

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

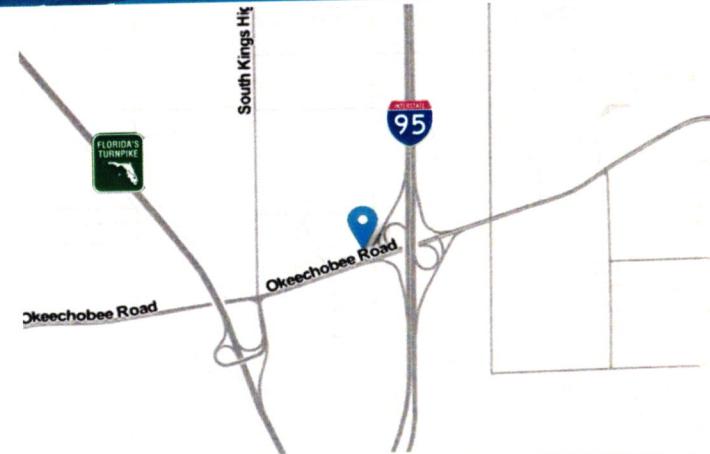


Average Income



Total Households

71,461 \$57,244 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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