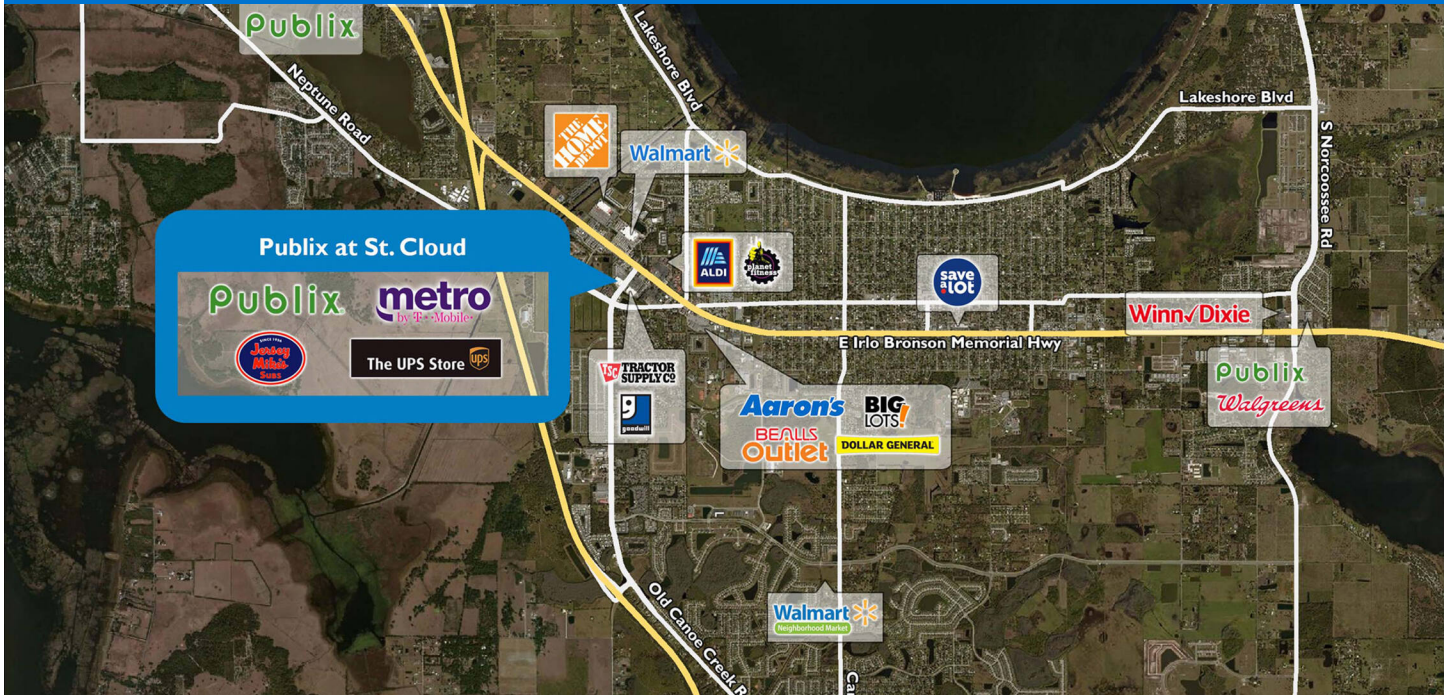


PUBLIX AT ST. CLOUD

ST. CLOUD, FL



SIZE

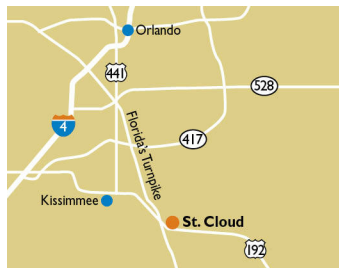
78,779 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
9,374	50,540	109,299
Households		
3,426	17,737	37,012
Median HH Income (\$)		
56,216	59,064	68,082

MAJOR TENANT(S)

Publix
The UPS Store



LOCATION

4401 13th Street | St. Cloud, FL 34769

PROPERTY HIGHLIGHTS

- Anchored by Publix
- Key tenants include The UPS Store, Jersey Mike's Subs and Fantastic Sam's
- Population of 109,300 in a five mile radius, with the average household income exceeding \$86,700

LEASING CONTACT

Jamie Pearson
Mobile (770) 355-0954
jpearson@phillipsedison.com

MORE INFO

www.phillipsedison.com



PHILLIPS EDISON & COMPANY®

PUBLIX AT ST. CLOUD

4401 13th Street | St. Cloud, FL 34769

SPACE	TENANT	SQ. FT.
001	Publix	54,379 SF
002	Verizon	1,200 SF
002B	Club Pilates	2,841 SF
003	Axiom Bank	1,200 SF
003B	AVAILABLE	1,200 SF
004	Metropol Cleaners	1,200 SF
005	Central Nails	1,200 SF
006	The Cut Factory	1,200 SF
007	The UPS Store	1,200 SF
008	Party Liquors	2,400 SF
009	Grill and Sushi	1,200 SF
010	Tobacco Unlimited	1,200 SF
011	Dr. Angelika Welch, DVM	1,669 SF
012	Nature's Table Cafe	1,890 SF
013	Anthony's Pizzeria	1,200 SF
014	Great Wall Restaurant	1,200 SF
015	Menchie's Frozen Yogurt	1,200 SF
016	Jersey Mike's Subs	1,200 SF
TOTAL SQ. FT.		78,779

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



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.

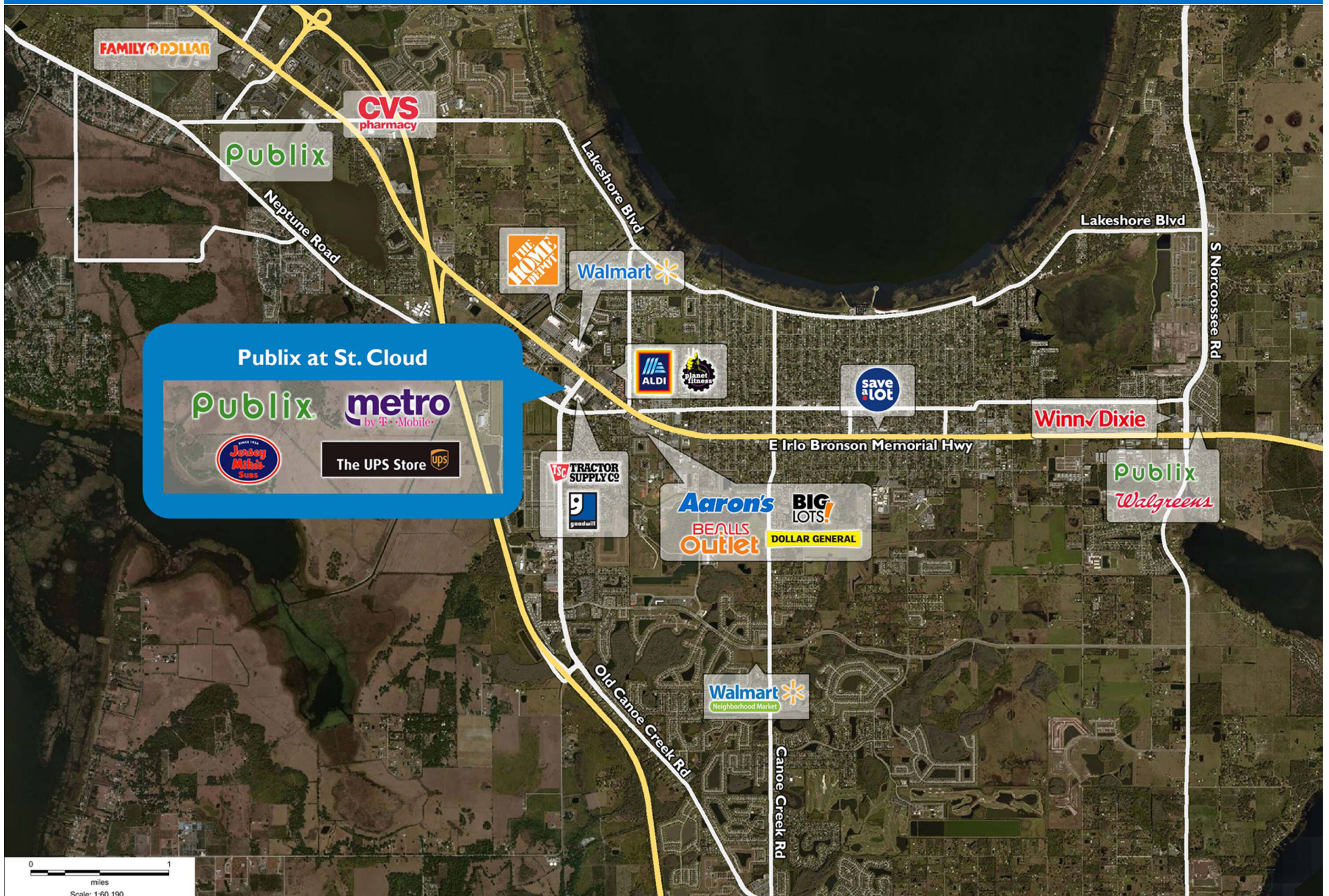
PUBLIX AT ST. CLOUD

4401 I 3th Street | St. Cloud, FL 34769



PUBLIX AT ST. CLOUD

4401 13th Street | St. Cloud, FL 34769



Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 28.251312

Longitude: -81.317179

Publix at St. Cloud St Cloud, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	9,374	50,540	109,299
	2028 Projected Population	9,115	53,958	120,624
	2010 Census Population	6,573	33,808	68,920
	2000 Census Population	3,820	22,850	41,578
	1990 Census Population	2,012	15,729	25,009
	Historical Annual Growth 1990 to 2000	6.62%	3.81%	5.21%
	Historical Annual Growth 2000 to 2010	5.58%	4.00%	5.18%
	Estimated Annual Growth 2010 to 2023	2.62%	2.97%	3.41%
	Projected Annual Growth 2023 to 2028	-0.56%	1.32%	1.99%
	Median Age	41.5	39.1	39.3
Households	Q4 2023 Estimated Households	3,426	17,737	37,012
	2028 Projected Households	3,324	18,822	40,760
	2010 Census Households	2,466	12,446	23,739
	2000 Census Households	1,468	8,757	14,818
	1990 Census Households	815	6,182	9,261
	Historical Annual Growth 1990 to 2000	6.06%	3.54%	4.81%
	Historical Annual Growth 2000 to 2010	5.32%	3.58%	4.83%
	Estimated Annual Growth 2010 to 2023	2.42%	2.61%	3.28%
	Projected Annual Growth 2023 to 2028	-0.61%	1.19%	1.95%
	Population per Household	2.66	2.81	2.91
Population by Race	White	38.3%	38.9%	35.2%
	Black or African American	3.6%	5.1%	6.2%
	Asian & Pacific Islander	1.5%	1.6%	2.1%
	Other Races	5.1%	5.3%	4.3%
	Hispanic Population	51.5%	49.1%	52.1%
Income	Average Household Income	\$73,270	\$79,579	\$86,737
	Median Household Income	\$56,216	\$59,064	\$68,082
	Per Capita Income	\$27,386	\$28,209	\$29,617
Education (Age 25+)	Elementary	4.9%	4.1%	4.3%
	Some High School	4.9%	7.0%	6.3%
	High School Graduate	35.5%	32.4%	32.0%
	Some College	20.7%	19.4%	19.6%
	Associates Degree Only	10.5%	11.2%	11.0%
	Bachelors Degree Only	19.2%	18.7%	19.0%
	Graduate Degree	4.2%	7.3%	7.7%
Business	Number of Businesses	391	1,090	1,926
	Total Number of Employees	3,166	8,908	14,358
	Employees per Business	8.10	8.18	7.46
	Residential Population per Business	23.99	46.39	56.76

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