

# CROSSCREEK VILLAGE

ST. CLOUD, FL



## SIZE

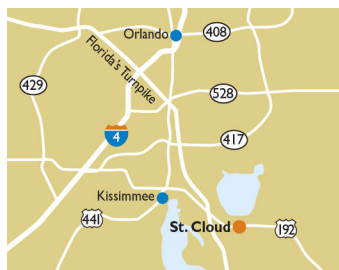
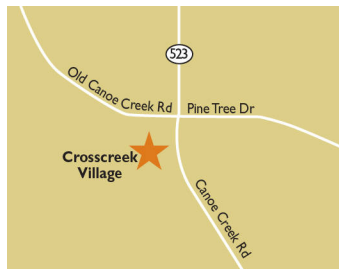
69,660 square feet

## DEMOGRAPHICS

| 1 mile                       | 3 mile | 5 mile |
|------------------------------|--------|--------|
| <b>Population</b>            |        |        |
| 11,353                       | 38,024 | 74,204 |
| <b>Households</b>            |        |        |
| 3,407                        | 12,034 | 25,571 |
| <b>Median HH Income (\$)</b> |        |        |
| 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, Wendy's, and Anytime Fitness
- The center is situated at the intersection of Canoe Creek Road and Old Canoe Creek Road, which benefits from over 25,253 vehicles per day

## LEASING CONTACT

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## MORE INFO

[www.phillipsedison.com](http://www.phillipsedison.com)



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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 Amore 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             |  Occupied        |
|  Leased (not occupied) |  Owned by Others |
|  Site Boundary         |                                                                                                     |



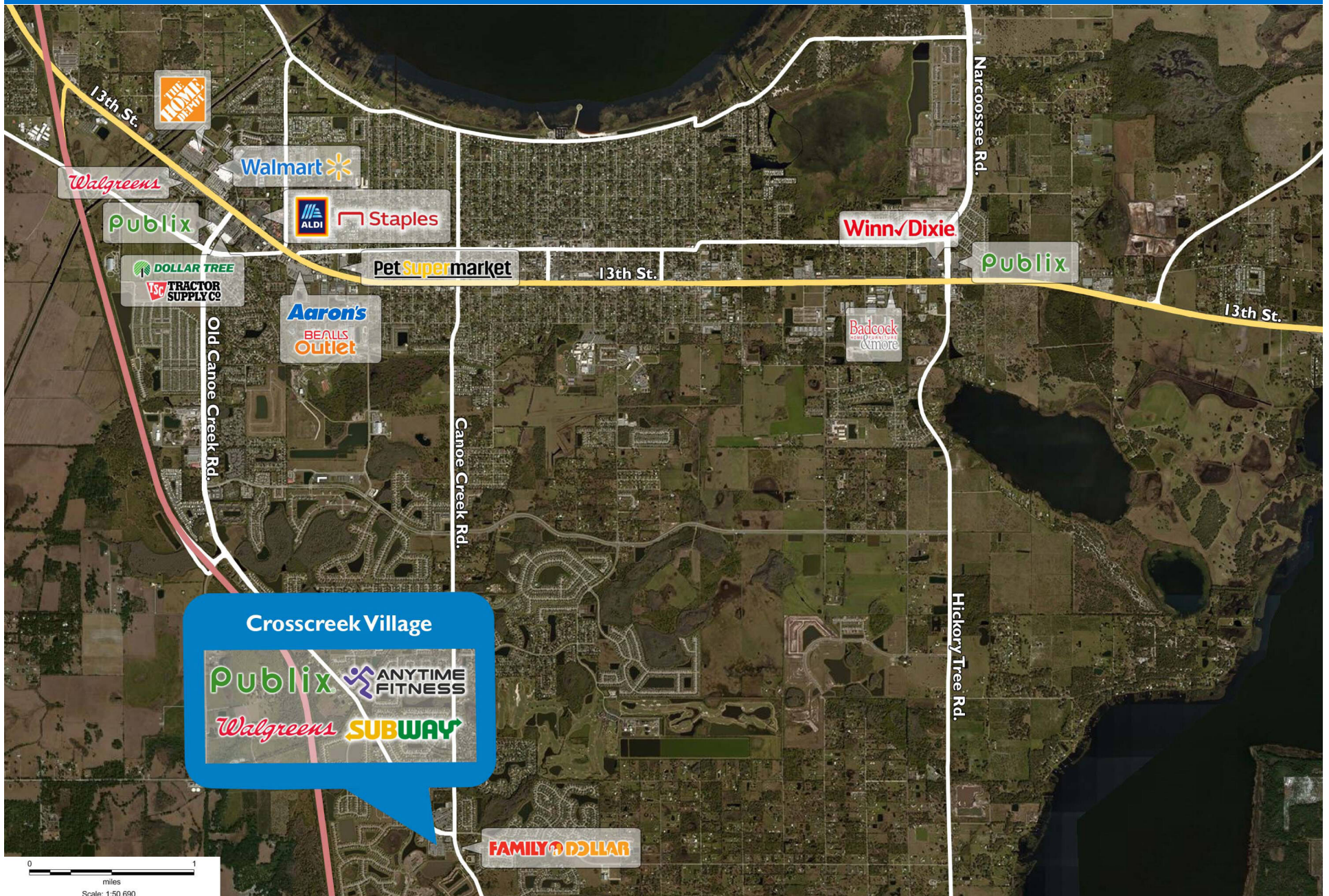
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# Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 28.196427

Longitude: -81.295061

| Crosscreek Village<br>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            |

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