

**For Lease or Ground Lease**  
201 E 13th St | St Cloud, FL



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## For Lease or Ground Lease

201 E 13th St  
St Cloud, FL

★ *High-exposure retail opportunity with incredible frontage along US-192!*

### Property Specifications

#### PARCEL SIZE

3 AC

#### BUILDING A

±13,170 SF

#### BUILDING B

±7,526 SF

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### About the Property

- 3 AC site with direct frontage along US-192, a primary east-west corridor serving St Cloud and the greater Osceola County market.
- Positioned within a high-growth trade area driven by continued residential expansion in Southeast Orlando.
- Strong daily traffic counts along US-192 with consistent commuter and consumer flow connecting:
- St Cloud to Kissimmee and Lake Nona. Surrounded by dense and expanding rooftops, supporting long-term retail and service demand.
- Proximity to national retailers, schools, and community anchors that drive daily visits and repeat traffic.

### Traffic Counts

|                                    |            |
|------------------------------------|------------|
| Info Bronson Memorial Hwy (US-192) | 47,500 VPD |
| Narcoossee Rd                      | 37,500 VPD |
| *Year 2020   Source: I-8000        |            |

### Nearby Retailers

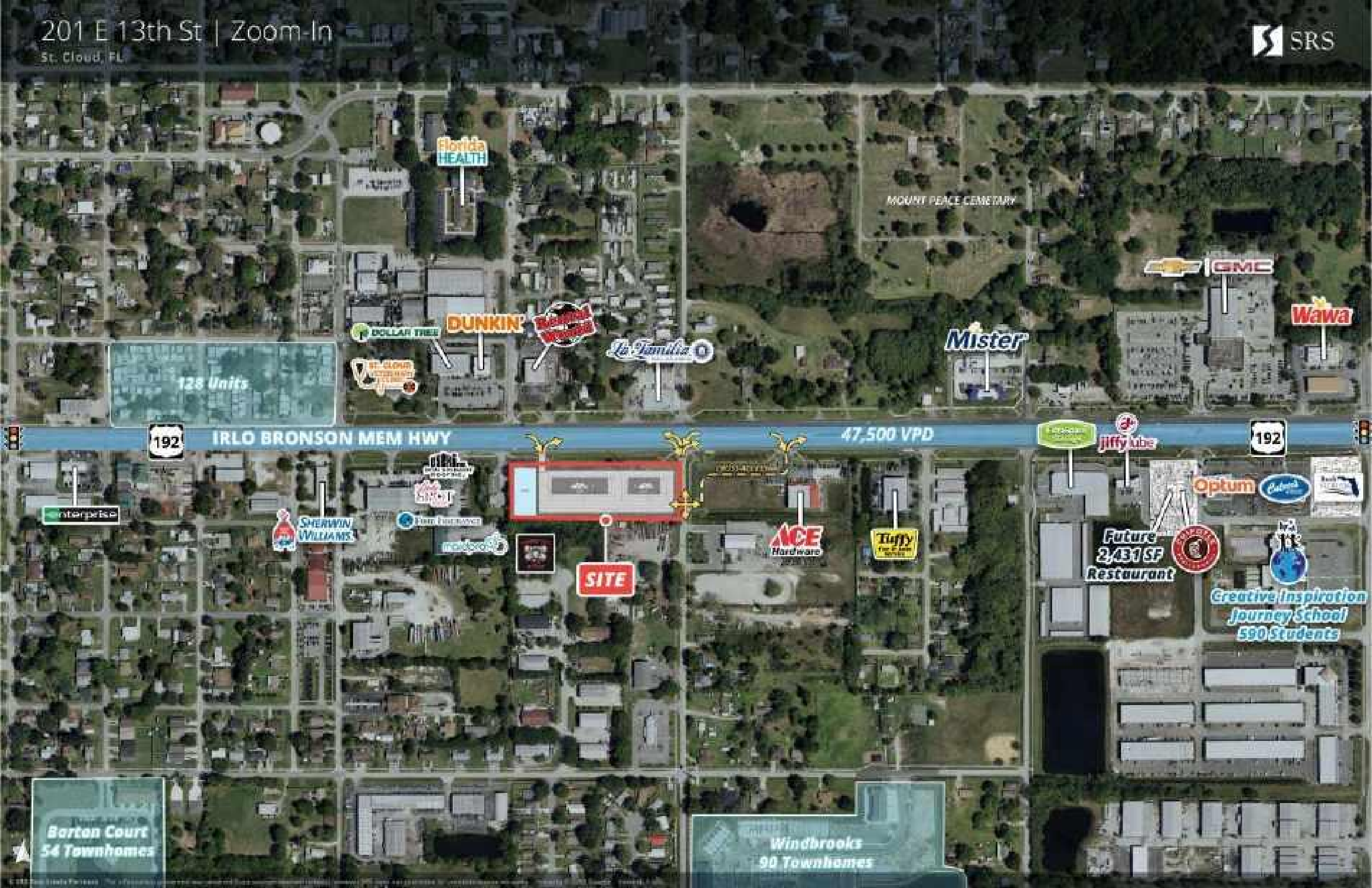






St. Cloud, FL





Florida  
HEALTH

MOUNT PEACE CEMETARY

DOLLAR TREE

DUNKIN'

La Familia

La Familia

Mister

GMC

Wawa

128 Units

192

IRLO BRONSON MEM HWY

47,500 VPD

192

Interpact

SHERWIN  
WILLIAMS

ACE  
Hardware

ACE  
Hardware

SITE

ACE  
Hardware

Tuffy

Interpact

Jiffy Lube

Optum

Optum

Future  
2,431 SF  
Restaurant

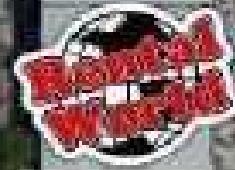
Future  
2,431 SF  
Restaurant

Creative Inspiration  
Journey School  
590 Students

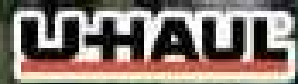
Borton Court  
54 Townhomes

Windbrooks  
90 Townhomes





IRLO BRONSON MEM HWY 47,500 VPD



CROSS ACCESS



SITE



## Area Snapshot

| Population                                  | 1 MILE   | 3 MILES  | 5 MILES   |
|---------------------------------------------|----------|----------|-----------|
| 2025 Estimated Population                   | 6,745    | 47,619   | 102,293   |
| 2030 Projected Population                   | 7,437    | 53,458   | 116,511   |
| Proj. Annual Growth 2025 to 2030            | 1.07%    | 2.34%    | 2.64%     |
| Daytime Population                          |          |          |           |
| 2025 Daytime Population                     | 7,169    | 44,016   | 85,481    |
| Workers                                     | 3,602    | 16,780   | 26,533    |
| Residents                                   | 3,567    | 27,236   | 58,948    |
| Income                                      |          |          |           |
| 2025 Est. Average Household Income          | \$97,908 | \$97,810 | \$104,497 |
| 2025 Est. Median Household Income           | \$34,167 | \$31,498 | \$36,747  |
| Households & Growth                         |          |          |           |
| 2025 Estimated Households                   | 2,671    | 16,816   | 34,311    |
| 2030 Estimated Households                   | 2,919    | 18,720   | 38,764    |
| Proj. Annual Growth 2025 to 2030            | 1.79%    | 2.17%    | 2.47%     |
| Race & Ethnicity                            |          |          |           |
| 2025 Est. White                             | 58%      | 53%      | 48%       |
| 2025 Est. Black or African American         | 6%       | 7%       | 9%        |
| 2025 Est. Asian or Pacific Islander         | 2%       | 2%       | 3%        |
| 2025 Est. American Indian or Native Alaskan | 1%       | 1%       | 1%        |
| 2025 Est. Other Races                       | 33%      | 37%      | 41%       |
| 2025 Est. Hispanic (Any Race)               | 40%      | 45%      | 49%       |

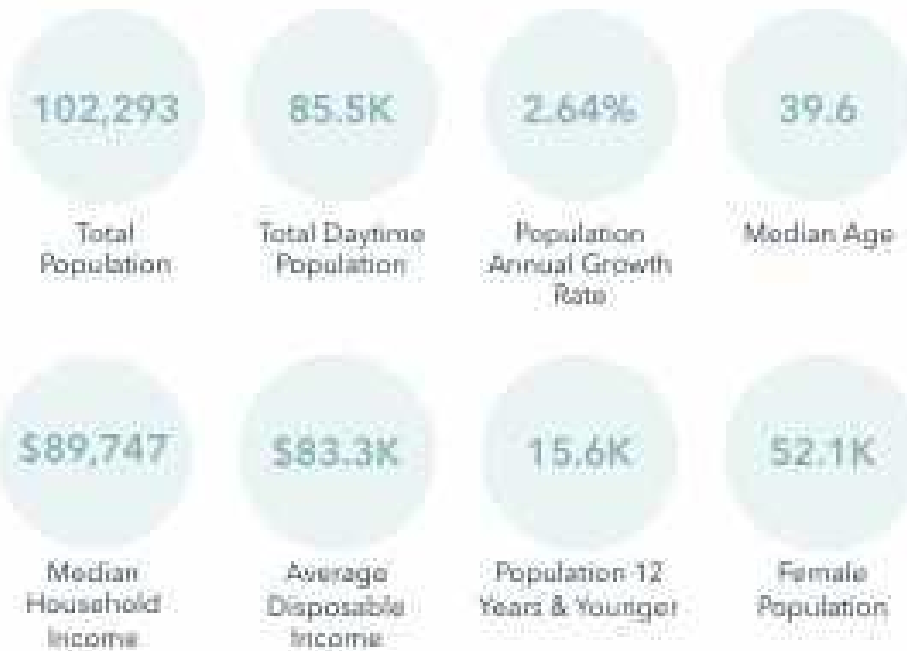


Want more? Contact us for a complete demographic, foot traffic, and mobile data insights report.



## Ring of 5 Mile

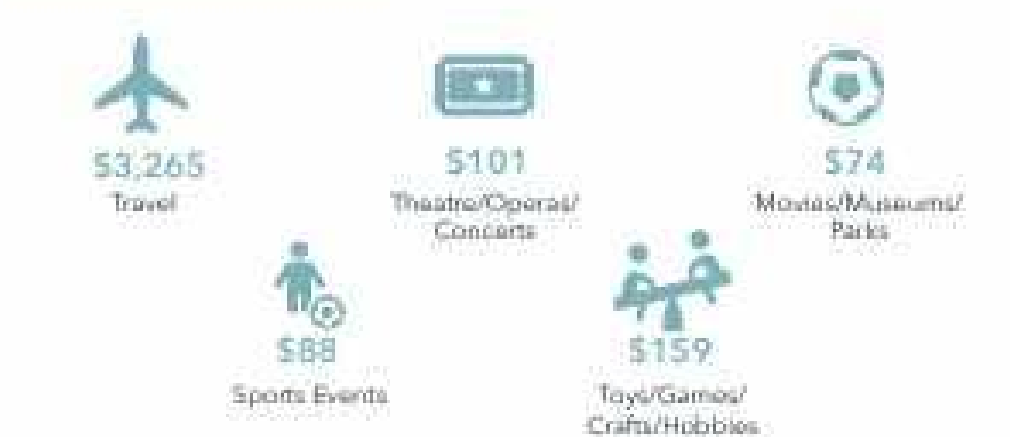
### Key Facts



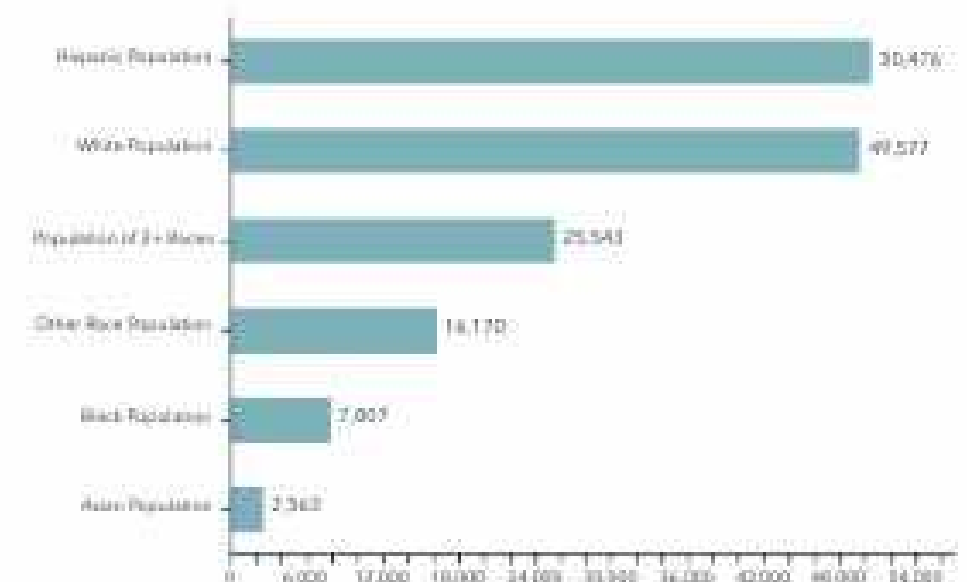
### Annual Household Spending



### Annual Lifestyle Spending



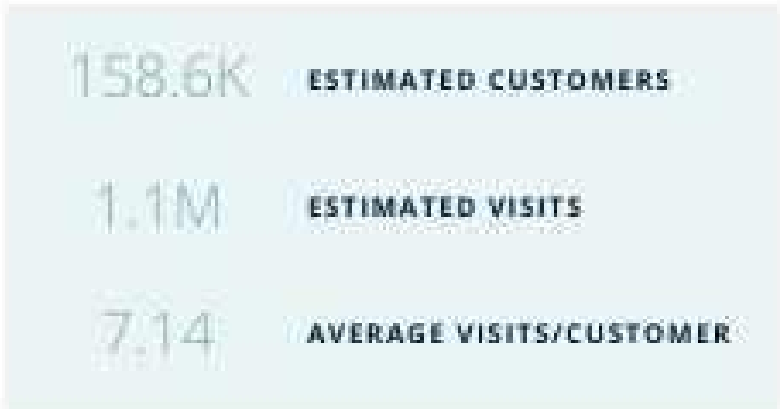
### Race







Data for 03/01/2025 - 02/28/2026



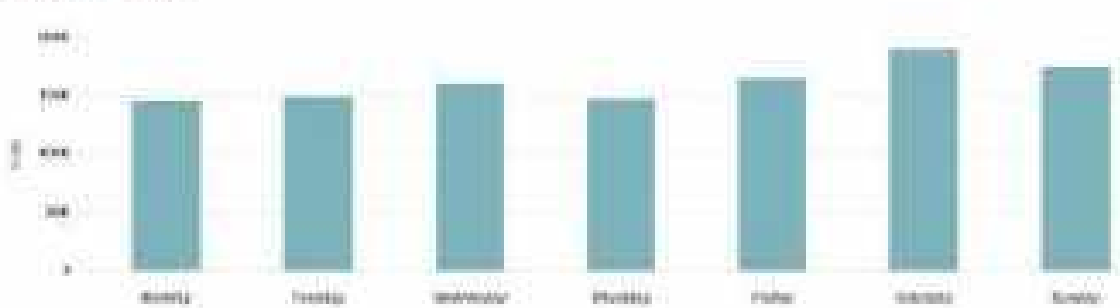
VISITS TREND



TRADE AREA



DAILY VISITS



TRADE AREA COVERAGE BY DISTANCE





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