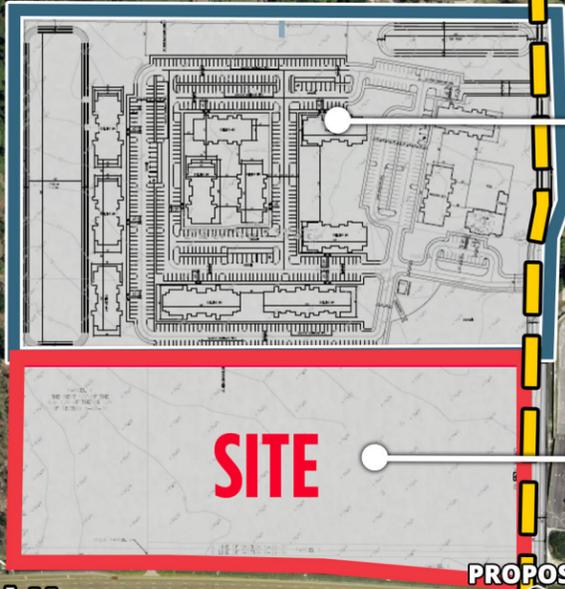


**Puffin Rd Extension**

**Proposed:  
300 Units**

**MATER ACADEMY  
ST. CLOUD  
396 Students**

**Proposed:  
104 Units &  
18K SF Retail**



**48,000 VPD**

**41,500 VPD**

**38,174 VPD**

**Winn-Dixie**

**NARGOOSSEE  
DENTAL CARE**

**PROPOSED  
TOMMY'S EXPRESS  
CAR WASH**

**PROPOSED  
MAVIS  
TIRES & BRAKES  
DISCOUNT PRICES**

**Auto  
Zone**

**TACO  
BELL**

**Pizza  
Hut**

**Publix**

**TRUIST**

**Walgreens**

**Irlo Bronson Memorial Hwy**

**Narcoossee Rd**

**SouthState**

**OUC St. Cloud  
Operations  
77K SF Warehouses  
Built 2024**

**Thompson Grove  
173 SF Homes**

**Live Oak  
264 SF Homes**

**SITE**

**SITE**

**PROPOSED**



# Commercial Parcel

US Hwy 192 & W Puffin Rd | Saint Cloud, FL 34771



## DEMOGRAPHIC HIGHLIGHTS

### 1 MILE

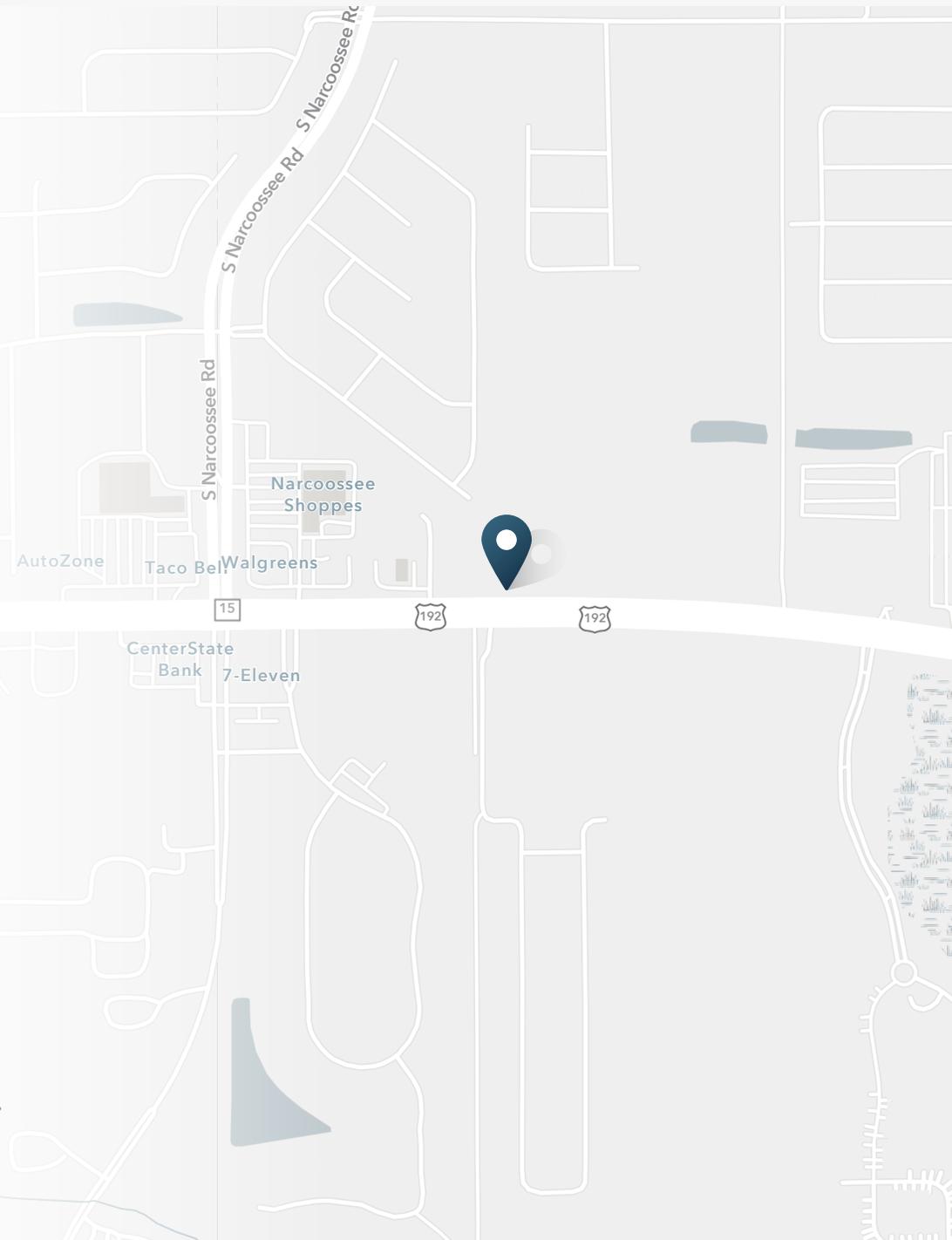
5,114 Population	4,494 Total Daytime Population	\$101,794 Average Household Income	1,638 Total Households
---------------------	--------------------------------------	--	------------------------------

### 3 MILES

31,167 Population	26,312 Total Daytime Population	\$97,677 Average Household Income	11,132 Total Households
----------------------	---------------------------------------	---	-------------------------------

### 5 MILES

84,119 Population	68,201 Total Daytime Population	\$96,903 Average Household Income	29,164 Total Households
----------------------	---------------------------------------	---	-------------------------------



> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.



## MOBILE DATA & FOOT TRAFFIC INSIGHTS

Estimated Annual Visits

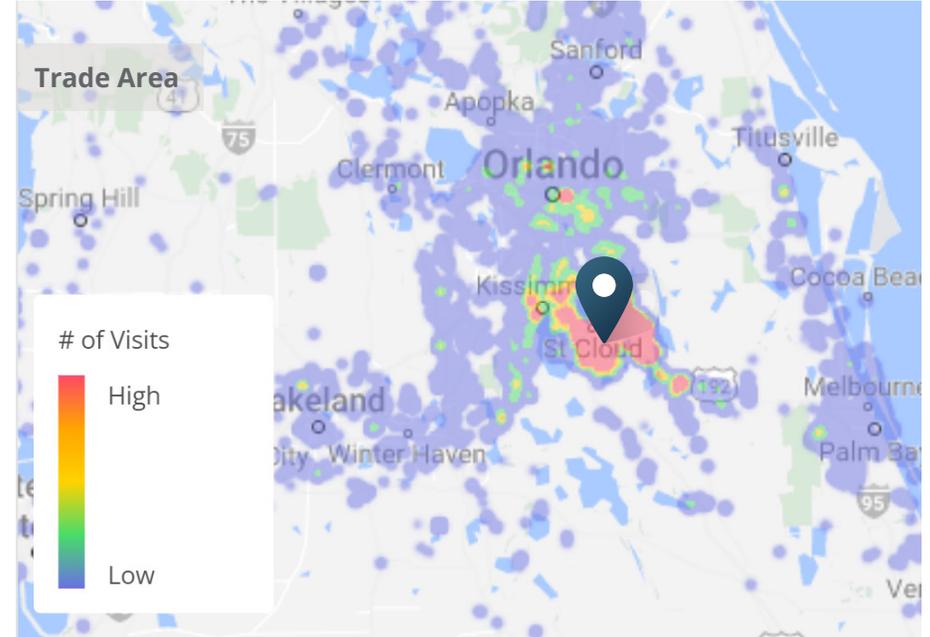
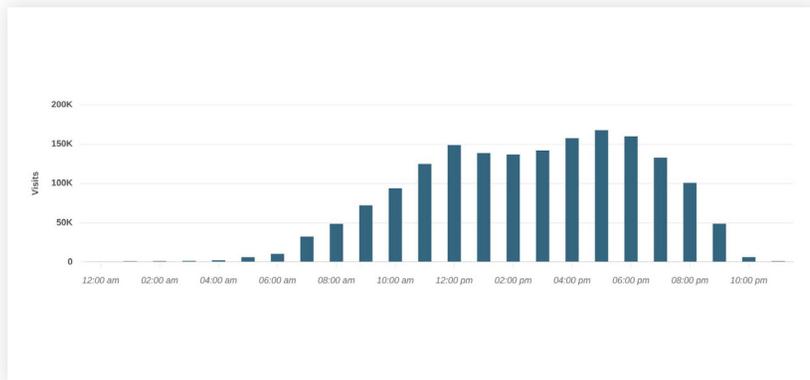
10/1/2023 - 09/30/2024

Estimated # of Customers	Estimated # of Visits	Average Visits/Customer
163.6K	1.3M	7.36

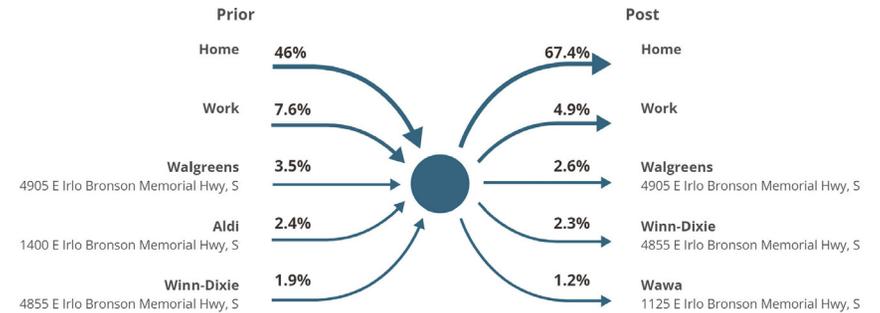
### Daily Visits



### Hourly Visits



### Customer Journey



> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.



**SRS Real Estate Partners**  
200 S Orange Ave, Suite 1300  
Orlando, FL 32801  
407.455.5030

**John Artope**  
407.902.2621  
john.artope@srsre.com

**SRSRE.COM**

© SRS Real Estate Partners

The information presented was obtained from sources deemed reliable;  
however SRS Real Estate Partners does not guarantee its completeness or accuracy.