

RETAIL WAREHOUSE WITH FENCED YARD

2904 Okeechobee Road, Fort Pierce, FL 34947



FOR SALE | \$1,350,000

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

500 SE Osceola Street

Stuart FL, 34994

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PROPERTY OVERVIEW

- Excellent opportunity to acquire a versatile warehouse property situated along busy Okeechobee Road in Fort Pierce.
- The 5,000 SF building is currently occupied by a Habitat for Humanity ReStore retailer and includes an additional 960 SF shed for extra storage or operational use.
- The site spans 2.39 acres, is fully fenced, and offers ample room for future expansion, outdoor storage, or parking.
- With great visibility and accessibility, this property is ideal for a wide range of commercial, retail, or light industrial uses.



PRICE	\$1,350,000
BUILDING SIZE	5,000 SF + 960 SF Shed
BUILDING TYPE	Industrial Warehouse
ACREAGE	2.39 AC
FRONTAGE	156.35'
TRAFFIC COUNT	13,700 ADT
YEAR BUILT	2004 / 1990
CONSTRUCTION TYPE	Metal
PARKING SPACE	45
ZONING	C-3 (FP)
LAND USE	GC
PARCEL ID	2417-504-0036-000-4

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INTERIOR PHOTOS



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DEMOGRAPHICS

Population	1 mile	3 miles	5 miles
2020 Population	9,195	49,921	72,818
2024 Population	9,174	52,699	81,159
2029 Population Projection	10,953	63,407	98,338
Annual Growth 2020-2024	-0.1%	1.4%	2.9%
Annual Growth 2024-2029	3.9%	4.1%	4.2%
Median Age	33.3	34.9	40
Bachelor's Degree or Higher	13%	12%	19%
U.S. Armed Forces	6	26	113

Income	1 mile	3 miles	5 miles
Avg Household Income	\$49,055	\$51,069	\$60,322
Median Household Income	\$39,590	\$39,310	\$44,862
< \$25,000	709	5,223	7,894
\$25,000 - 50,000	1,039	5,717	8,574
\$50,000 - 75,000	828	4,095	6,025
\$75,000 - 100,000	276	1,730	3,207
\$100,000 - 125,000	84	823	2,601
\$125,000 - 150,000	47	275	702
\$150,000 - 200,000	26	413	1,268
\$200,000+	28	201	600

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ZONING INFORMATION

C-3 Permitted Uses	
Community/Cultural (except as noted below)	P
-Community Center	P
-Fraternal Organization/Lodge	P
-Library or Cultural Exhibit	P
-Environmental Research and Education Facilities	C
Day Care	C
-Adult Day Care Center	C
-Day Care Center	C
-Child Care Facility	C
-Brew Pub	P
-Coffee Shop	P
-Neighborhood Bistro	P
-Neighborhood Cafe	P
-Restaurants, Fast Food	P
-Restaurant and Bar	P
-Wine/Cigar Bar	P
Entertainment, Indoor (except as noted below)	P
-Adult Establishment	P
-Arcade Amusement Center/Amusement Arcade	C
-Family Entertainment Center	P
-Bar or Nightclub	P

-Theater	P
Entertainment, Outdoor (except as noted below)	C
-Batting Cages, Driving Ranges	P
-Stables or Equestrian Facilities	P
-Stadium or Arena	C
Marine-Related Commercial (except as noted below)	P
-Boat and Marine Equipment Sales	P
-Marina/Boat Livery	C
-Administrative, Professional, General, Medical Office	P
-Day Labor Employment Agency	P
-Medical and Dental Clinic	P
-Television and Radio Studios	P
-Bed and Breakfast	P
-Dwelling Rental	P
-Hotel/Motel	P
-Recreational Vehicle Park	C
-Resort Hotel	P
Parking, Commercial	P
Retail Sales and Service, Sales-Oriented (except as noted below)	P
-Art Gallery	P
-Farmers Market or Farm Stand	P
- Flea Market (no accessory uses permitted)	C
-Grocery or Liquor Store	P

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ZONING INFORMATION

-Neighborhood Commercial Sale	P
-Office Supplies and Electronics	P
-Pet Stores	P
-Automobile Rentals	P
-Automobile Sales	P
-Boat Rentals	P
-Boat Sales	P
-Fueling Station	P
-Travel Plaza	P
-Truck Stop	P
-Vehicle Repair, General	P
-Vehicle Repair, Limited	P
-Marine-Related Repair	P
-Vehicle Storage	C
-Cabinet Shops, Woodworking	P
Light Industrial Service (except as noted below)	C
-Catering Facility, Large-Scale	P
-Crematorium	C
-Building Maintenance Facilities And Services	C
-Contractors/Others Performing Services Off-Site	P
-Microbrewery	C
-Research Service	P

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TRADE AREA MAP



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