

FOR LEASE

Okeechobee Road

Fort Pierce, FL 34947

PRE-LEASING OPPORTUNITY



OFFERING SUMMARY

Proposed 4,000 SF retail strip center, with drive thru potential. Unit size flexible.

PROPERTY OVERVIEW

End-cap and inline space available in the core of Fort Pierce's growth zone along SR 70 @ I-95. Full access site, great visibility, situated between Walmart Supercenter and I-95. A new Chick-Fil-A and Wawa are located in the immediate area, and a national coffee retailer is coming soon to the site next door. Significant new residential development is proposed within this immediate trade area.

Building Size:	4,000 SF
Land Size:	0.91 Acres
Zoning:	C3, City of Fort Pierce
Utilities:	FPUA
Traffic Count:	34,500 CPD

LEASE RATE

\$25.00 PER SQUARE FOOT NNN

Cooper Osteen

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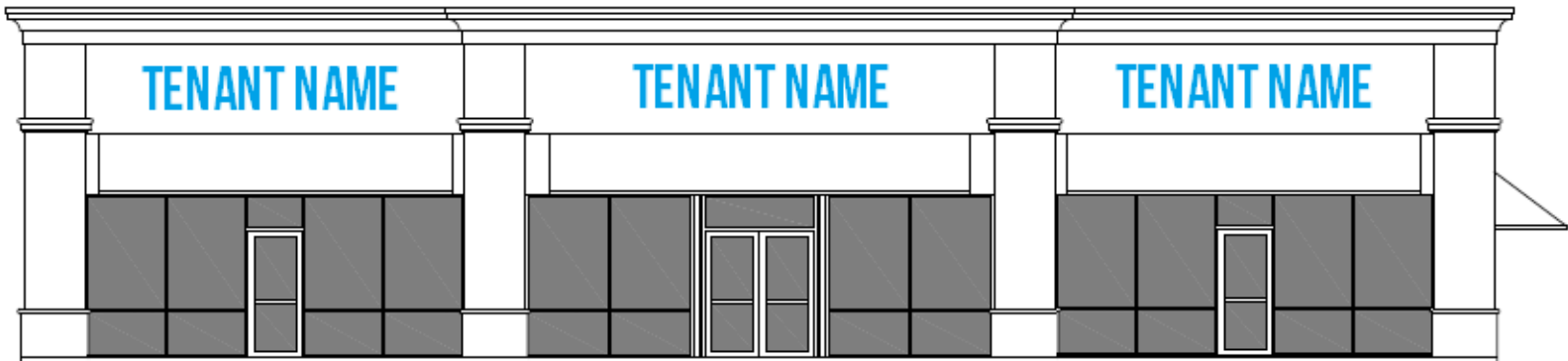
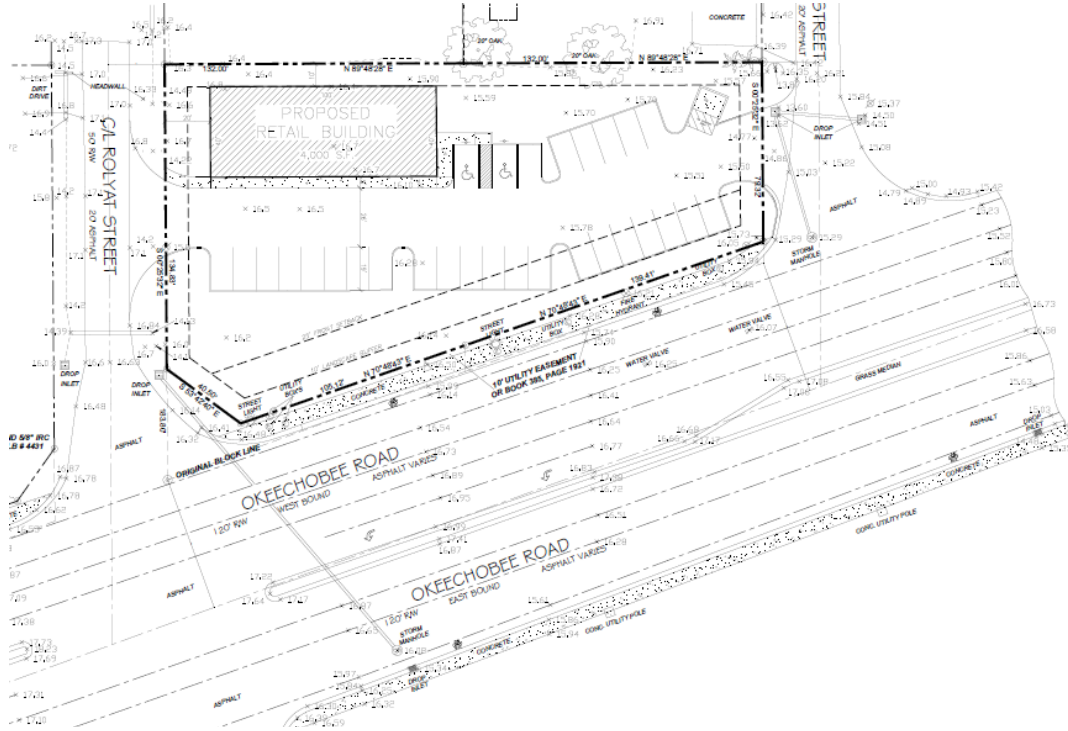
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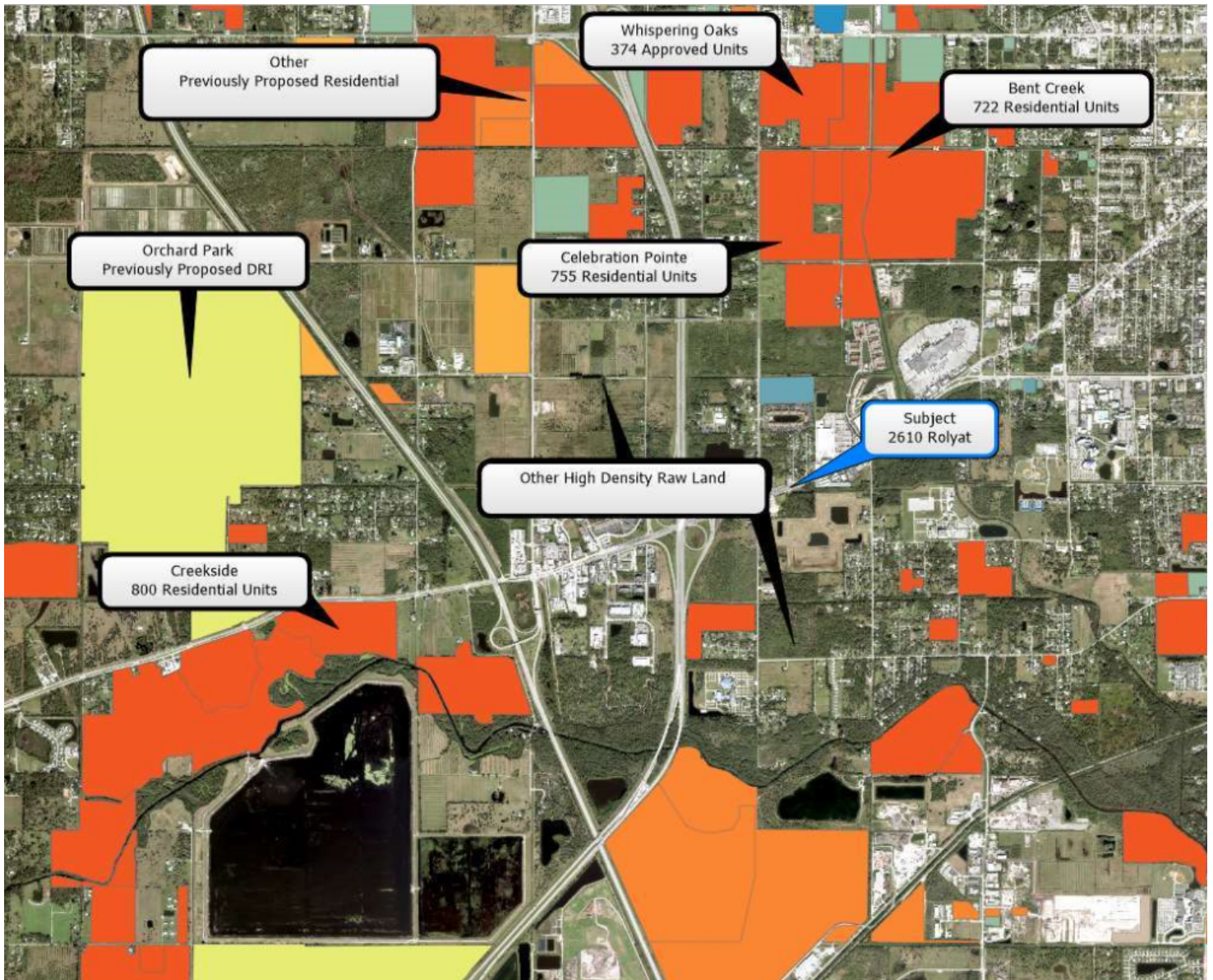
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,085	24,520	71,664
Median age	31.9	32.9	35.9
Median age (male)	30.1	29.8	33.7
Median age (Female)	34.7	35.8	37.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,032	8,228	24,339
# of persons per HH	3.0	3.0	2.9
Average HH income	\$45,340	\$42,655	\$46,966
Average house value	\$196,295	\$161,677	\$198,887

* Demographic data derived from 2010 US Census

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 Realty & Development

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Furthermore, any financial information and calculations presented in this analysis are believed to be accurate, but are not guaranteed and are intended for the purposes of projection and analysis only. The user of this financial information contained herein should consult a tax specialist concerning his/her particular circumstances before making any investment.

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