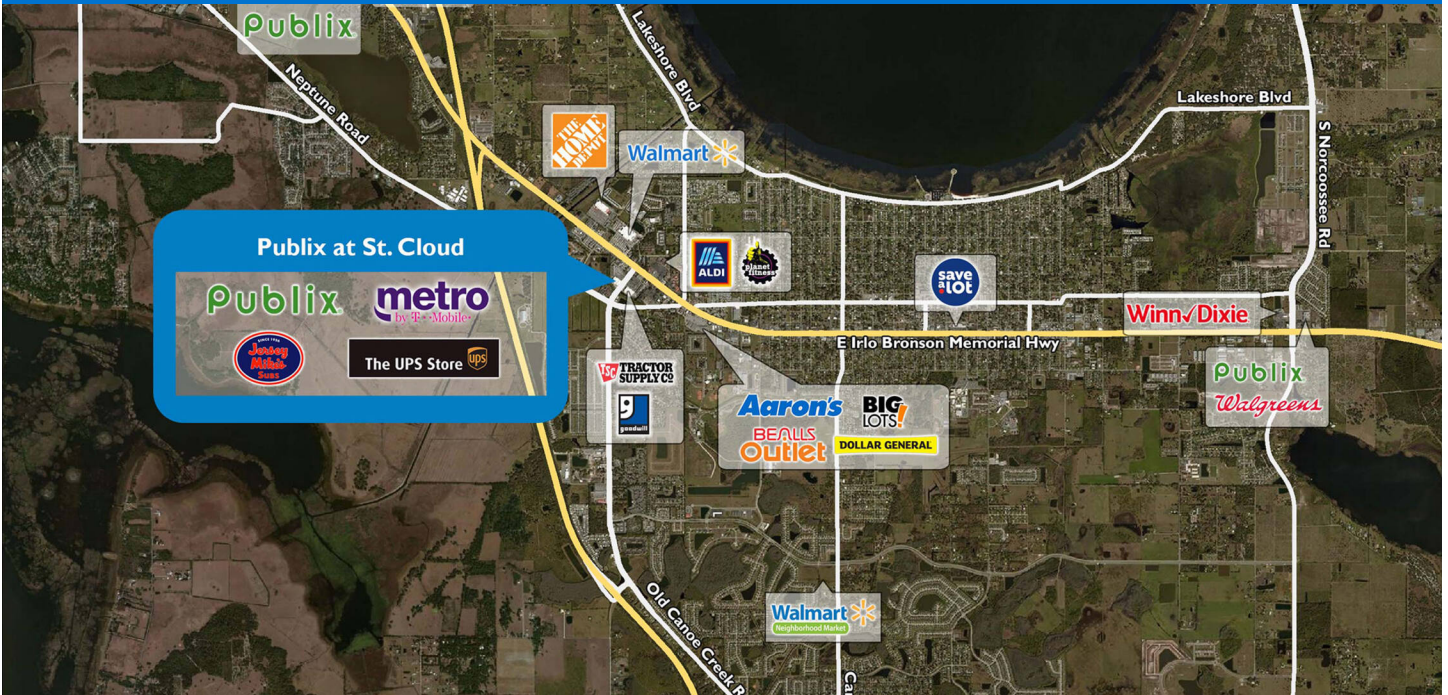


PUBLIX AT ST. CLOUD

ST. CLOUD, FL



SIZE

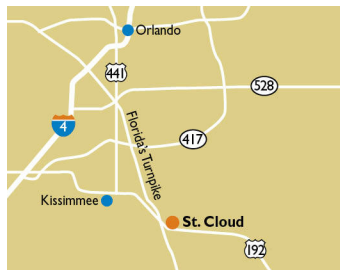
78,779 square feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	10,297	52,284	103,411
Households	3,747	18,498	35,724
Median HH Income (\$)	55,893	59,974	63,183

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 103,400 in a five mile radius, with the average household income exceeding \$78,600

LEASING CONTACT

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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	2,400 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 I3th Street | St. Cloud, FL 34769



PUBLIX AT ST. CLOUD

4401 13th Street | St. Cloud, FL 34769



Demographic Summary Report

1990 - 2000 Census, 2022 Estimates & 2027 Projections

Calculated using TAS Retrieval Retrieval

Mar 20, 2023



Publix at St. Cloud St Cloud, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q2 2022 Estimated Population	10,297	52,284	103,411
	2027 Projected Population	10,626	55,401	112,214
	2010 Census Population	7,822	37,196	69,702
	2000 Census Population	3,816	23,096	41,872
	1990 Census Population	2,040	15,702	26,454
	Historical Annual Growth 1990 to 2000	6.46%	3.93%	4.70%
	Historical Annual Growth 2000 to 2010	7.44%	4.88%	5.23%
	Estimated Annual Growth 2010 to 2022	2.18%	2.71%	3.14%
	Projected Annual Growth 2022 to 2027	0.63%	1.16%	1.65%
	Median Age	40.0	38.5	38.8
Households	Q2 2022 Estimated Households	3,747	18,498	35,724
	2027 Projected Households	3,863	19,539	38,777
	2010 Census Households	2,805	13,164	23,907
	2000 Census Households	1,460	8,573	14,837
	1990 Census Households	753	6,104	9,796
	Historical Annual Growth 1990 to 2000	6.85%	3.45%	4.24%
	Historical Annual Growth 2000 to 2010	6.75%	4.38%	4.89%
	Estimated Annual Growth 2010 to 2022	2.30%	2.70%	3.20%
	Projected Annual Growth 2022 to 2027	0.61%	1.10%	1.65%
	Population per Household	2.59	2.76	2.84
Population by Race	White	42.5%	46.8%	43.9%
	Black or African American	4.6%	5.8%	6.0%
	Asian & Pacific Islander	2.1%	1.8%	2.2%
	Other Races	3.7%	3.5%	3.0%
	Hispanic Population	47.0%	42.1%	45.0%
Income	Average Household Income	\$71,636	\$73,886	\$78,609
	Median Household Income	\$55,893	\$59,974	\$63,183
	Per Capita Income	\$27,335	\$26,647	\$27,546
Education (Age 25+)	Elementary	5.3%	4.5%	4.4%
	Some High School	6.9%	8.4%	7.8%
	High School Graduate	32.9%	32.0%	31.0%
	Some College	18.5%	19.7%	20.3%
	Associates Degree Only	10.8%	11.3%	10.9%
	Bachelors Degree Only	20.4%	17.4%	18.2%
	Graduate Degree	5.3%	6.7%	7.3%
Business	Number of Businesses	220	756	1,298
	Total Number of Employees	2,157	7,407	11,947
	Employees per Business	9.79	9.80	9.20
	Residential Population per Business	46.75	69.20	79.66

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