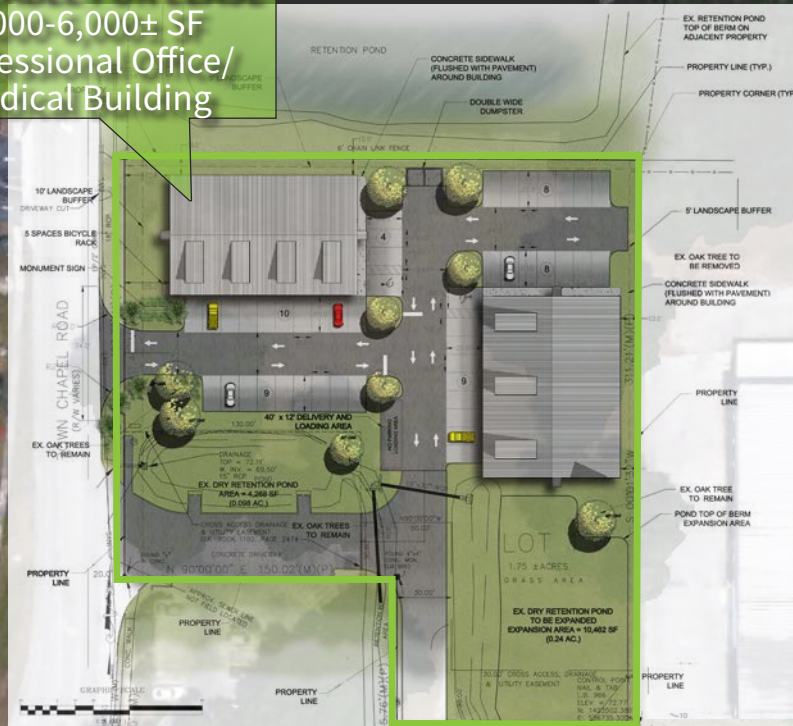


# PROFESSIONAL OFFICE/ MEDICAL SPACE FOR LEASE

AVAILABLE FOR LEASE  
2,000-6,000± SF  
Professional Office/  
Medical Building



192

BROWN CHAPEL RD



ELM CT

MCKAY ST

## BROWN CHAPEL ROAD

SAINT CLOUD, FL | 2,000-6,000± SF AVAILABLE



CITE PARTNERS

# PROPERTY SPECIFICATIONS

## THE PROPERTY

- 6,000± SF to-be-built professional office/medical building
- 5.0/1,000 SF parking ratio
- 1.80± acres zoned Commercial (City of Saint Cloud)
- Located on the northeast corner of Brown Chapel Road and US 192, just south of East Lake Toho
- Approximately 1/2 mile from St. Cloud Regional Medical Center
- Daily Traffic Count
  - US 192: 47,000 vehicles per day
  - Brown Chapel Road: 12,100 vehicles per day

## THE PRICE

- \$20.00/SF NNN



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