

# Center Lake Ranch Retail Development

N. Narcoossee Rd. & Center Lake Ranch Blvd. | St. Cloud, FL



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# Retail Development



## Property Highlights

- New 2,038-acre master-planned community
- Parcels available: 0.58 AC | 1.36 AC | 7.53 AC
- Positioned in a rapidly growing residential/commercial area between Lake Nona and St. Cloud
- Adjacent to future Sunbridge Development, a 24,000-acre master-planned community to include 7,000+ residential units
- 17,311 planned residential units and 731 units currently under construction within five miles of the project

## The Development at a Glance

**3,940 Units**

Residential Units

**170,0000 SF**

Retail Entitlements

**3,140 Units**

Single-Family

**2,038 AC**

Total Acreage

**800 Units**

Multi-Family

## Area Demographics



### Population

3-Mile: 26,863

5-Mile: 67,428

7-Mile: 135,143



### Daytime Population

3-Mile: 22,995

5-Mile: 58,194

7-Mile: 108,836



### Average HH Income

3-Mile: \$94,750

5-Mile: \$90,531

7-Mile: \$91,654



### Households

3-Mile: 9,497

5-Mile: 23,604

7-Mile: 45,685



CENTER LAKE RANCH

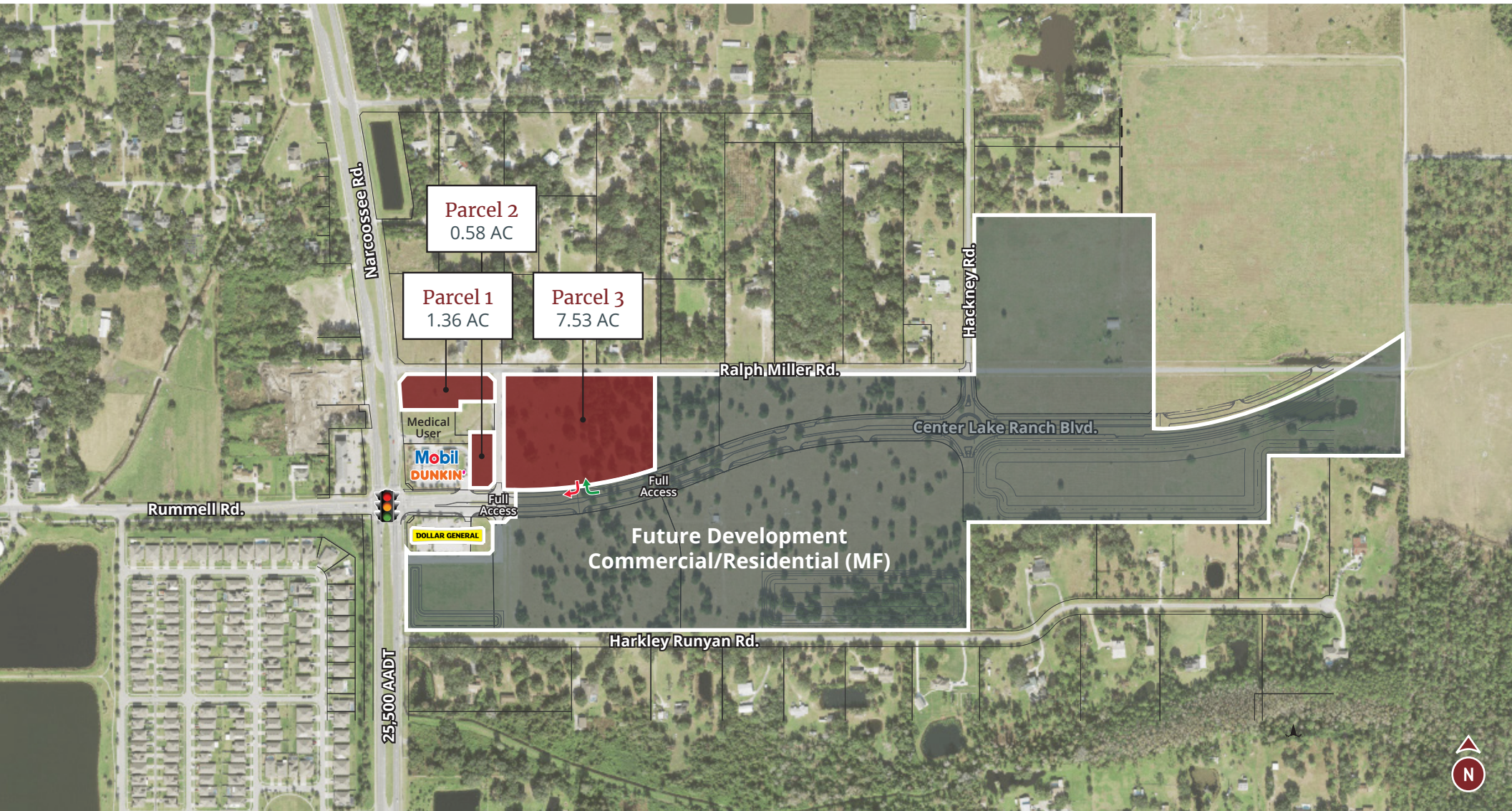
# Leasing Opportunities



**Parcel 1**  
1.36 AC

**Parcel 2**  
0.58 AC

**Parcel 3**  
7.53 AC

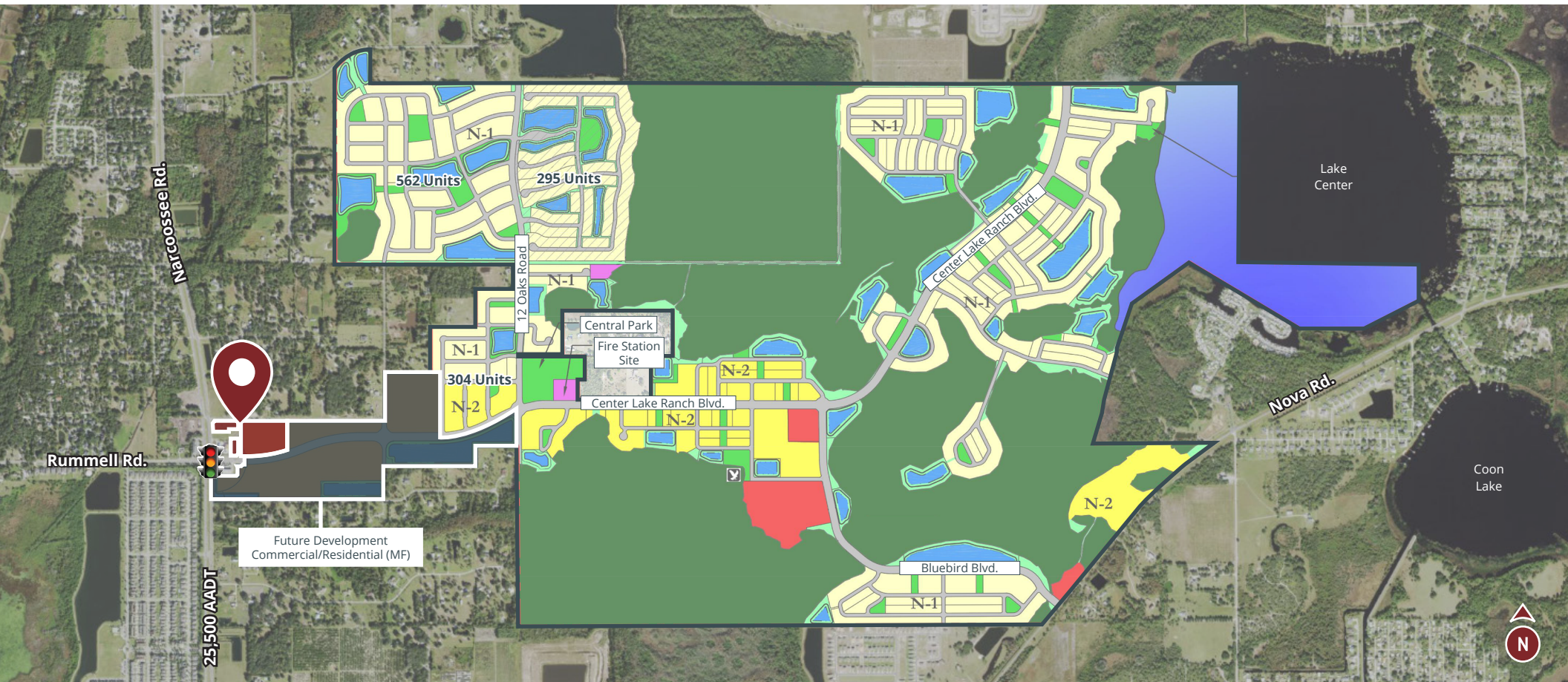




# Conceptual Master Plan



- Parcels Available  
0.58 AC | 1.36 AC | 7.53 AC
- Conservation Area
- Open Space
- Neighborhood Parks/  
Squares/Civic Spaces
- Stormwater Ponds
- Neighborhood 1 (NH1)  
2,536 Residential Units
- Neighborhood 2 (NH2)  
904 Residential Units
- Neighborhood Center
- Special District





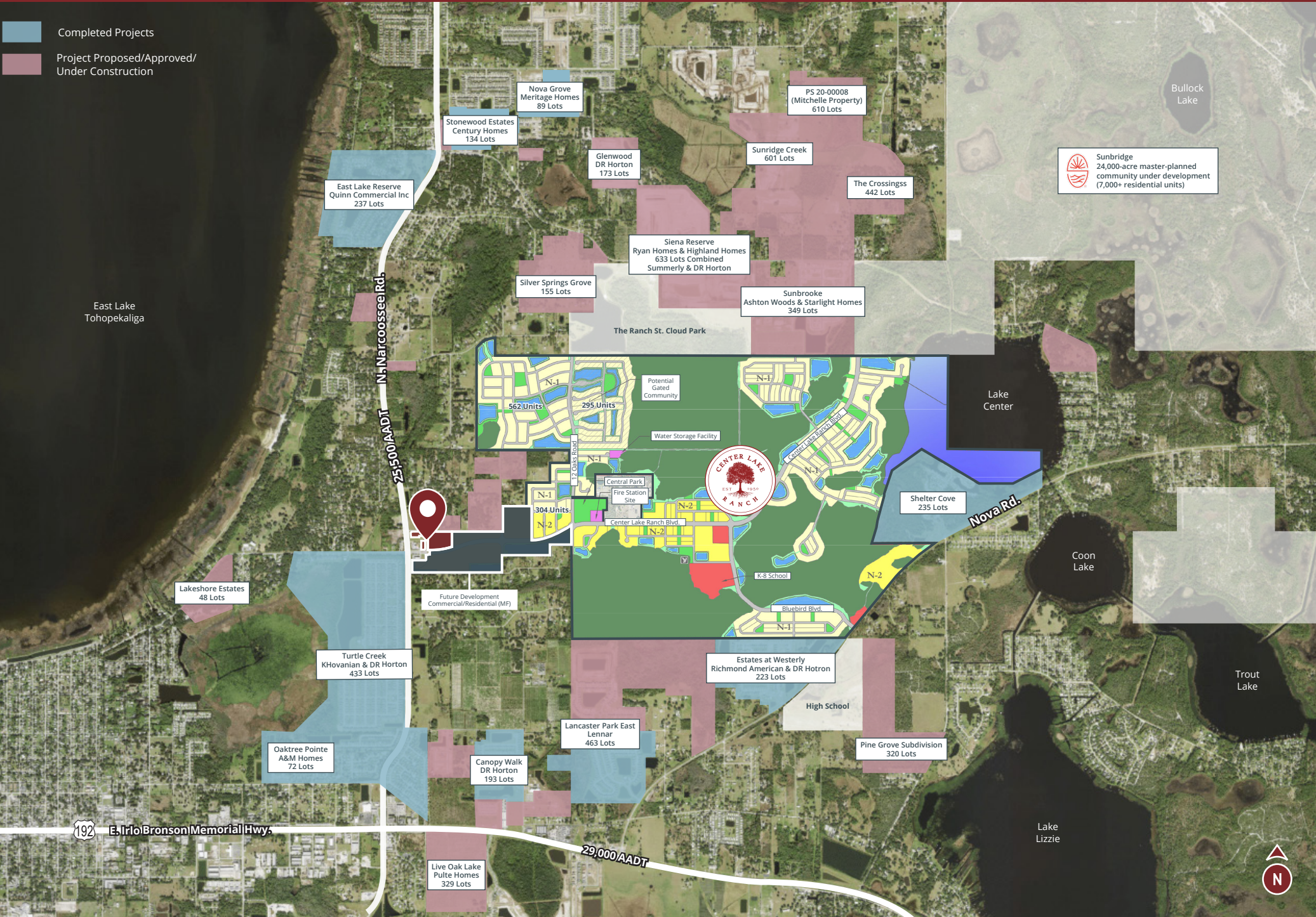
# CENTER LAKE RANCH Market Aerial





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# Residential Developments





# Contact Us

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