



FOR SALE

6640 Okeechobee Road
Fort Pierce, FL

Retail Outparcel Development Opportunity

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ComNet Realty, Inc.

Commercial Real Estate Solutions

FOR SALE

6400 OKEECHOBEE ROAD, FORT PIERCE, FL

SUMMARY

The property is comprised of a 1.4 acre outparcel situated on Okeechobee Road between Interstate 95 and Florida's Turnpike in Fort Pierce, FL. This parcel is adjacent to Burger King and experiences a traffic count of more than 32,000 vehicles per day. The proposed use would be a retail development project to serve the local residents and visitors.

PROPERTY HIGHLIGHTS

- › ±1.4 acres on highly trafficked Okeechobee Road
- › Lenient commercial zoning
- › Traffic count of over 32,000 vehicles per day
- › Easily accessible site on major east-west thoroughfare
- › I-95 and Florida's Turnpike Interchange
- › Situated in a mature area and surrounded by a mix of both commercial and residential development
- › Freestanding building opportunity
- › Land Lease at \$125,000/year
Potential Build to Suit for Lease

PARCEL INFORMATION

| | |
|--------------|-----------------------|
| Parcel No. | 2324-313-0005-0007 |
| Proposed Use | Retail Development |
| Size | 1.4 acres (60,984 SF) |
| Zoning | C3 - St. Lucie County |

DEMOGRAPHICS SNAPSHOT*

*5 MILE RADIUS



2021 Population

71,461



Average Income

\$57,244



Total Households

24,561

AREA OVERVIEW



› AREA RESTAURANTS

Burger King, La Granja, Denny's, Red Lobster, KFC, McDonald's, Arby's, Sonic, Waffle House, Dunkin Donuts, Long John Silver's, Subway, Golden Corral, Cracker Barrel, Applebee's, Wendy's, Tropical Smoothie Cafe, Starbucks, Chick-Fil-A



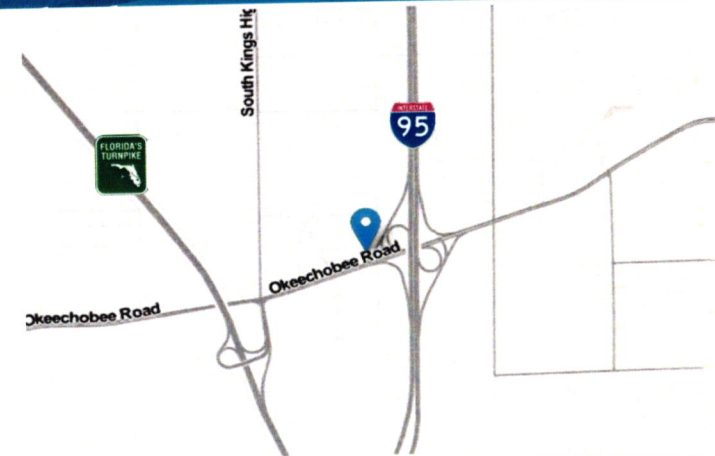
› RETAILERS

The Home Depot, Walgreens, Walmart Supercenter, Dollar Tree, Dollar General, RaceTrac, Advance Auto Parts, Tractor Supply Co., Firestone, AutoZone, Love's, Pilot Travel Centers



› BANKS

PNC Bank, Wells Fargo, Harbor Community Bank, South State



CONTACT US

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