

RETAIL SPACE FOR LEASE

3112 US HWY 441

Okeechobee, FL 34974



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COMPANIES

SITE PLAN & HIGHLIGHTS



LOCATION:

- Ideally situated near the signalized intersection of US Hwy 441 and SE 28th Street and adjacent to the new multi-tenant shopping center The Shoppes at Lakeridge
- Access via 441 median cut and curb cut, as well as cross access with a multi-tenant shopping center
- In the heart of the regional tenant mix including Walmart, Home Depot, Publix, Winn Dixie, Tractor Supply, Bealls, Marshalls, and Harbor Freight

OPPORTUNITY:

- Inline space 1,850 SF +/- with AT&T
- Space available in newly renovated building with expectations of a 2025 - Q3 delivery

FRONTAGE: Excellent visibility with a 150 feet of frontage on US HWY 441/SR 70

LAND: .96 Acres +/-

LEASE RATE: Call for Pricing

TRAFFIC: 39,600 VPD (2024) = US Hwy 441
6,000 VPD (2024) = SE 28th Street

DEMOGRAPHICS (2024)

2 MI	5 MI	10 MI
18,868 Population	27,715 Population	37,235 Population
\$71,460 Avg HH Income	\$65,056 Avg HH Income	\$67,876 Avg HH Income

*Seasonal Population (September - April) 28,505

42,919

57,723

*Represents 62.5% increase

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