

AVAILABLE FOR SUB-LEASE

3318 Canoe Creek Rd
St Cloud, FL 34772

PROPERTY HIGHLIGHTS

- Available: 24,372 SF Endcap
- 112' of frontage | 22'5" clear height
- Recessed truck dock
- Access to signalized intersection (36,000+ AADT)
- Delivery Immediately

Join



2025 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	9,238	41,315	79,630
Average HH Income	\$98,485	\$98,394	\$100,203
Median Age	36.3	38.0	39.8

AREA CO-TENANTS

Publix

Walmart
Neighborhood Market



MARKET AERIAL



ELIZABETH WRIGHT

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ewright@marketlinkcre.com

BRENT ANDREWS

772.708.1599

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ZOOM AERIAL



ELIZABETH WRIGHT

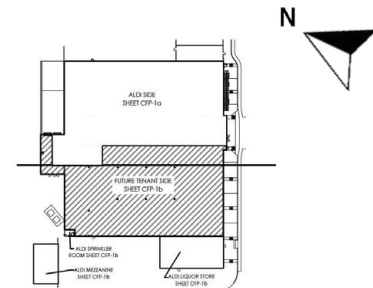
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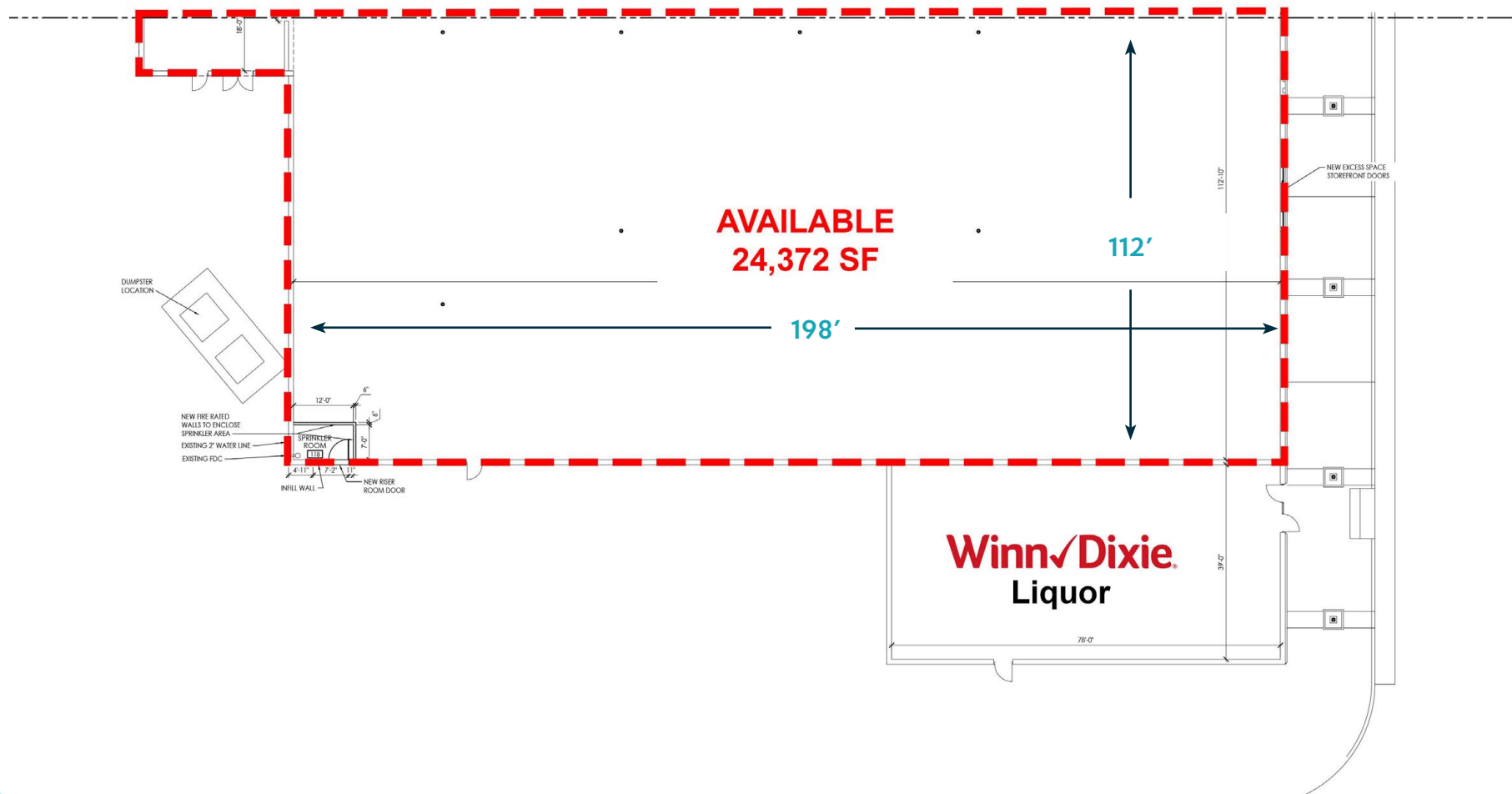
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2 Key Plan
SCALE: 3/32" = 1'-0"



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DRIVETIME MAP

2025 DEMOGRAPHICS

	5 MINUTE DRIVE TIME	10 MINUTE DRIVE TIME	15 MINUTE DRIVE TIME
	12,627 POPULATION	54,864 POPULATION	99,471 POPULATION
	3,801 HOUSEHOLDS	18,298 HOUSEHOLDS	33,543 HOUSEHOLDS
	8,675 DAYTIME POPULATION	46,419 DAYTIME POPULATION	84,052 DAYTIME POPULATION
	\$99,062 AVERAGE HH INCOME	\$95,677 AVERAGE HH INCOME	\$97,822 AVERAGE HH INCOME
	37.2 MEDIAN AGE	38.8 MEDIAN AGE	38.9 MEDIAN AGE

