

FOR LEASE > OFFICE/RETAIL/RESIDENTIAL SPACE

\$1500/MONTH - 1 TO 3 YEAR LEASE

1205 ALABAMA AVENUE, ST. CLOUD - OFFICE/RETAIL/RESIDENTIAL LEASE SPACE

1205 ALABAMA AVE., ST. CLOUD, FL 34769



Carol K. Platt, RCE, CRB, e-Pro
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407.498.4114

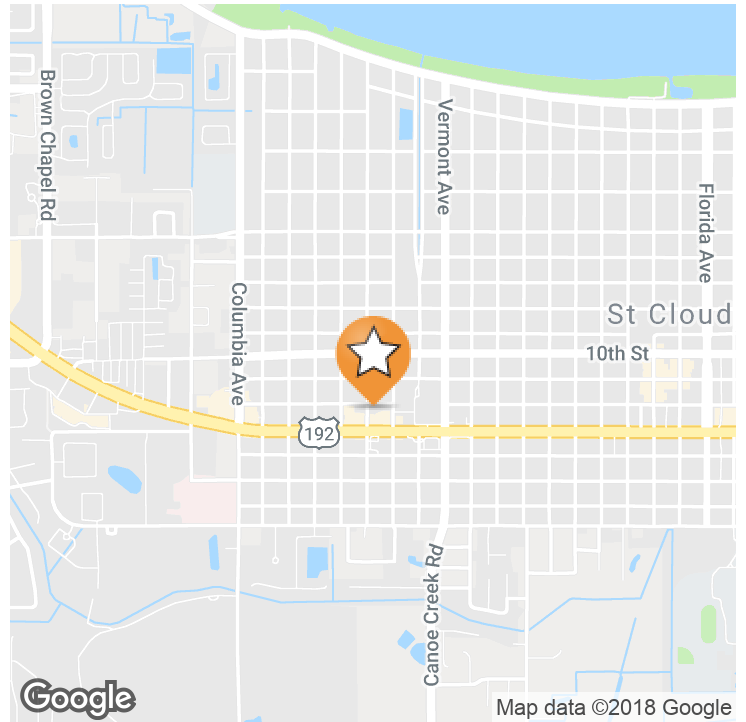
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Corporate Address:
141 5th St. NW, Suite 202,
Winter Haven, FL 33881

2312 13th Street
St. Cloud, FL 34769

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1205 Alabama Ave., St. Cloud, FL 34769



OFFERING SUMMARY

Available SF:	1,348 - 2,064 SF
Lease Rate:	\$1500/month
Year Built:	1955
Building Size:	2,064 SF
Renovated:	2015
Zoning:	Commercial/Multifamily Residential
Market:	Orlando
Submarket:	St. Cloud
Traffic Count:	47,000

PROPERTY OVERVIEW

New opportunity to lease a retail/office/residential space located in an office/retail complex anchored by The Catfish Place, an iconic local restaurant. Front faces Burger King. Building is vacant and ready for immediate occupancy. The floor plan offers versatility, possible subdivision of space and good interior and attached garage storage capabilities. Owner will consider a one to three year lease.

PROPERTY HIGHLIGHTS

- 2064 Sq. Ft.
- Front and Rear Entryways with Display Window
- Two Full Bathrooms
- Shared Surface Parking
- Well trafficked exposure
- Easy Central Florida accessibility with nearby Restaurants, Services and Shopping

ID#: 292197



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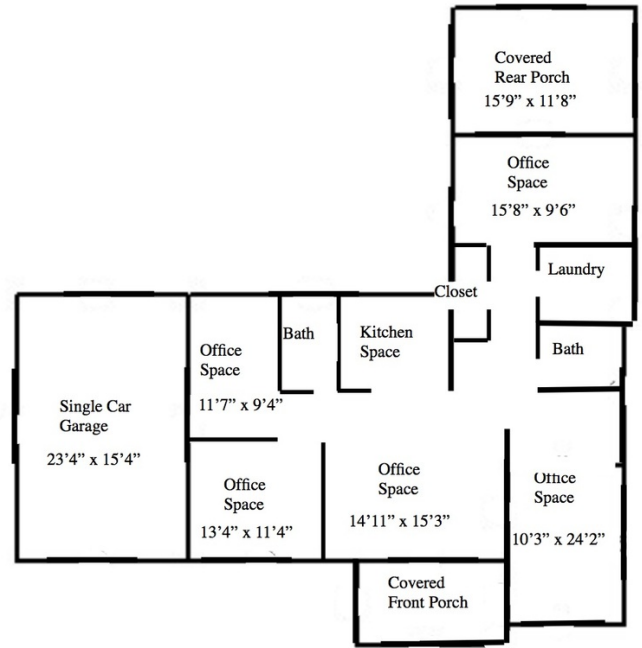
1205 Alabama Ave., St. Cloud, FL 34769

Property Details & Highlights

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1205 Alabama Ave., St. Cloud, FL 34769	1205 Alabama Ave., St. Cloud, Orlando, Kissimmee, Lake Nona, FL 34769
Property Type:	Office/Retail/Residential
Building Size:	2,064 SF
Building Class:	C
Zoning:	Commercial/Multifamily Residential
Parking Spaces:	10
Cross Streets:	Alabama St. and Hwy 192
Year Built:	1955
Number of Stories:	1
Foundation:	Concrete Slab
Walls:	Wood and Drywall
Number of Units:	2
Ceilings:	Wood and Drywall - flat
HVAC:	Central
Elevators:	NA

1205 Alabama Ave, St. Cloud, FL 34769



Actual Area	- 2064 (Outside Measurements) / 1661 (Inside Measurements)
-403	
Heated Area	- 1348 (Outside Measurements) / 985 (Inside Measurements)
-363	

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LOCATION OVERVIEW

Retail/Office space located less than a block from US Hwy 192 (42,500 cars per day traffic count), behind The Catfish Place complex in St. Cloud. Zoned for multifamily and commercial, this property has three private offices, two conference/classroom areas, two full bathrooms, a full kitchen, a rear patio, a storage garage and ample areas to park. A partial wooden fence (that can be removed if desired) offers some privacy from the main complex parking lot. There are two separate

LEASE HIGHLIGHTS

- 2064 Sq. Ft. total/ 1348 Sq.Ft. Under Air
- Two Separate Front Entryways, Garage Storage Entryway, Rear Patio/Sliding Glass Door Entry
- Two Full Bathrooms
- Surface Parking
- Well trafficked exposure
- Easy Central Florida accessibility with nearby Restaurants, Services and Shopping

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Available Spaces

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LEASE RATE:	\$1500/MONTH	TOTAL SPACE:	1,348 - 2,064 SF
LEASE TYPE:	MG	LEASE TERM:	12 months

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
1205 Alabama Ave.	Retail/Office/Residential	\$1500/month	Gross	1,348 - 2,064 SF	12 months	Commercial space was previously a residential home which provides conference areas and offices with lovely tongue and groove wood paneling floor to ceiling. Newly remodeled bathrooms and kitchen service area, plus an outdoor covered porch. Located across from Burger King and adjacent to The Catfish Place, exposure is

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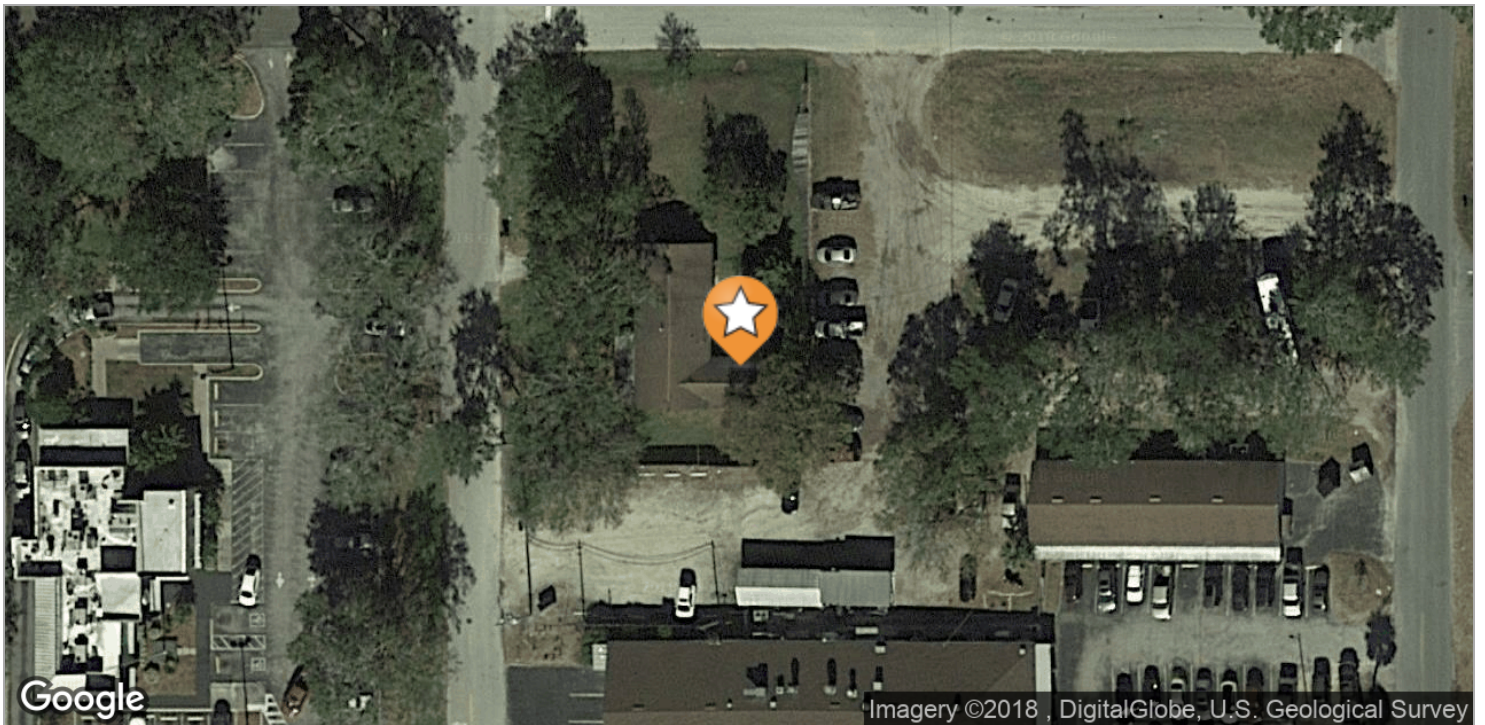
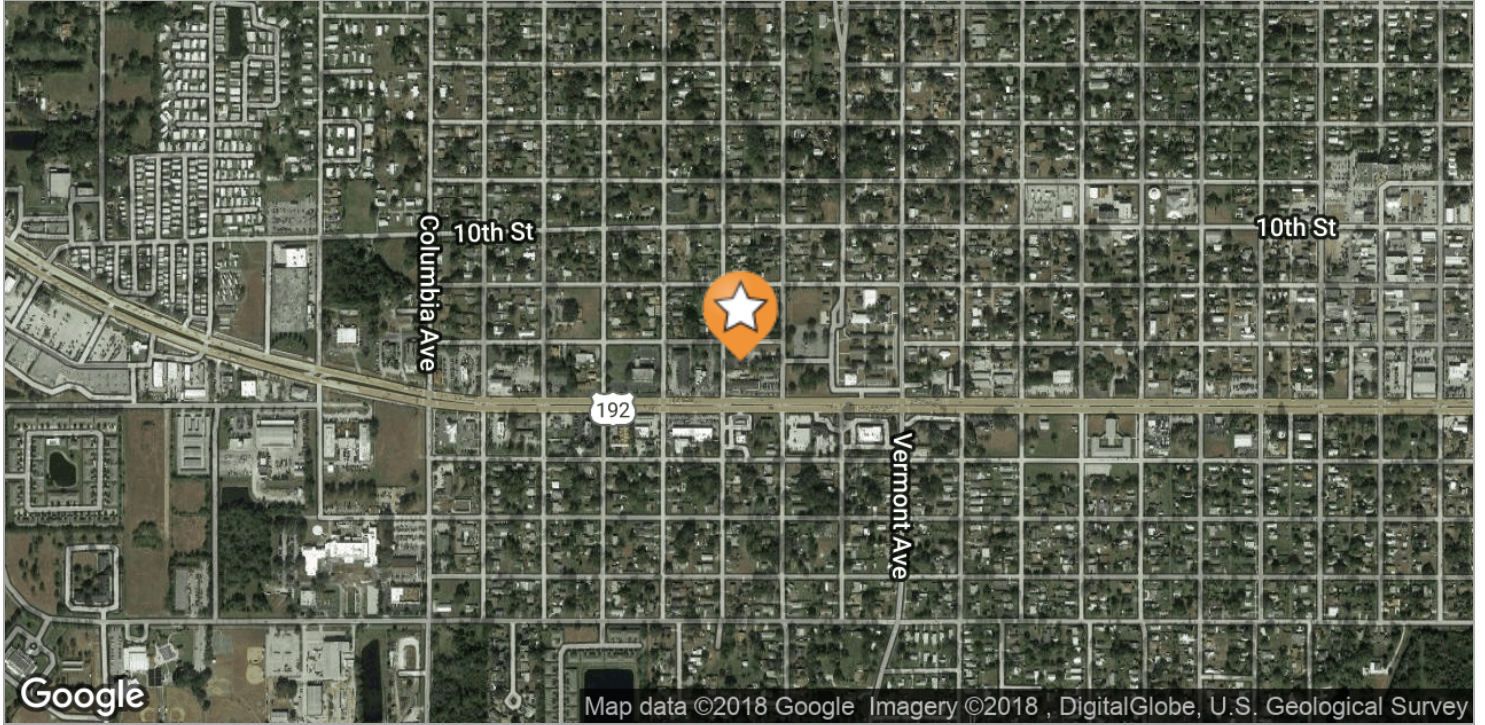


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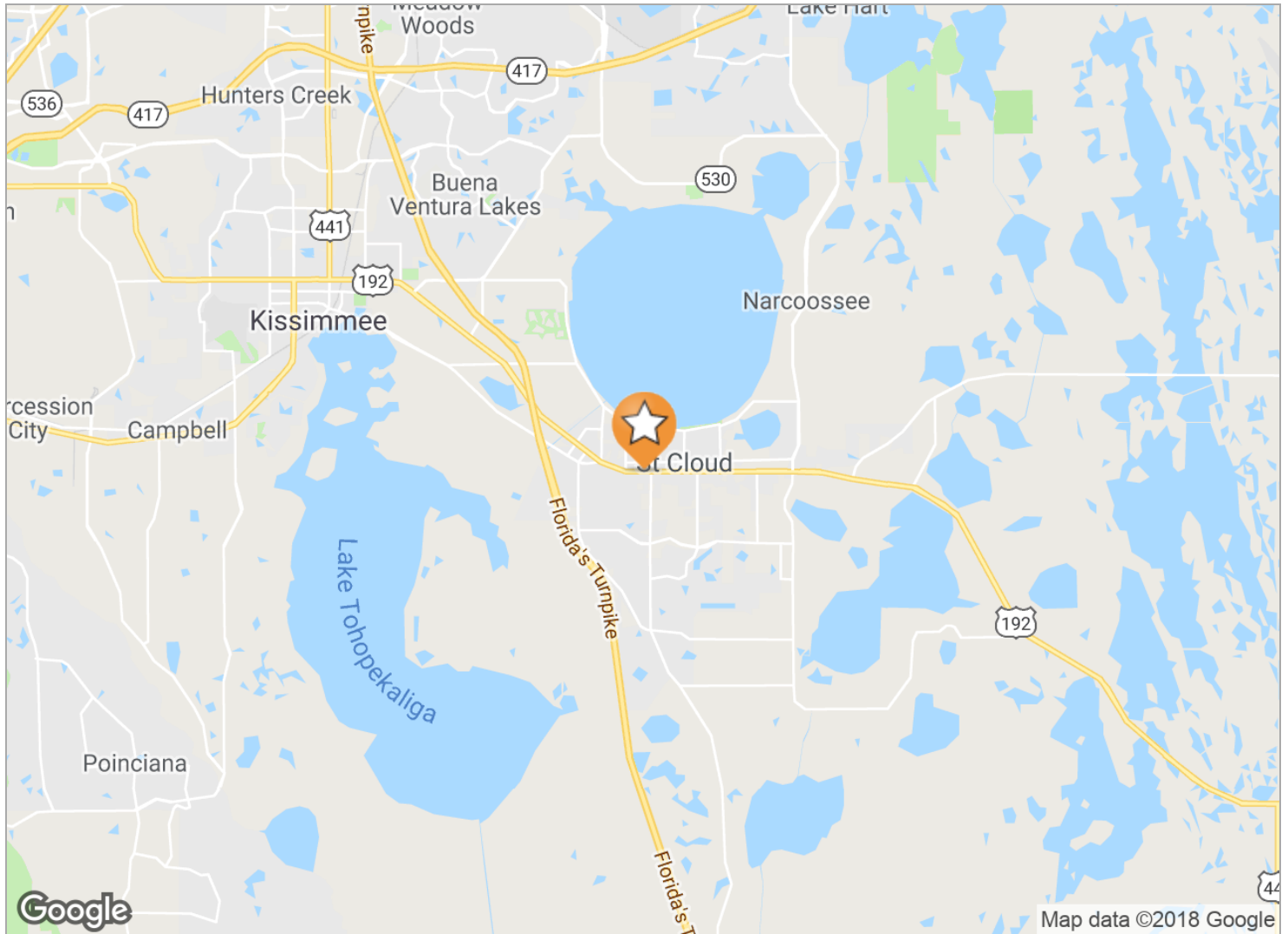


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DRIVE TIMES

9 mins to the Florida Turnpike, 13 mins to BRIDG at Neo City in Kissimmee, 27 mins to Lake Nona Medical and Professional Tennis Complexes
33 mins to Downtown Orlando, 34 mins to the Orlando International Airport

DRIVING DIRECTIONS

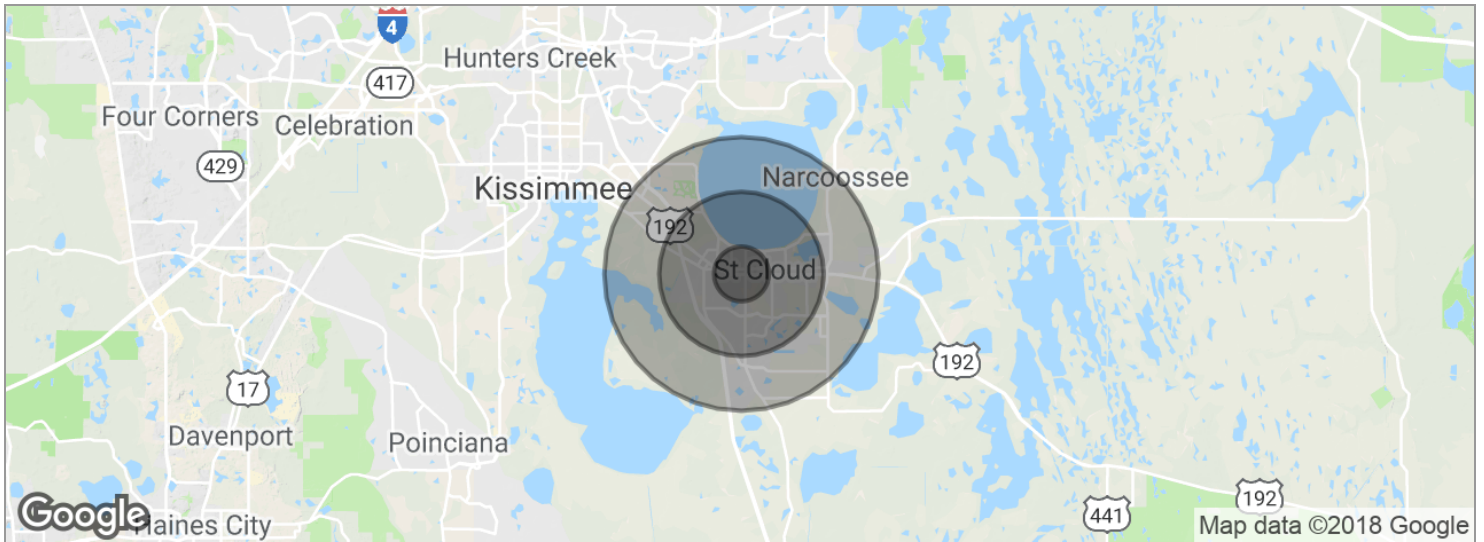
From the Florida Turnpike South, take exit 240 toward Kissimmee Park Rd 0.3 mi, Turn left onto Kissimmee Park Rd 0.2 mi, Use the left 2 lanes to turn left onto Old Canoe Creek Rd 0.4 mi, Turn right onto Nolte Rd 1.0 mi, Turn left onto Budinger Ave 3 min (1.3 mi), Turn right onto 13th St 58 s (0.4 mi), Turn left onto Alabama Ave
Destination will be the first property on your right across from Burger King, 1205 Alabama Ave., St Cloud, FL 34769

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POPULATION	1 MILE	3 MILES	5 MILES
Total population	9,803	39,584	67,035
Median age	36.1	35.6	35.9
Median age (male)	32.4	33.7	34.6
Median age (Female)	38.9	37.5	37.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,867	14,933	24,604
# of persons per HH	2.5	2.7	2.7
Average HH income	\$52,161	\$54,946	\$58,298
Average house value	\$222,056	\$235,336	\$250,128

* Demographic data derived from 2010 US Census

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CAROL K. PLATT, RCE, CRB, E-PRO

Broker Associate, Designated REALTOR®



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PROFESSIONAL BACKGROUND

Carol thrives on listening to her client's needs, hopes and dreams and putting those puzzle pieces together for solution oriented transactions. She enjoys collaboration toward achieving impact and optimization. Her expansive experience in the real estate profession crosses the boundaries of commercial, agricultural, environmental and development land, and residential sales, plus both commercial and residential property management. In this business, that experience counts!

Carol resides in St. Cloud, Florida with her husband, Shane (Chief Appraiser with Farm Credit of Central Florida) where she is a partner in Kissimmee Park Properties, a sixth-generation cattle ranch on the shore of West Lake Tohopekaliga. The ranch has been the recognized as a Pioneer Family Farm by the State of Florida and has received the 2013 Environmental Stewardship Award from the National Cattleman's Beef Association for Region 7 and the 2013 Environmental Leadership Award from Florida Agriculture Commissioner Adam Putnam. She is a Past President of the East Polk County Association of REALTORS® (recipient of the Marlene Duffy Public Policy Achievement Award) and the past CEO of the Osceola County Association of REALTORS®.

EDUCATION

Master's of Science in Higher Education Administration and Leadership from Kaplan University/Purdue, Davenport, Iowa
Bachelor's of Science in Business Administration and Human Resources from Kaplan University/Purdue, Davenport, Iowa
Certificate in Non-Profit Administration from Graham School of Management/University of Chicago, Chicago, Illinois
Real Estate Certified Executive (RCE), National Association of REALTORS
Certified Real Estate Brokerage Manager (CRB), NAR's Real Estate Business Institute
Certified Electronic Professional, National Association of REALTORS
At Home with Diversity Certificate, National Association of REALTORS
Professional Standards Administration, Basic and Advanced Certificates, National Association of REALTORS
Certificates in Campaign Management – Basic and Advanced, National Association of REALTORS Government Affairs Institute
Certified by the Institutional Review Board in Research Protocol – Ethics
Certificate in Effective Negotiation from the University of Central Florida Executive Development Department

MEMBERSHIPS & AFFILIATIONS

Business and Community Leadership & Involvement:

"We can do it!", The Welcome Home Project Team Member, Central Florida Commission on Homelessness

Osceola County Association of REALTORS

Society of Human Resource Management & American Society of Association Executives

American National Cattlewomen's Association

2012 National Association of REALTORS® AE Magazine Editorial Board

2016 NAR State and Local Issues Mobilization Support Committee

2016 Real Estate Business Institute Committee (Professional Development, Membership & Communications)

2016- & 2017 NAR Smart Growth Advisory Board

Florida REALTORS®- 2017 Vice Chair Issues Mobilization, Legislative Strategy Think Tank, Land Use, Sustainable Growth and Property Rights Committee, 2016 Diversity Committee, Issues Mobilization and Association Executive Council, 2016 Association Executive Council Liaison to RPAC, 2015 Political Advocacy Fund Presidential Advisory Group (PAG), former Director, former Land Use, Sustainable Growth and Property Rights Committee, Association Executive Committee

2013 & 2014 Friends of RPAC Ruby and Platinum Awards, 2011-2016 RPAC Sterling R & 2016 RPAC President's Circle Major

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