

WESTGATE PLAZA

3441 13th Street, St. Cloud, FL 34769



ST. CLOUD, FL

UP TO 5,155 SF AVAILABLE

- Located at US Highway 192/441 and Neptune Road in St. Cloud, Florida
- 1.5 miles east from Florida Turnpike access
- Anchored by Beall's Outlet, Dollar General, Big Lots, and Aaron Rents.
- 44,800 AADT on US Hwy 192/441 with great visibility and access
- Half a mile from St. Cloud Regional Medical Center with a recently-completed expansion

Demographics	3 Miles	5 Miles	7 Miles
Q2 2020 Population	49,683	87,361	151,742
Q2 2020 Households	17,627	30,295	51,455
Q2 2020 Avg HH Income	\$68,391	\$70,950	\$68,382

TRAFFIC COUNTS

13th Street 44,800

LOCATION



LAT: 28.455853 / LON: -82.627416

Leasing Contact

Serina Morison

Leasing Representative

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The Sembler Company | 800.940.6000 | www.sembler.com

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SITE PLAN

1000	Big Lots	30,000	6010	T-Mobile	1,400
2000	Dollar General	6,500	6030	Available	2,800
3010	Amigo's Meat & Produce	5,016	7010	Available	2,355
4010	Available	900	8000	Aaron's Rent	10,800
4020	Discount Vape World	900	9010	General Connection Tax	1,000
4030	Greenlight Insurance	900	9020	Mr. Abe's Barbershop	750
4040	St Cloud Jewelers	900	9030	Drunken Parrot Saloon	2,250
5000	Beall's Outlet	25,600	ATM	Central Florida Credit Union	-

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