



FOR LEASE

■ 4,500 +/- SF Office/Retail Space

5101 Okeechobee Rd

Ft. Pierce, FL 34947



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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

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SLC Commercial
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LEASE RATE

\$18.00 SF/yr (NNN)

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Floor Plan

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Space Images

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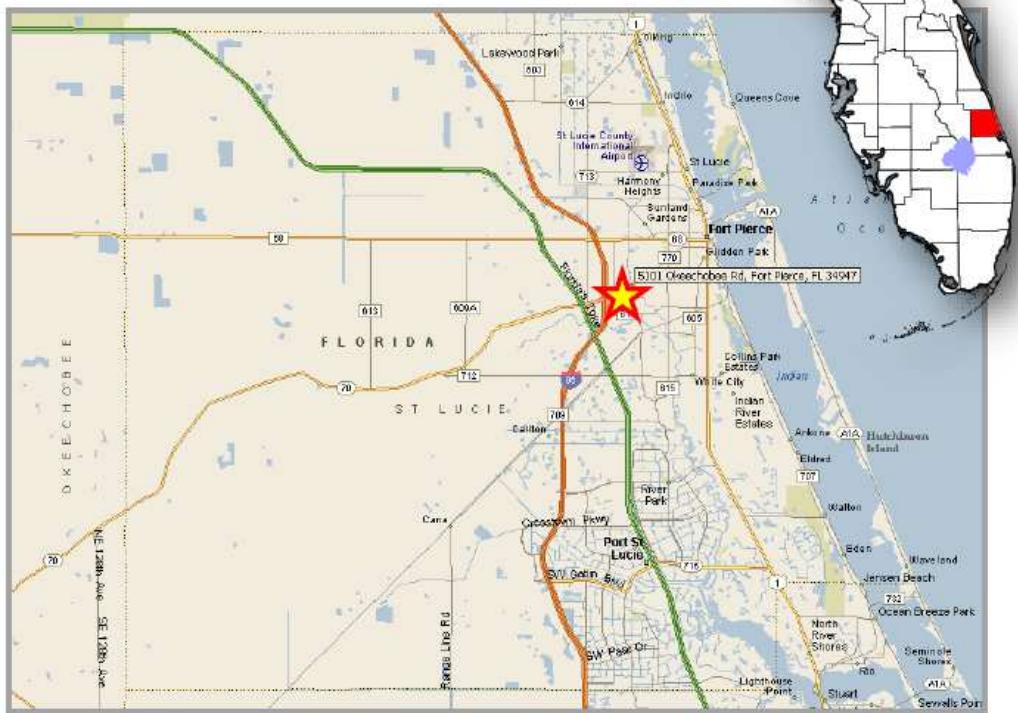
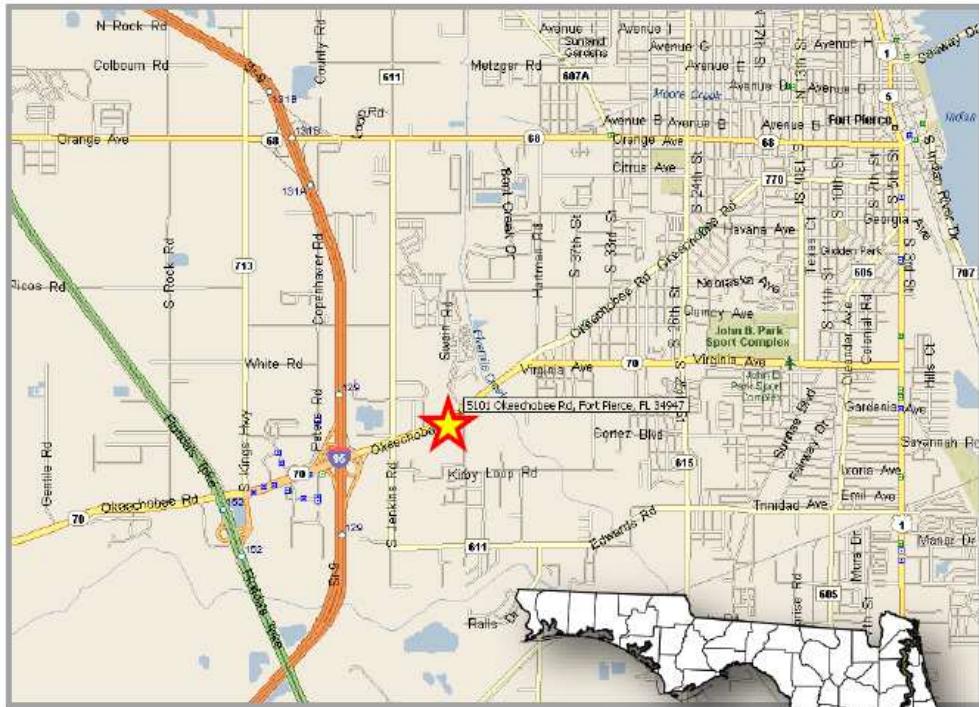
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Location

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Retailer Map

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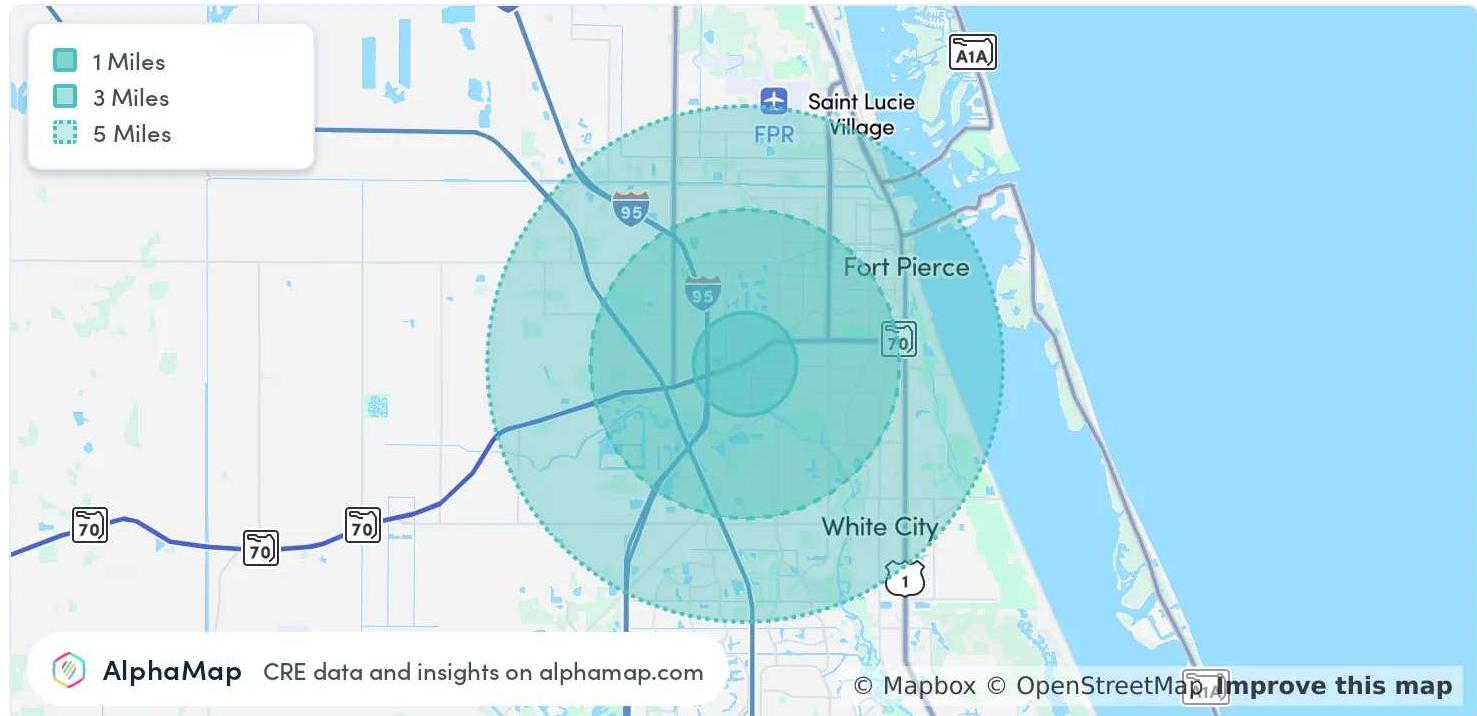
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Area Analytics

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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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