

1800 Okeechobee Road, Fort Pierce, FL 34950

MULTI-USE COMMERCIAL
PROPERTY WITH APARTMENT



FOR **SALE**



JAIME' OLDENBORG
Sales Associate
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9,186 SF
.62 AC

Ft. Pierce, FL

EXECUTIVE SUMMARY

1800 OKEECHOBEE ROAD, FORT PIERCE, FL 34950 | MULTI-USE COMMERCIAL PROPERTY WITH APARTMENT

PROPERTY OVERVIEW

Sale Price:	\$1,800,000
Lot Size:	.62 AC
Total SF:	9,186 SF
Finished SF:	8,870 SF
Year Built:	1964
Year Renovated:	2021
Zoning:	C-3 General Commercial

This ±9,186 SF General Commercial property with ±8,870 SF of finished area is centrally positioned along a major commercial corridor in Fort Pierce, Florida, surrounded by established national and regional retailers and in close proximity to Lawnwood Regional Medical Center & Heart Institute. The ±0.62 AC property offers excellent accessibility, visibility, and flexibility for a variety of commercial, institutional, or specialty uses. **The current funeral home operator is also willing to execute a 3-year leaseback, providing potential income stability for an investor or future owner.**

Currently functioning as a funeral home, the versatile floor plan includes multiple offices, spacious viewing rooms, conference areas, a chapel, waiting and reception areas, storage and utility rooms, an embalming room, kitchenette/break room, laundry facilities, and multiple restrooms throughout the building. Additional features include a small garage with attached walk-in cooler and an attached 2-bedroom, 2-bath residential apartment complete with kitchen, laundry room, and expansive living and dining areas.

The offering also includes a vacant parcel directly across the street totaling approximately ±0.29 acres, providing additional flexibility for parking, expansion, future development, or ancillary uses.



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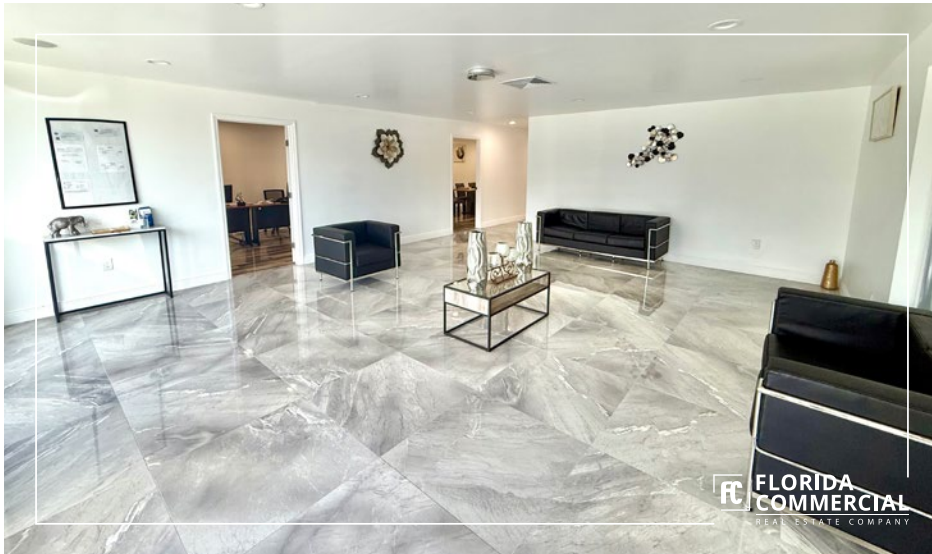
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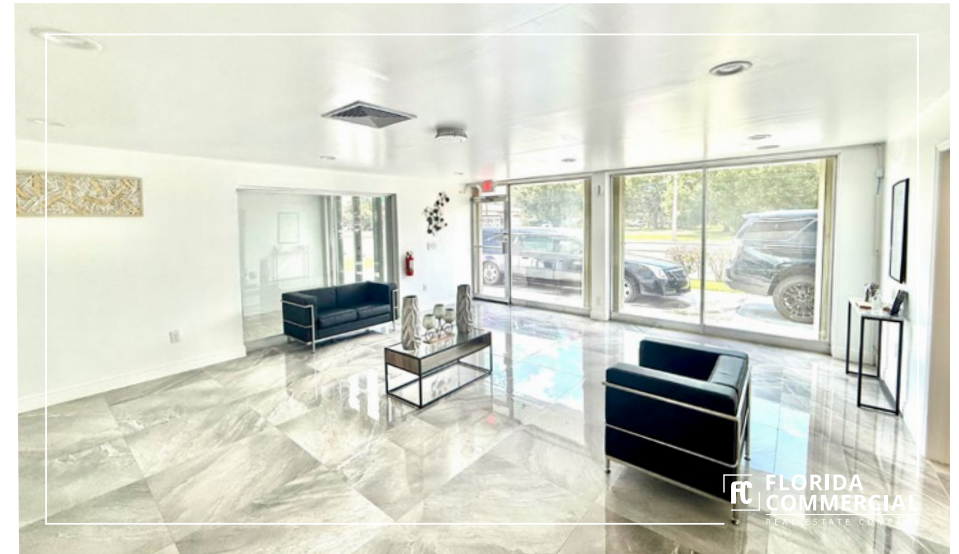
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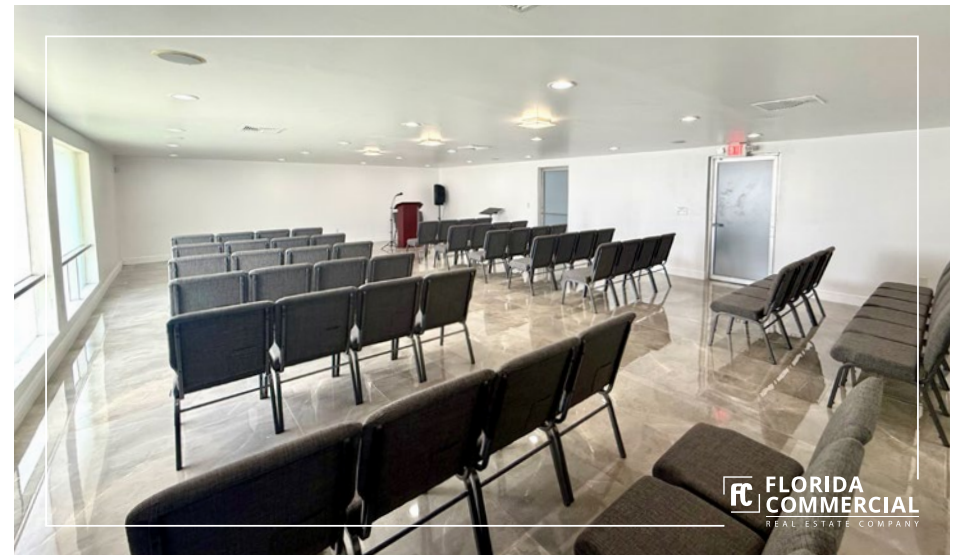
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DEMOGRAPHICS & AERIAL

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POPULATION

	1 MILE	3 MILES	5 MILES
Population	8,500	43K	79.9K
Median Age	37	53	43.7



HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
# of Households	3.1K	16.5K	30.5K
Average HH Income	\$58K	\$67K	\$72K



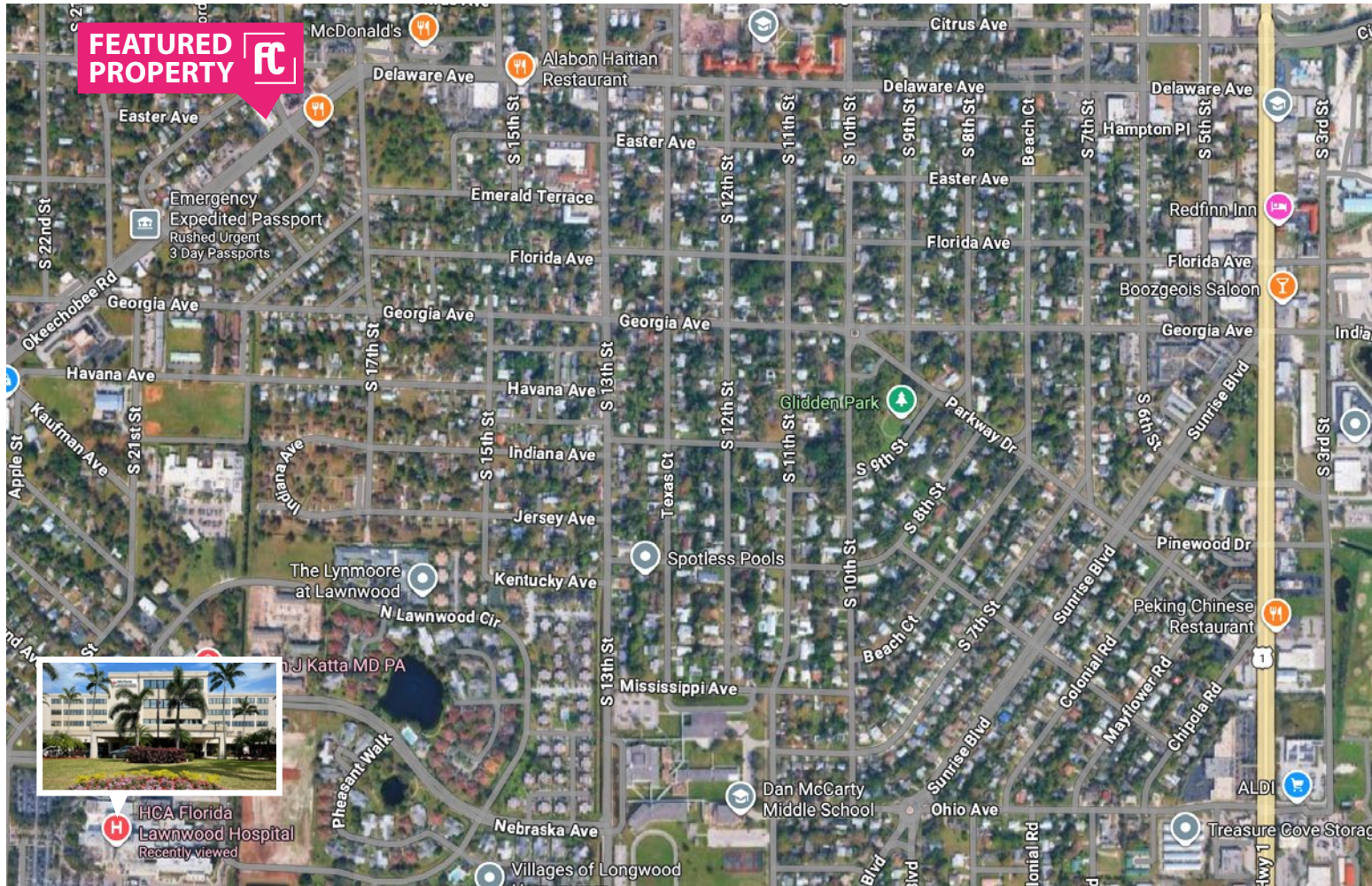
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MAP

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