

CROSSCREEK VILLAGE

ST. CLOUD, FL



SIZE

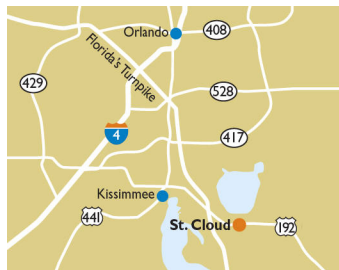
69,660 square feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	11,353	38,024	74,204
Households	3,407	12,034	25,571
Median HH Income (\$)	80,989	77,758	71,319

MAJOR TENANT(S)

Publix
Anytime Fitness



LOCATION

3372 Canoe Creek Road | St. Cloud, FL 34772

PROPERTY HIGHLIGHTS

- Anchored by a Publix grocery store, the number one grocer by market share in the Kissimmee area
- Located in St. Cloud, a suburb 25 miles south of downtown Orlando
- Additional national and regional tenants include Subway and Anytime Fitness
- The center is situated at the intersection of Canoe Creek Road and Old Canoe Creek Road, which benefits from over 31,700 vehicles per day

LEASING CONTACT

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MORE INFO

www.phillipsedison.com








PHILLIPS EDISON & COMPANY®

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SPACE	TENANT	SQ. FT.
OUT1	Wendy's	3,000 SF
Shad1	SunTrust Bank	
Shad2	KFC/Taco Bell	
Shad3	Walgreens	
Shad4	AutoZone	
Shad5	McDonald's	
100	Anytime Fitness	4,200 SF
106	Ravin Hair	1,400 SF
108	A-I Lovely Nail Salon	1,400 SF
110	Pristine Spa	1,400 SF
200	Gali Brother's Barber Shop	1,200 SF
202	Tobacco Time	1,200 SF
204	Pet Grooming	1,200 SF
206	Pronto Eatly Pizza	1,200 SF
208	La Rosa Realty St. Cloud	1,200 SF
210	Subway	1,200 SF
300	China Wok	1,200 SF
302	St. Cloud Regional Medical Center	2,130 SF
306	Vanessa's Coffee Shop	2,130 SF
999	Publix	45,600 SF
TOTAL SQ. FT.		69,660

SITE LEGEND	
	Available
	Leased (not occupied)
	Site Boundary
	Occupied
	Owned by Others



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

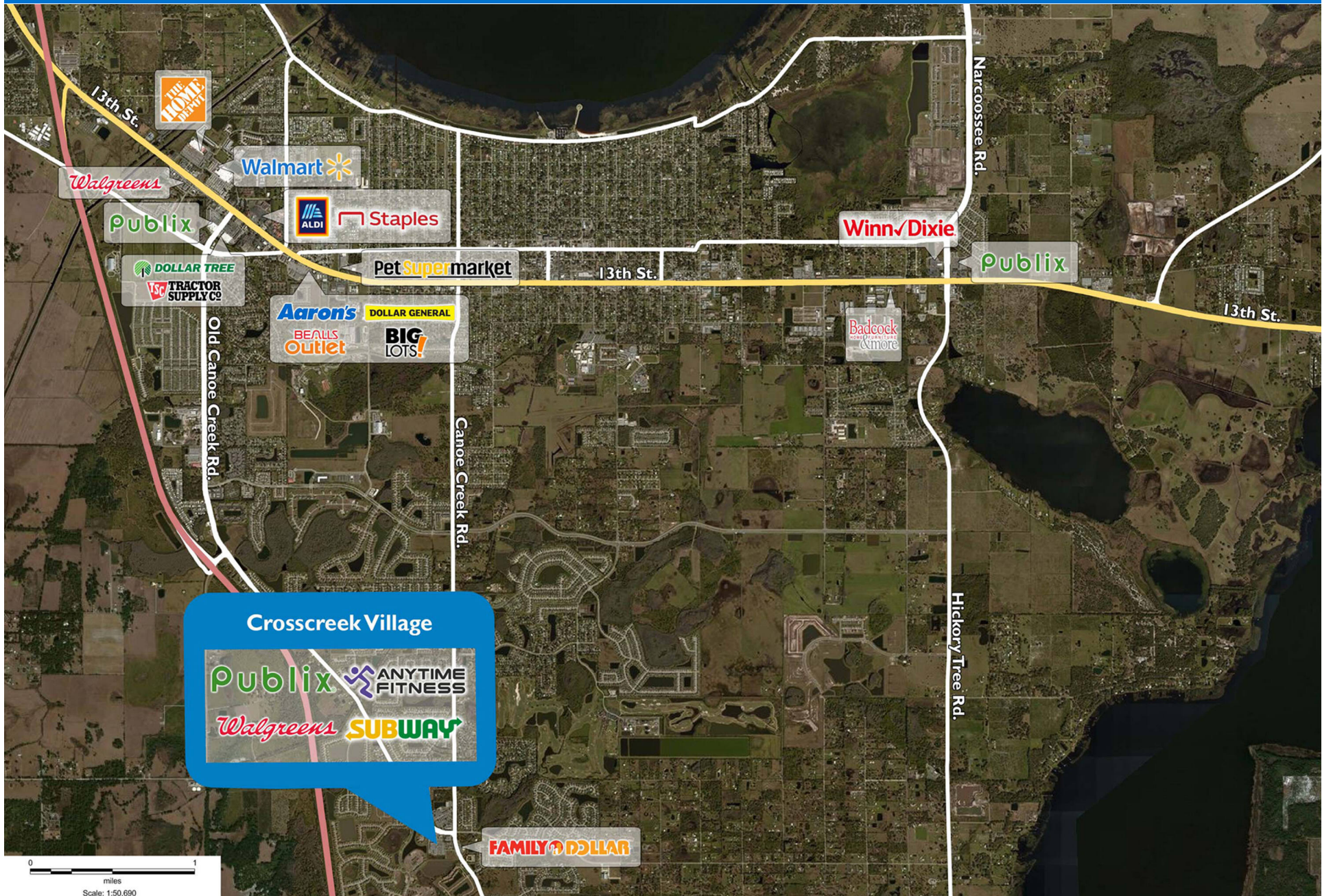
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Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 28.196427

Longitude: -81.295061

Crosscreek Village St Cloud, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	11,353	38,024	74,204
	2028 Projected Population	12,457	43,329	82,163
	2010 Census Population	5,296	21,639	45,300
	2000 Census Population	1,663	10,715	30,873
	1990 Census Population	114	4,998	20,835
	Historical Annual Growth 1990 to 2000	30.77%	7.92%	4.01%
	Historical Annual Growth 2000 to 2010	12.28%	7.28%	3.91%
	Estimated Annual Growth 2010 to 2023	5.70%	4.18%	3.65%
	Projected Annual Growth 2023 to 2028	1.87%	2.65%	2.06%
	Median Age	36.8	38.3	40.0
Households	Q4 2023 Estimated Households	3,407	12,034	25,571
	2028 Projected Households	3,736	13,706	28,188
	2010 Census Households	1,665	7,098	16,182
	2000 Census Households	549	3,736	11,474
	1990 Census Households	51	1,733	7,940
	Historical Annual Growth 1990 to 2000	26.71%	7.98%	3.75%
	Historical Annual Growth 2000 to 2010	11.74%	6.63%	3.50%
	Estimated Annual Growth 2010 to 2023	5.35%	3.91%	3.38%
	Projected Annual Growth 2023 to 2028	1.86%	2.64%	1.97%
	Population per Household	3.33	3.14	2.88
Population by Race	White	35.8%	40.7%	45.8%
	Black or African American	5.4%	5.5%	5.0%
	Asian & Pacific Islander	2.0%	1.8%	1.7%
	Other Races	2.9%	5.0%	5.1%
	Hispanic Population	53.8%	47.0%	42.5%
Income	Average Household Income	\$90,370	\$88,607	\$86,458
	Median Household Income	\$80,989	\$77,758	\$71,319
	Per Capita Income	\$27,121	\$28,154	\$29,946
Education (Age 25+)	Elementary	4.6%	3.0%	3.1%
	Some High School	3.2%	4.3%	5.8%
	High School Graduate	32.5%	30.2%	32.4%
	Some College	20.8%	23.7%	21.6%
	Associates Degree Only	12.1%	12.0%	11.5%
	Bachelors Degree Only	19.2%	19.5%	18.5%
	Graduate Degree	7.6%	7.4%	7.0%
Business	Number of Businesses	92	353	1,405
	Total Number of Employees	547	2,414	10,471
	Employees per Business	5.95	6.84	7.45
	Residential Population per Business	123.39	107.83	52.82

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.