



FOR SALE

■ 3616 Okeechobee Rd

Fort Pierce, FL 34947

PROPERTY OVERVIEW

±0.84-acre development site at 3616 Okeechobee Road with site plan approval in place for a ±3,505 SF office/warehouse building. The property is cleared with building pads already in place, allowing a user to move quickly into permitting and construction. Ideal for contractors, trades, and service-based businesses seeking a functional, ready-to-build site or contractor yard. Offered at \$489,000.

OFFERING SUMMARY

| | |
|-------------------------|-------------------------|
| Proposed Building Size: | 3,505 SF |
| Land Size: | 0.84 Acres |
| Land Use: | GC - General Commercial |
| Zoning: | C-3 |



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SALE PRICE **\$489,000**



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Property Details & Highlights

3616 OKEECHOBEE RD

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| | |
|----------------------------|--|
| Property Address: | 3616 Okeechobee Rd, Fort Pierce, FL 34947 |
| Property Type: | Land |
| APN: | 241734200050002 |
| Lot Size: | 0.84 AC |
| Proposed Building Size: | 3,505 SF |
| Zoning: | C-3 |

LOCATION OVERVIEW

The site is located 1.5 mile off the Okeechobee Road / I-95 Interchange. This area is experiencing heavy new growth and the property is surrounded by large commercial & institutional anchors including FPUA, Indian River State College, and the 360,000 SF Renaissance Business Center. This location of Fort Pierce is an excellent choice for regional tradesman and contractors looking for proximity to growth and easy interchange accessibility



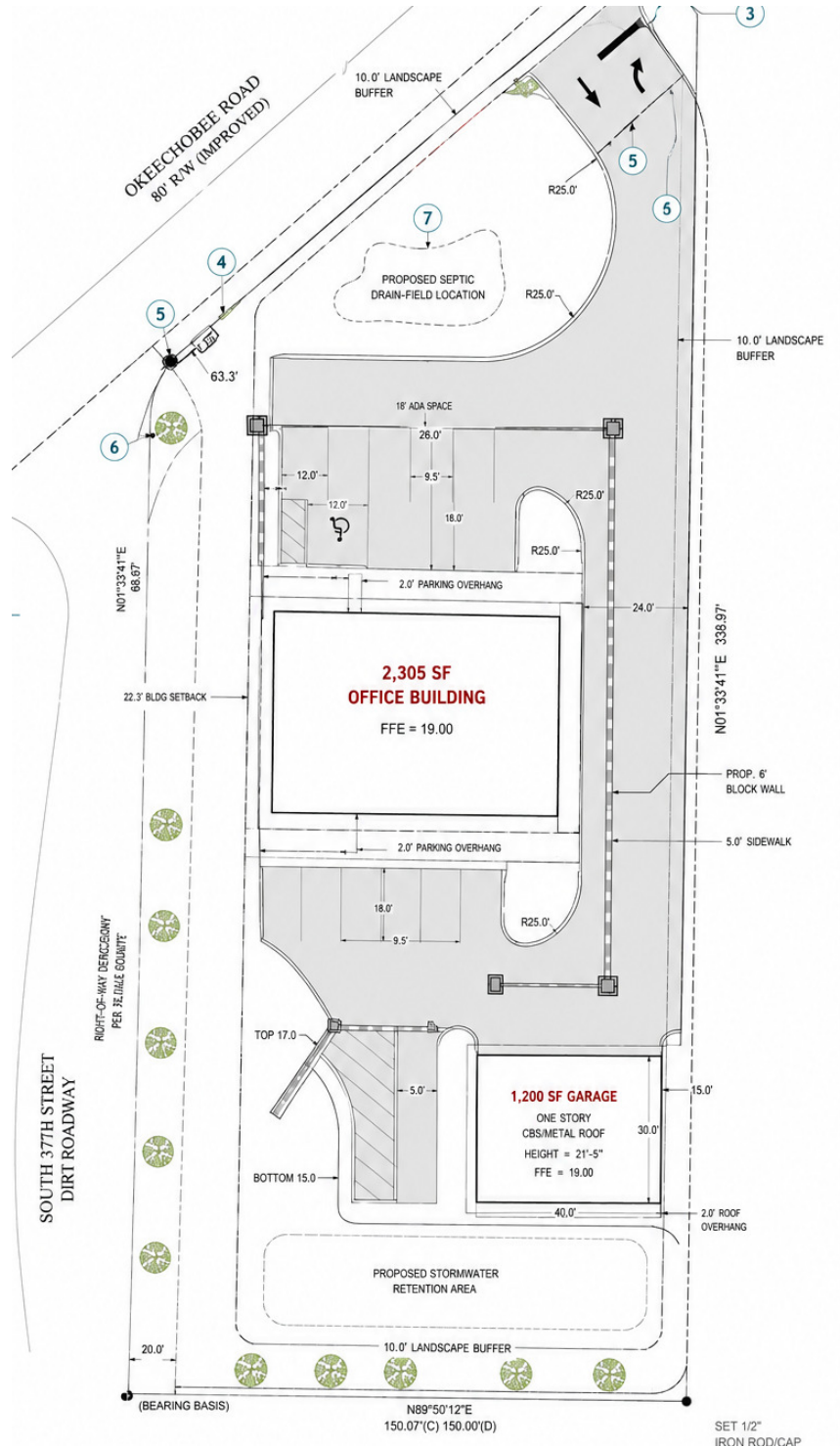
SALE HIGHLIGHTS

- Entitled Site, Shovel Ready
- High and Dry
- Cleared / Fill Added
- Close to 95
- 4 laned / major Fort Pierce E/W corridor
- Full Access

Approved Site Plan

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Approved Building

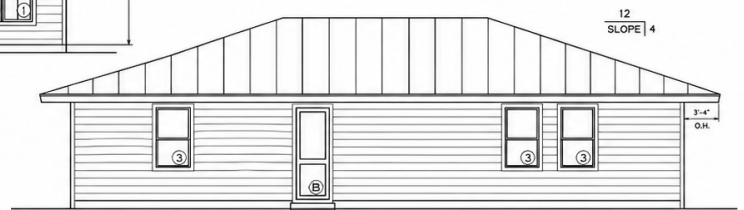
3616 OKEECHOBEE RD

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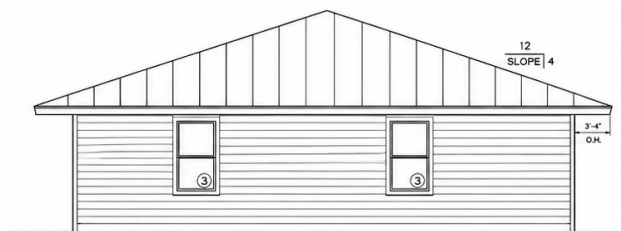
FRONT ELEVATION

SCALE: 1/4" = 1'-0"



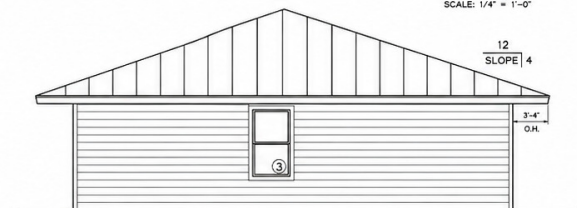
REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

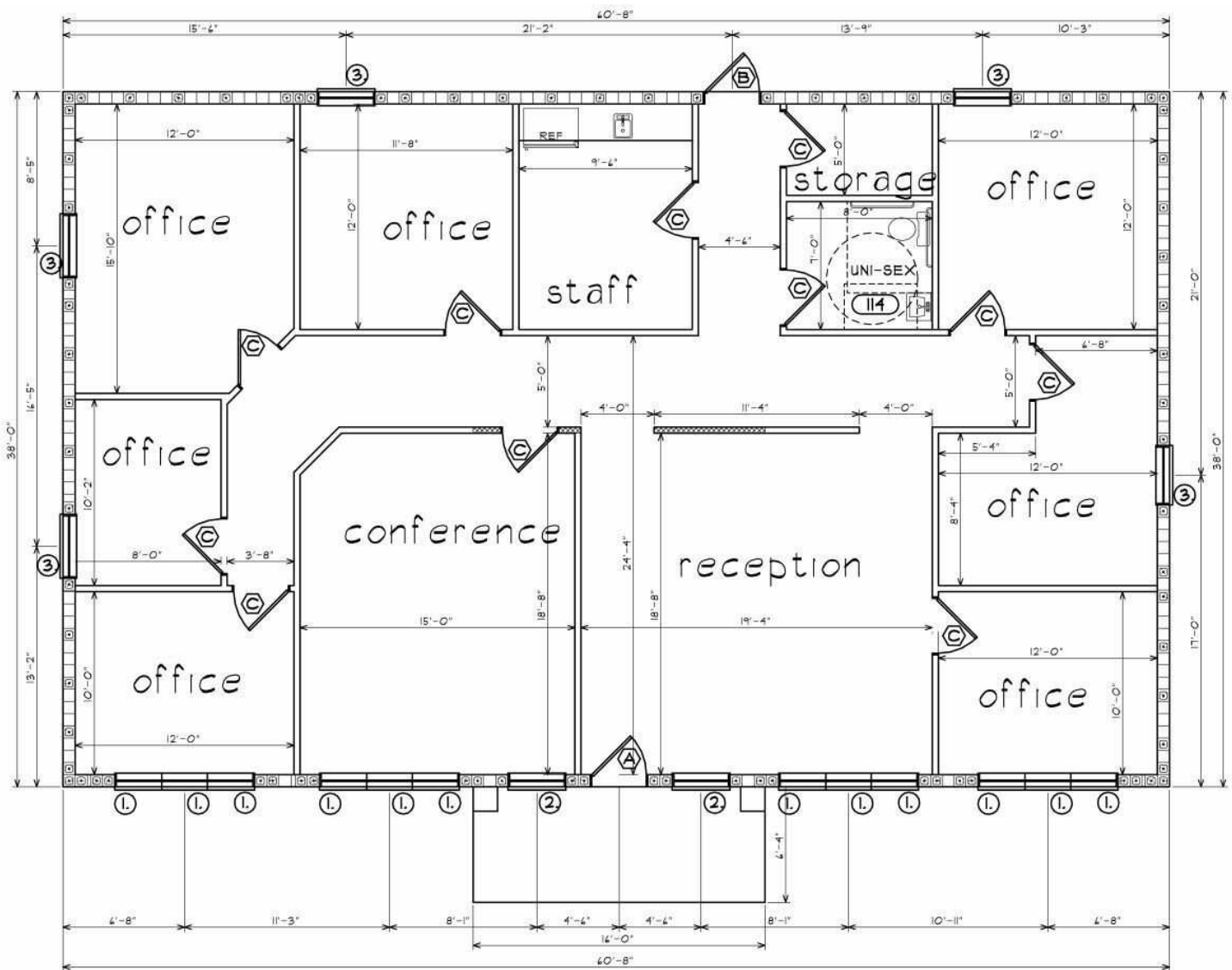
SCALE: 1/4" = 1'-0"



Approved Floor Plan

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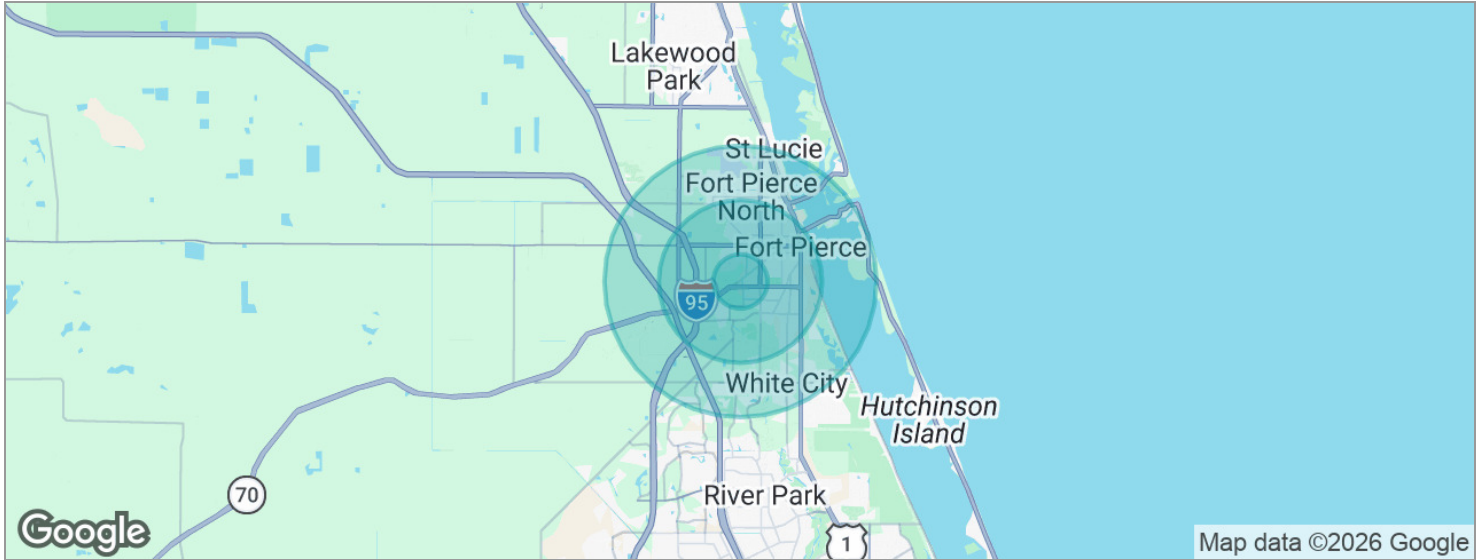
2309 ac



Demographics Map

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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total population | 7,230 | 47,397 | 76,106 |
| Median age | 30.2 | 36 | 40.1 |
| Median age (Male) | 34.3 | 36.6 | 40 |
| Median age (Female) | 31.8 | 39 | 43.6 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total households | 2,418 | 17,078 | 28,703 |
| # of persons per HH | 3 | 2.8 | 2.7 |
| Average HH income | \$62,981 | \$55,565 | \$67,182 |
| Average house value | \$231,610 | \$215,558 | \$263,464 |

* Demographic data derived from 2020 ACS - US Census

Disclaimer

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This presentation package has been prepared by the company representing the property for informational purposes only and does not purport to contain all information necessary to reach a purchase decision.

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