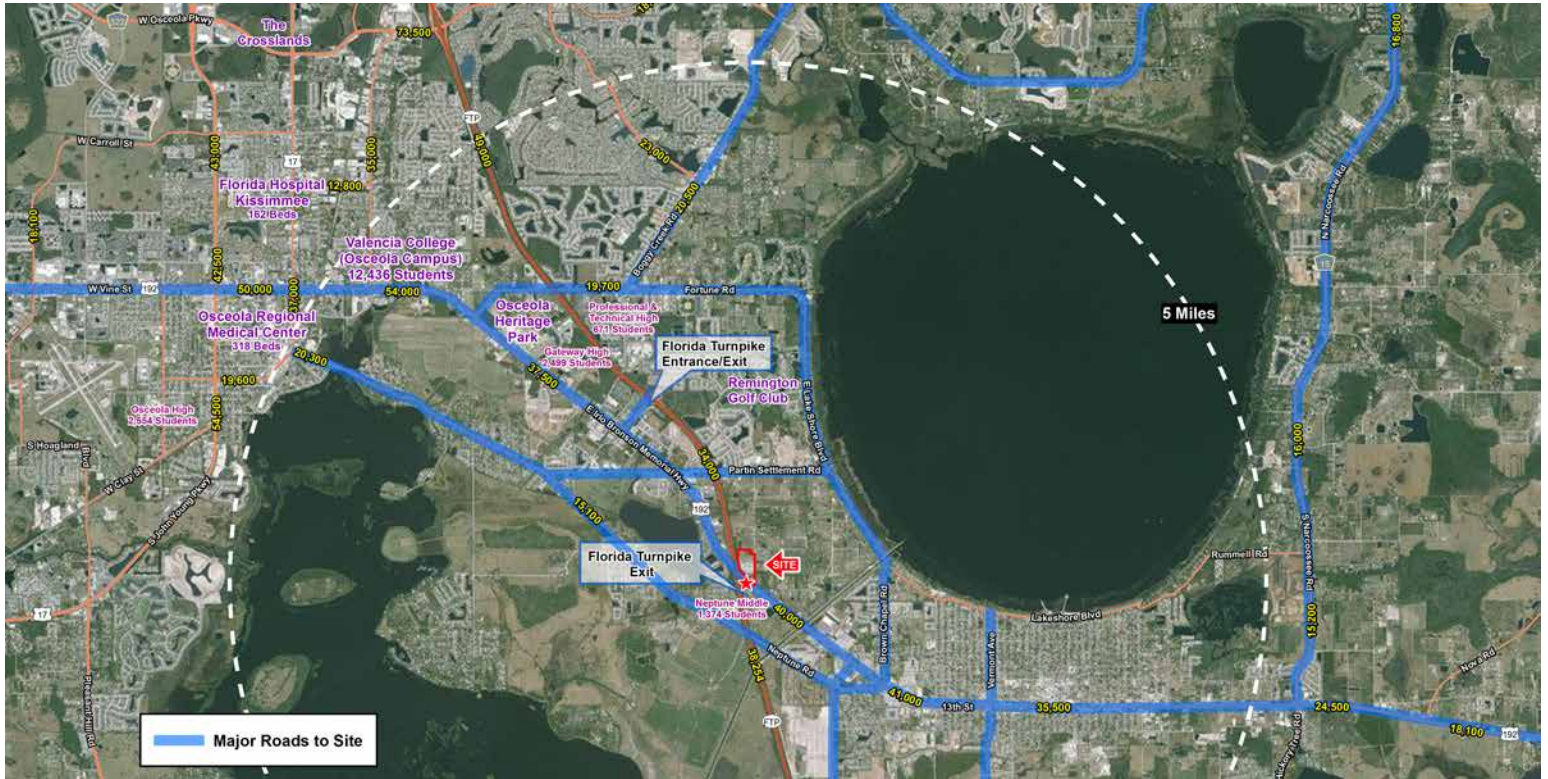


RETAIL FOR LEASE

ST CLOUD COMMONS

Florida Turnpike & US Highway 192, St Cloud FL 34744 | Osceola



HIGHLIGHTS:

- New Development planned for approximately 201,969 sf GLA and 5 outparcels
- Phase 1 - 152,969 sf and Phase II +/-49,000 sf
- NEQ Florida Turnpike (38,254 AADT) & US Highway 192 (40,000 AADT)
- Excellent visibility from access roads; located at lighted intersection at the Florida Turnpike exit 224
- Osceola County had a 15% increase in population 2010 – 2014 (state's increase 5.8%) and is among 50 counties nationwide that gained the most population between 2013 and 2014

DEMOGRAPHICS:

	3-Miles	5-Miles	7-Miles
Population	39,039	93,864	194,034
Daytime Population	12,434	22,067	51,784
Households	13,440	31,645	64,180
Median HH Income (\$)	42,212	44,065	43,099

For More Information, Contact Exclusive Agent(s):

Eric Apple • eric.apple@tscg.com • 407-949-5098

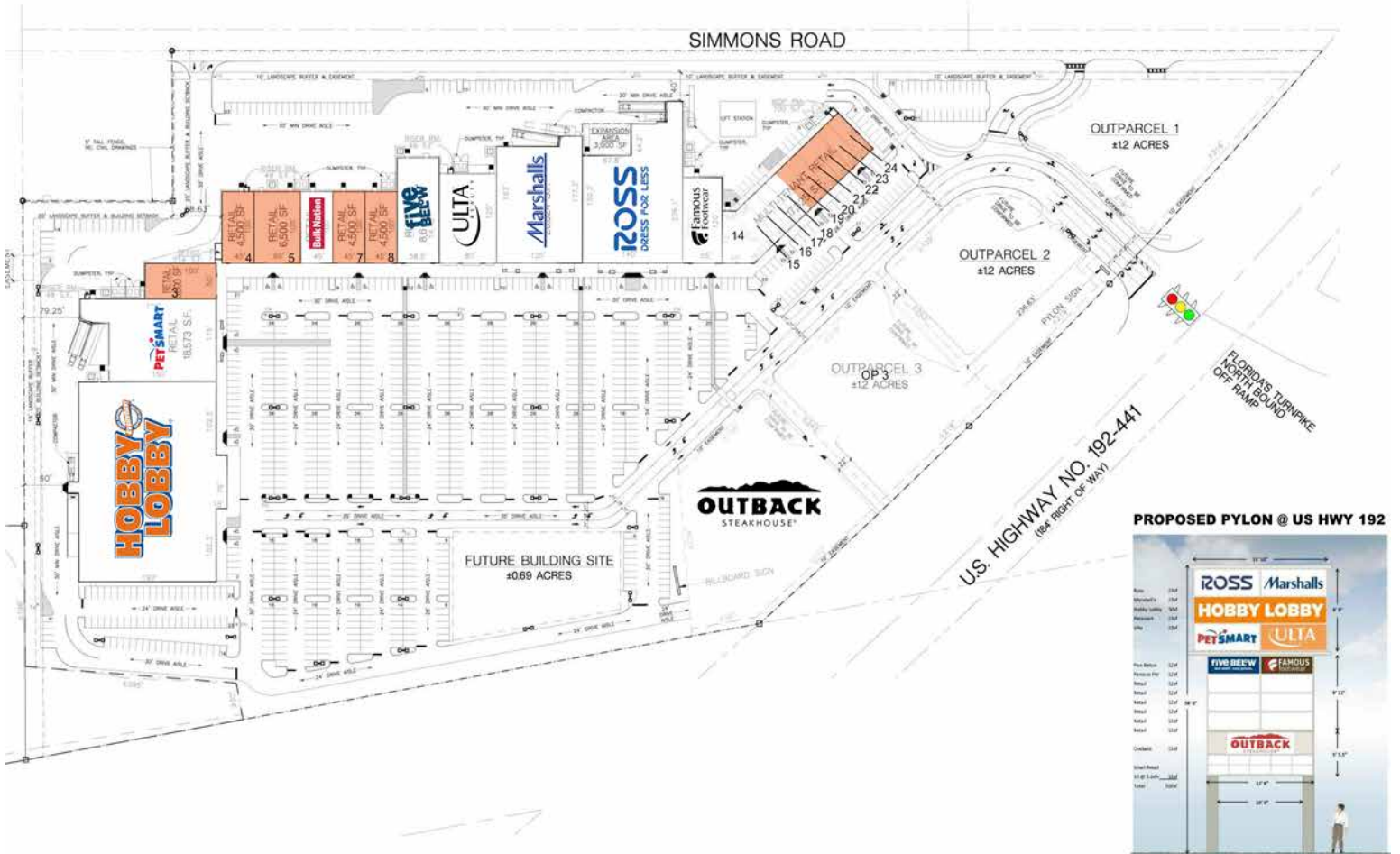
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ST CLOUD COMMONS

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PROPOSED TENANT LINE-UP



OP 1	Available	
OP 2	Available	
OP 3	At Lease	
OP 4	Outback Steakhouse	
1	Hobby Lobby	55,222
2	PetSmart	18,576
3	Available	5,000
4	Available	4,500
5	Available	6,500
6	Bulk Nation	4,500
7	Available	4,500
8	Available	4,500
9	Five Below	8,606
10	Ulta	10,000
11	Marshall's	20,022

12	Ross	25,088
13	Famous Footwear	6,614
14	Berkshire Hathaway	3,099
15	Sally Beauty	1,521
16	Lee Nails	1,400
17	Sport Clips	1,400
18	Thompson Jewelers	1,400
19	Available	1,400
20	Available	1,400
21	Available	1,400
22	Available	1,400
23	Available	1,400
24	Available	1,505

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