

Looking for a Stand Alone Medical/Commercial Building?

2301 13TH STREET
ST. CLOUD, FL 34769

Medical/Retail Office For Lease
2992 SQ FT, Floorplan is currently
Built out as Medical.
Zoning is the highly desirable HB-
which allows for a wide variety of
commercial and office needs.



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PROPERTY SUMMARY

2301 13th St
2301 13th Street | St. Cloud, FL 34769

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Property Summary

Building SF:	2,992
Lease Rate:	20 NNN psf
Lot Size:	18,731 SF
Parking Ratio:	4/1000
Parking:	12 spaces
Year Built:	1982
Zoning:	SHB
Walkable Score	75, Very Walkable
Daily Traffic Count	40,469
Availability	October 1, 2023

Property Overview

Current Floorplan includes five exam rooms with sinks, one patient restroom, one staff restroom, four private offices, lab area, work area, break room, IT room, waiting area and admin work area.

Location Overview

Property fronts 13 th ST, aka Irlo Bronson Hwy. Expected Growth in 3 mile area is 19% by 2027. Located 1/2 mile from Orlando Health Hospital and 1.2 miles from Florida Hospital.

AERIAL MAP

2301 13th St
2301 13th Street | St. Cloud, FL 34769



PROPERTY PHOTOS

2301 13th St
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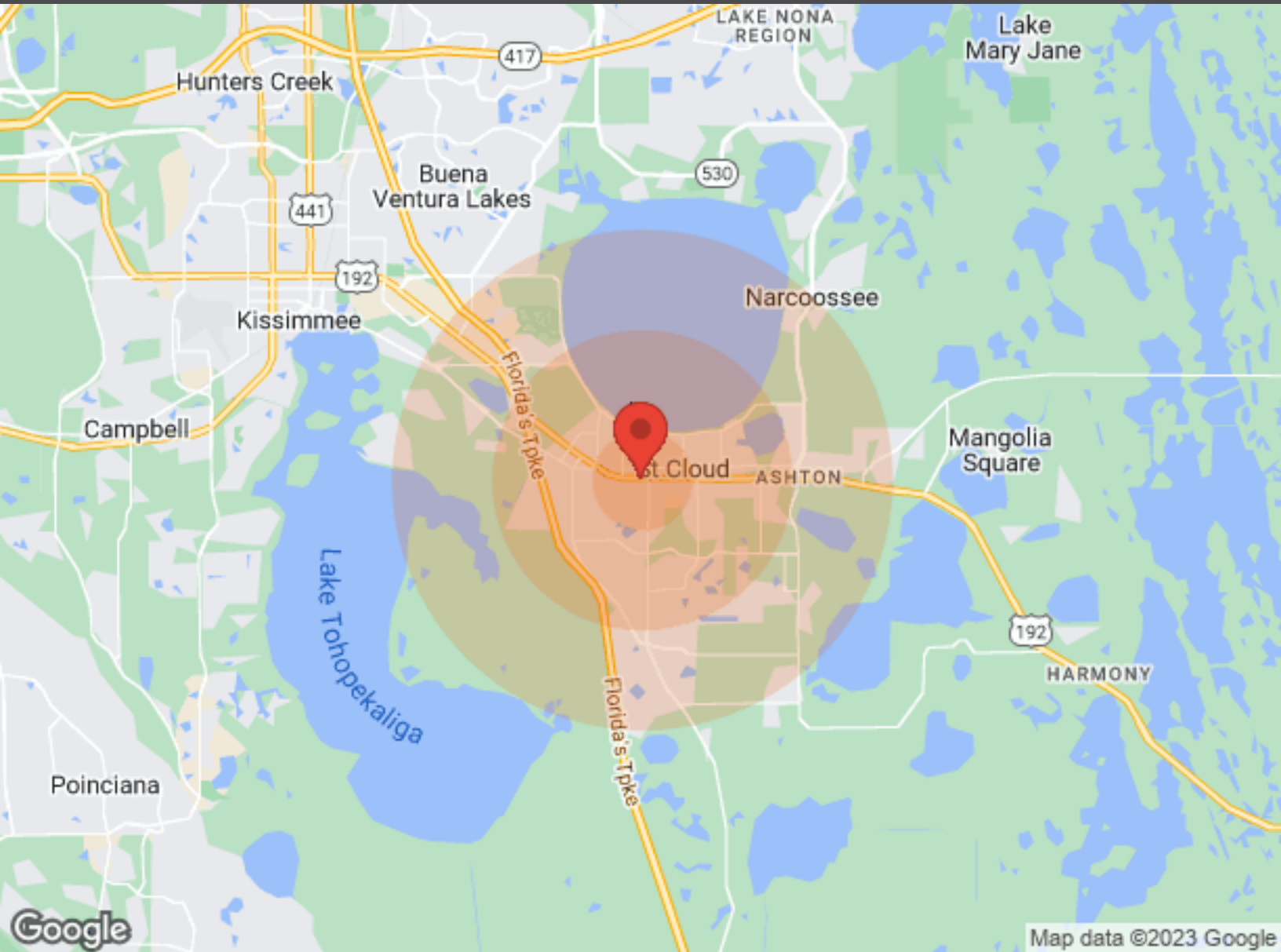
PROPERTY PHOTOS

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DEMOGRAPHICS

2301 13th St
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	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Income			
Male	2,714	27,408	33,769	Median	\$45,050	\$47,937	\$52,296
Female	2,940	27,977	34,395	< \$15,000	210	2,081	2,358
Total Population	5,654	55,385	68,164	\$15,000-\$24,999	418	2,056	2,316
				\$25,000-\$34,999	131	1,985	2,278
Age				\$35,000-\$49,999	498	3,560	4,174
Ages 0-14	1,065	11,578	13,922	\$50,000-\$74,999	483	4,296	5,263
Ages 15-24	741	8,028	9,818	\$75,000-\$99,999	301	2,751	3,461
Ages 25-54	2,343	20,642	25,306	\$100,000-\$149,999	143	1,384	2,497
Ages 55-64	735	6,017	7,753	\$150,000-\$199,999	36	346	531
Ages 65+	770	9,120	11,365	> \$200,000	28	237	411
				Housing			
Race				Total Units	3,046	22,405	27,708
White	5,445	45,723	57,357	Occupied	2,587	19,140	23,921
Black	37	3,669	4,118	Owner Occupied	1,531	13,289	17,415
Am In/AK Nat	5	64	65	Renter Occupied	1,056	5,851	6,506
Hawaiian	N/A	17	17	Vacant	459	3,265	3,787
Hispanic	554	18,603	20,682				
Multi-Racial	310	10,340	11,518				



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Robin left a twenty-year banking career to form The Kesler Team in commercial real estate in January 2001. Her resume includes Senior Vice President at NationsBank and Bank of America.

Recent production awards include CCIM Top Office Producer 2009, 2010,2012 CFCAR Top Office Producer 2009, 2010, and CFCAR Top Industrial Producer 2009. Her commercial team ranks in the top three for the state consistently and occasionally in the top ten for Canada &the United States. Robin won the 2012 and 2013 Overall Top Producer Award for Seminole County from CFCAR.

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Robin earned a BA in Economics/ English from Agnes Scott College, completed MBA work at UNCC, earned a Management Certificate from the prestigious Crummer Business School, and the CCIM designation in 2006 as well as the Certified Property Landlord designation.

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Civic activities include ten years on the Executive and General Board of Directors for the Central Florida Zoo, Leadership Orlando, membership in the Oviedo- Winter Springs Chamber, the EOCC Chamber, and numerous community help outreaches. Currently, Robin is the Past President of the Central Florida Commercial Association of Realtors for 2016.

Robin currently is a member of the CCIM Society, Florida CCIM chapter, CFCAR, ICSC, NAR & FAR.