



FOR LEASE

■ 4,500 +/- SF Office/Retail Space

5101 Okeechobee Rd

Ft. Pierce, FL 34947

PROPERTY OVERVIEW

Retail Building situated on 1.04 acre, with approximately 40+/- parking spaces. Situated on primary high traffic (37,000 AADT) corridor into Ft. Pierce from I-95 and Florida Turnpike. Shadow of major retailers Walmart, Walgreens, Home Depot, Dollar Tree, WAWA, Chick-Fil-A, Starbucks, Aldi, Chipotle, Applebees & Golden Corral. Convenient to HCA Florida Lawnwood Hospital, Indian River State College, County Government Offices and US Highway 1. Suitable for retail / professional / Medical office uses. Sufficient parking with easy access to space.

OFFERING SUMMARY

Unit Size:	4,500 SF
Zoning:	C-3 General Commercial, City of Ft Pierce
Utilities:	FPUA (water, sewer, electric)
Parking Spaces:	40+/- Marked Spaces
Frontage:	150.65+/- Ft on Okeechobee Road
Traffic Count:	37,000 AADT

LEASE RATE

\$18.00 SF/yr (NNN)



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SLC Commercial
Realty & Development

The information contained herein has been obtained from sources believed to be reliable, but no warranty or representation, expressed or implied, is made. All sizes and dimensions are approximate. Any prospective buyer should exercise prudence and verify independently all significant data and property information. This is NOT an offer of sub-agency or co-brokerage.

Floor Plan

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Space Images

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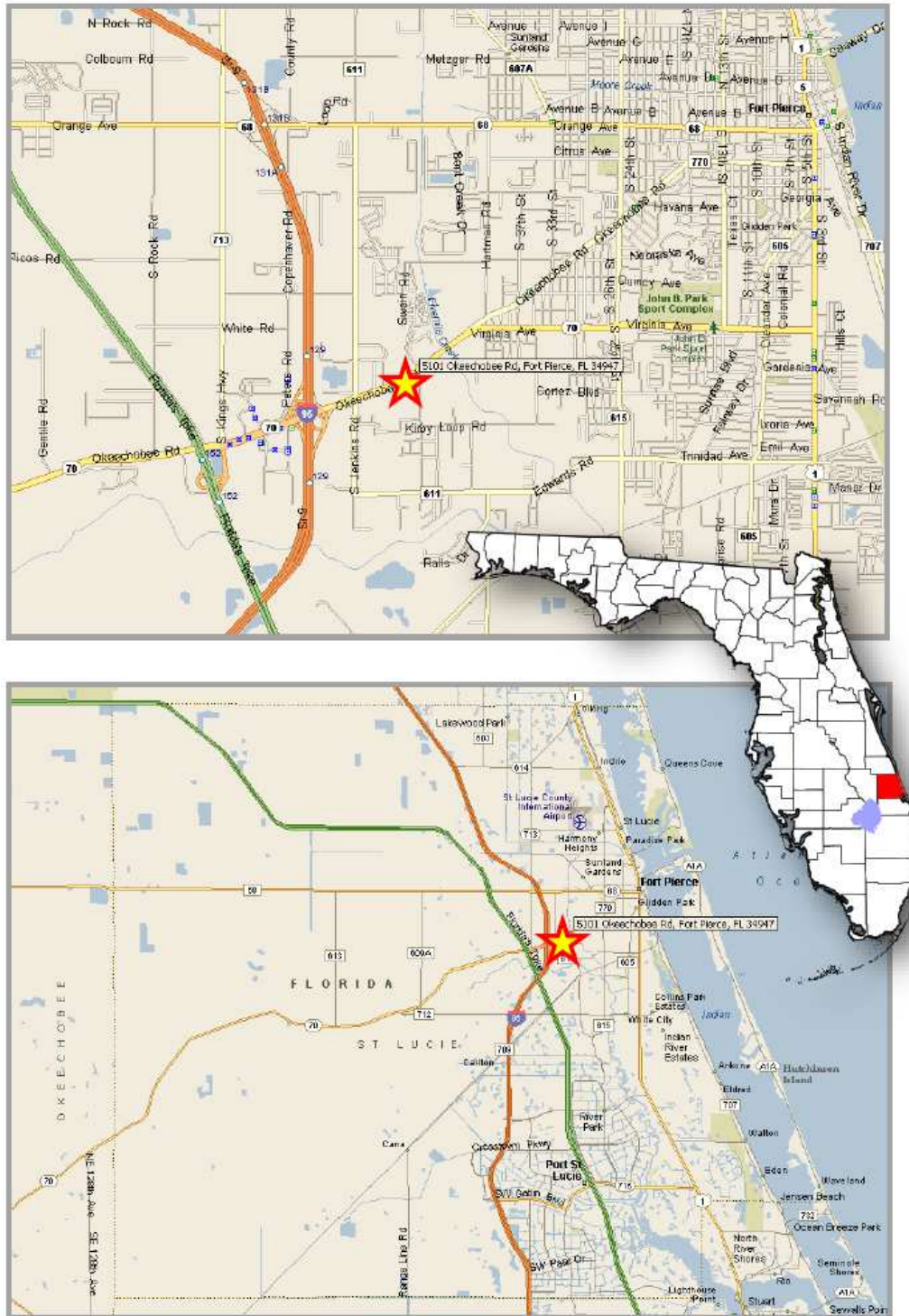
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Location

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Retail Map

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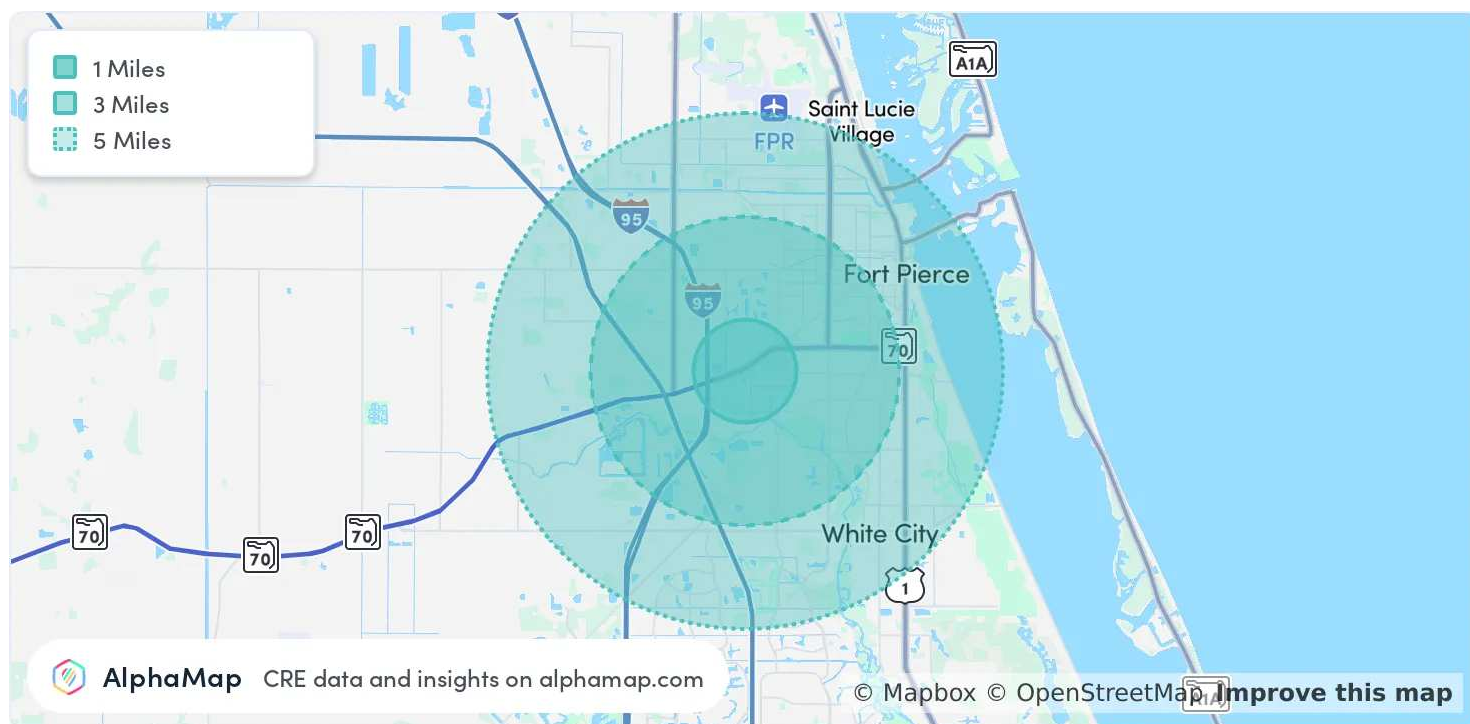
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Area Analytics

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,474	35,838	87,526
Average Age	37	38	40
Average Age (Male)	36	37	39
Average Age (Female)	38	39	41
HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,409	12,558	32,066
Persons per HH	2.5	2.9	2.7
Average HH Income	\$78,163	\$65,119	\$66,443
Average House Value	\$341,744	\$261,010	\$288,358
Per Capita Income	\$31,265	\$22,454	\$24,608

Map and demographics data derived from AlphaMap

Disclaimer

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