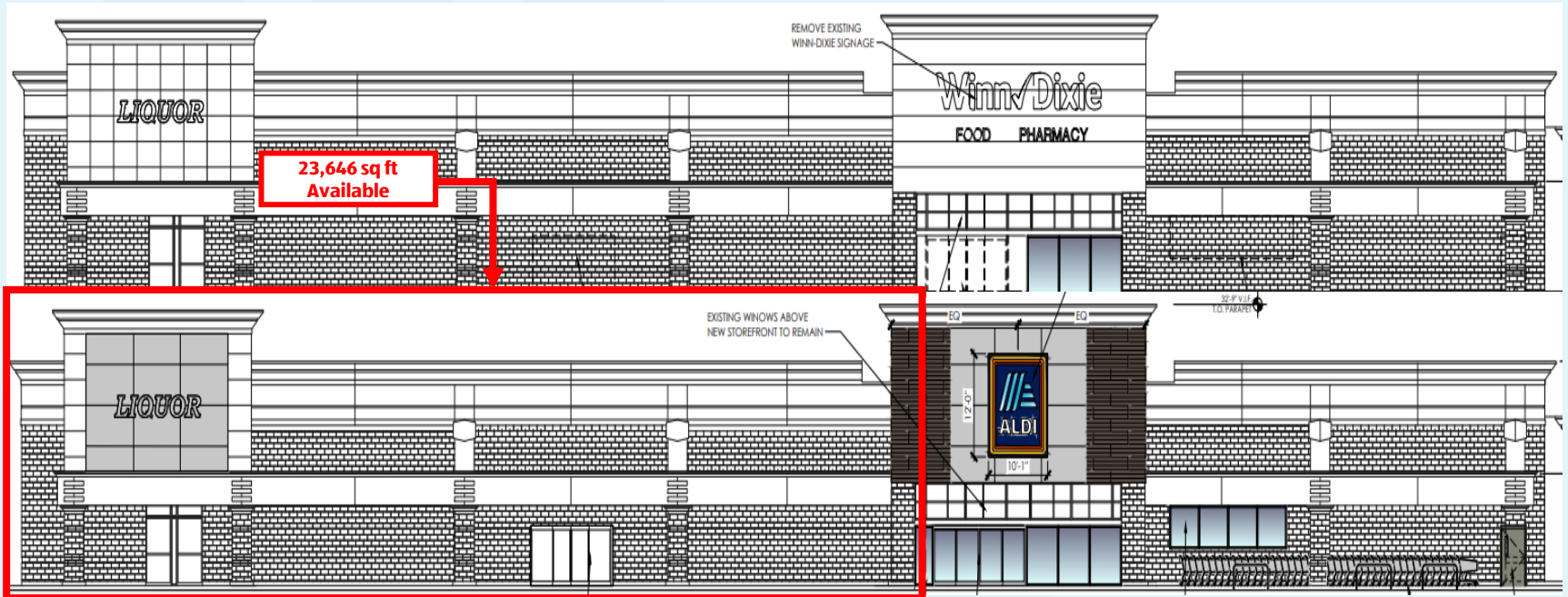


3318 Canoe Creek Rd



Saint Cloud, FL | ± 23,646 SF AVAILABLE FOR LEASE



3318 Canoe Creek Rd

Conner Verdell
Conner.Verdell@aldi.us

Dan McKinney
Daniel.Mckinney@aldi.us



DEMOGRAPHICS

EST. POPULATION

3 mi 39,545 | 5 mi 72,060 | 7 mi 105,057

EST. AVG HH INCOME

3 mi \$77,293 | 5 mi \$74,800 | 7 mi \$75,804

EST. VPD

Old Canoe Creek Rd – 24,000 | Canoe Creek Rd – 16,400

JOIN THESE AREA TENANTS



Publix



SUBWAY

DUNKIN'

- Located adjacent to newly constructed ALDI store
- Excellent visibility from Old Canoe Creek Rd (24,000 VPD)
- Recessed truck dock available for tenant
- Multi-tenant monument sign space available
- 112' of frontage



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AVAILABLE Q2 2025!

