

## AVAILABLE FOR LEASE

1020 N Parrott Ave, Okeechobee, FL 34972



Contact  
Casey Prindle

786-443-7203 / [Casey@caseycre.com](mailto:Casey@caseycre.com)

**kw** JUPITER  
KELLER WILLIAMS. REALTY



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# Available For Lease

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## PROPERTY INFORMATION

Annual Rent *\$14.00/ per SQ. FT. NNN*

Property Address

1020 N Parrott Ave, Okeechobee, FL 34972

Year Built  
1978

Rentable Area  
1,500 - 3,840 Sq. Ft.

### Company Disclaimer

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. .

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## PROPERTY OVERVIEW

Prime commercial space available on bustling N Parrott Ave/US-441 in the heart of Okeechobee! Situated directly on US-441, this property offers unmatched exposure with thousands of daily drivers passing by. Whether you're launching a retail concept, need flex warehouse space, or opening a customer-facing service location, this space delivers. Ample parking, signage, and fenced yard space. Don't miss out on this opportunity to claim your spot on one of the busiest commercial stretches in Okeechobee.

Property is approved as Cannabis Dispensary (owner has all zoning letters). Other uses property is zoned for include, but are not limited to; medical office, restaurant (pizza, coffee included), pet grooming, convenience store, pawn, along with a host of other uses. No trap or hood currently in place, Landlord is willing to work with qualified Tenant for TI.



- Second Generation Retail / Warehouse Flex Space
- FDOT Traffic Count 22,500 Daily
- Asking \$14 psf/ yr NNN Lease structure
- Multiple points of entry/ exit into and out of Property
- Rear Yard is fenced
- 8 Foot Clear Height 10 foot ceilings with grade level roll doors



# PROPERTY PHOTOS



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## PROPERTY PHOTOS



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FOR LEASE



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## Trade Area Summary

### Attribute Summary for Okeechobee, FL 34972

#### Median Household Income

**\$56,426**

Source: 2024/2029 Income (Esri)

#### Median Age

**37.5**

Source: 2024/2029 Age: 5 Year  
Increments (Esri)

#### Total Population

**19,425**

Source: 2024 Age: 1 Year Increments  
(Esri)

#### 1st Dominant Segment

**Southern Satellites**

Source: 2024 Tapestry Market  
Segmentation (Households)

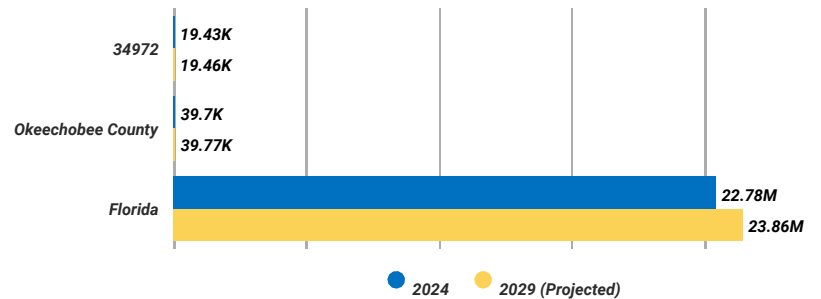
## Population

Source: U.S. Census American Community Survey via Esri, 2024

Update Frequency: Annually

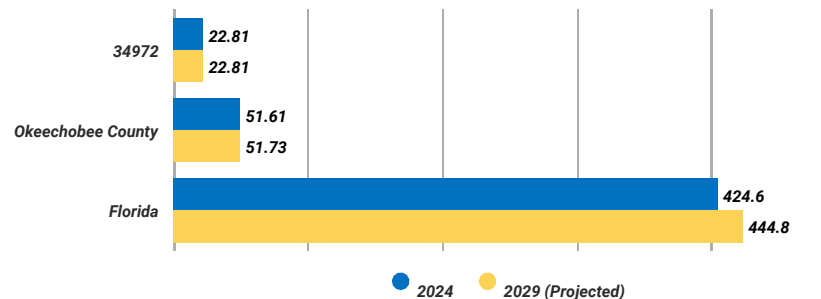
### Total Population

This chart shows the total population in an area, compared with other geographies.



### Population Density

This chart shows the number of people per square mile in an area, compared with other geographies.



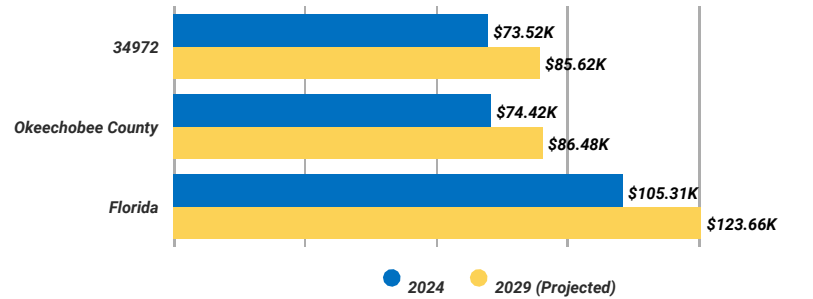


## Income

Source: U.S. Census American Community Survey via Esri, 2024  
Update Frequency: Annually

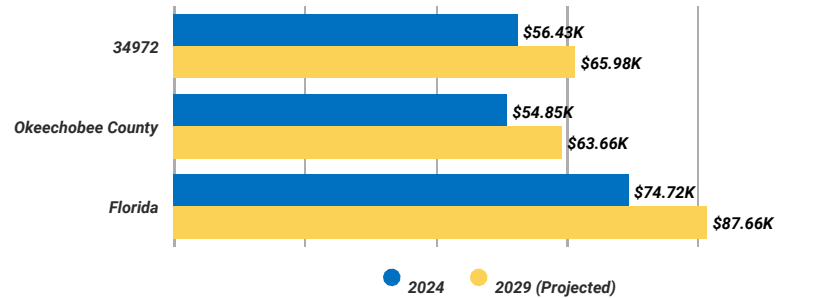
### Average Household Income

This chart shows the average household income in an area, compared with other geographies.



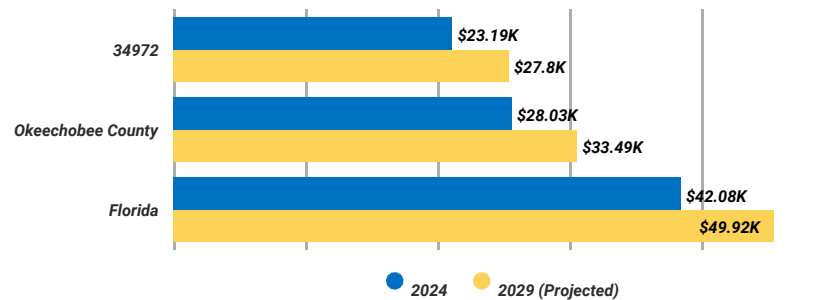
### Median Household Income

This chart shows the median household income in an area, compared with other geographies.



### Per Capita Income

This chart shows per capita income in an area, compared with other geographies.



## LOCATION/STUDY AREA MAP







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Casey Prindle  
Keller Williams Jupiter

786-443-7203

Casey@caseycre.com

4455 Military Trail Suite 100  
Jupiter, FL, 33458, United States

CONTACT

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