

FOR SALE

## Pad Ready Sites

US-192 &amp; Orange Ave | Saint Cloud, FL



## Overview

## AVAILABLE

Lot C: 9,072 SF  
Lot B: 7,052 SF

## SALE PRICE

Lot C: \$800,000  
Lot B: \$600,000

## Description

- Buildable pads with all off-site improvements in place
- Full Access to/from US-192
- Adjacent to Ace Hardware
- CG Zoning Osceola County

## Nearby Retailers



## Demographics

	1 MILE	3 MILES	5 MILES
Population	6,588	32,867	73,225
2023 Growth	2.42%	2.65%	3.11%
Median HH Income	\$49,445	\$54,028	\$57,940
Daytime Population	5,550	28,342	58,534

Year: 2019 | Source: ESRI

## Traffic Counts

US-192	30,000 VPD
--------	------------

Year: 2018 | Source: FDOT

## Contact

DANIEL EARLES

813.424.2500 | daniel.earles@srsre.com

STEPHANNI MORTON

813.926.3000 | smorton@echoesrealty.com

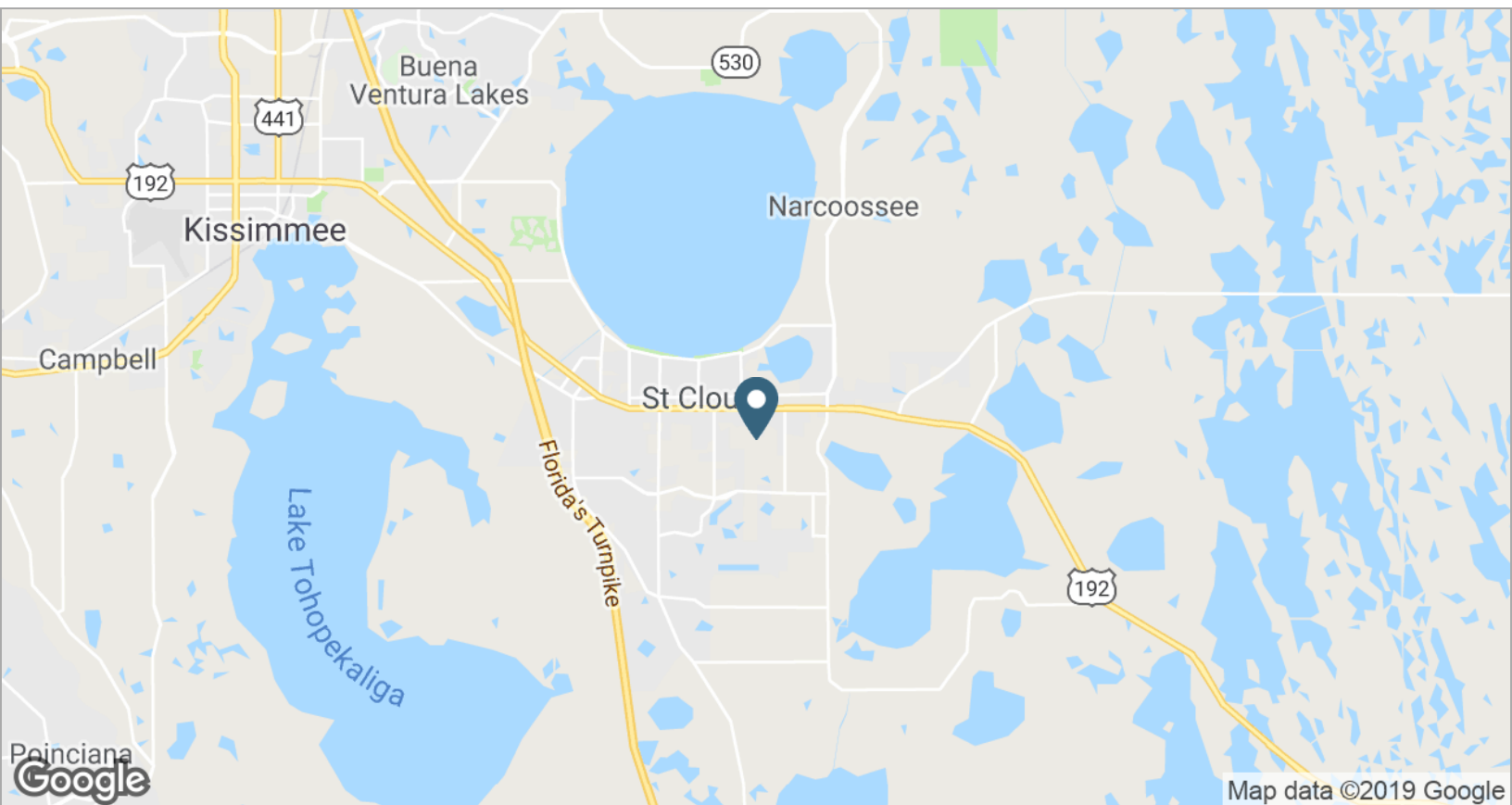
SRS REAL ESTATE PARTNERS | 4010 Boy Scout Boulevard, Suite 355 | Tampa, FL 33607 | 813.371.0980

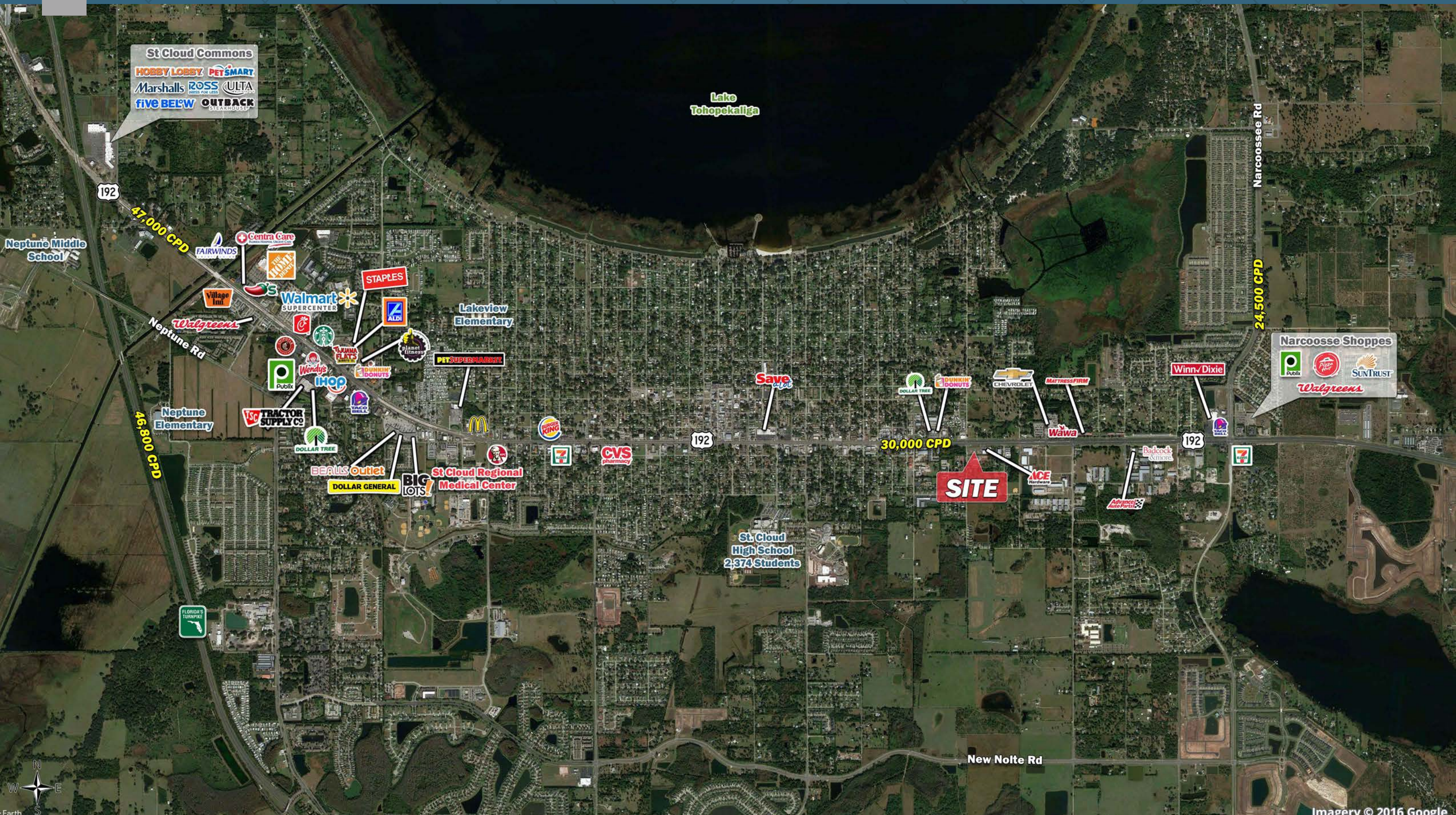
This information contained herein was obtained from sources deemed to be reliable; however SRS Real Estate Partners makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

SRSRE.COM

# Pad Ready Sites

US-192 & Orange Ave | Saint Cloud, FL







Imagery © 2016 Google

# Executive Summary

US-192 & Orange Ave | Saint Cloud, FL



	1 mile	3 miles	5 miles
<b>Population</b>			
2019 Population	6,588	32,867	73,225
2000 Population	4,569	19,657	33,936
2010 Population	5,755	26,154	53,478
2024 Population	7,424	37,460	85,332
2000-2010 Annual Rate	2.33%	2.90%	4.65%
2010-2018 Population: Annual Growth Rate	1.47%	2.50%	3.46%
2018-2023 Population: Annual Growth Rate	2.42%	2.65%	3.11%
2019 Median Age	40.6	39.4	38.4
<b>Households</b>			
2000 Households	1,800	7,532	12,610
2010 Households	2,240	9,808	18,998
2019 Total Households	2,532	12,167	25,472
2024 Total Households	2,828	13,714	29,390
2000-2010 Annual Rate	2.21%	2.68%	4.18%
2010-2018 Households: Annual Growth Rate	1.33%	2.36%	3.22%
2018-2023 Households: Annual Growth Rate	2.24%	2.42%	2.90%
2019 Average Household Size	2.60	2.68	2.84
<b>Housing Units</b>			
2019 Total Housing Units	2,892	13,840	28,797
2019 Owner Occupied Housing Units	1,909	8,982	19,554
2019 Renter Occupied Housing Units	623	3,186	5,918
2019 Vacant Housing Units	360	1,673	3,325
<b>Race and Ethnicity</b>			
2019 White Alone	81.9%	79.9%	77.6%
2019 Black Alone	5.4%	6.2%	7.6%
2019 American Indian/Alaska Native Alone	0.4%	0.5%	0.5%
2019 Asian Alone	1.3%	1.6%	1.9%
2019 Pacific Islander Alone	0.1%	0.2%	0.1%
2019 Hispanic Origin (Any Race)	29.2%	34.1%	40.1%
<b>Income</b>			
2019 Median Household Income	\$49,445	\$54,028	\$57,940
2019 Average Household Income	\$67,011	\$69,097	\$72,269
Per Capita Income	\$24,787	\$25,001	\$25,005
<b>2019 Population 25+ by Educational Attainment</b>			
Total	4,678	23,022	50,351
High School Graduate	32.7%	29.7%	27.1%
GED/Alternative Credential	5.0%	5.6%	5.5%
Some College, No Degree	20.3%	24.1%	24.9%
Associate Degree	11.8%	10.6%	11.9%
Bachelor's Degree	14.2%	13.4%	14.3%
Graduate/Professional Degree	3.5%	4.7%	5.5%
<b>Data for all businesses in area</b>			
Total Businesses:	402	1,180	1,908
Total Employees:	2,172	8,446	15,314
Total Residential Population:	6,588	32,867	73,225
Employee/Residential Population Ratio:	0.33:1	0.26:1	0.21:1
2019 Total Daytime Population	5,550	28,342	58,534
Workers	1,958	10,154	18,273
Residents	3,592	18,188	40,261

Source: Esri, Esri and Infogroup, U.S. Census