

FOR SALE | FOR LEASE

PARK STREET COMMERCE CENTER

1000 State Road 70, Okeechobee, FL 34972



±1.75-±3.64 ACRES AVAILABLE

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

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Property Overview

HIGHLIGHTS

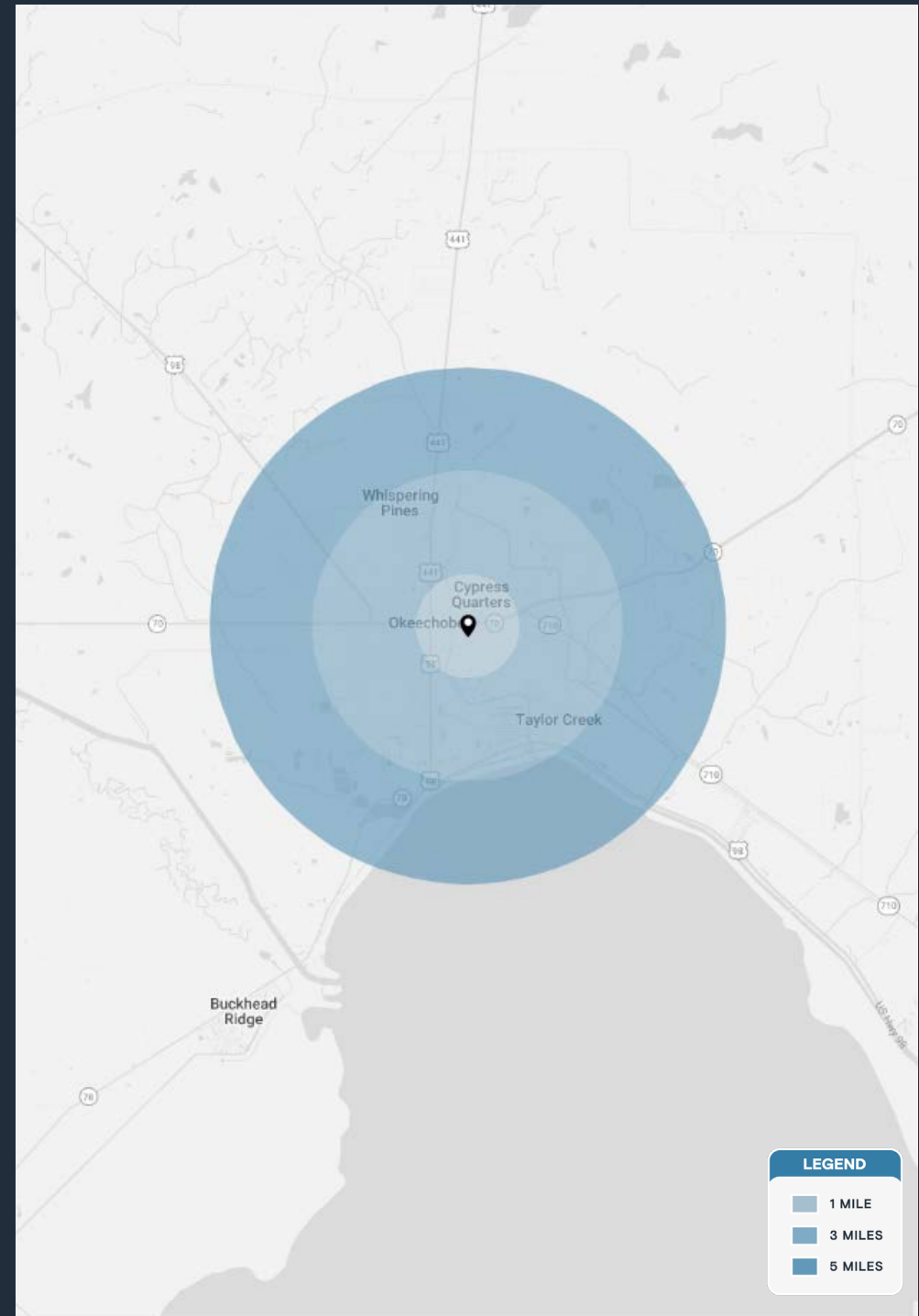
- Flexible zoning to allow Retail, Medical, Hotel, Storage and other uses
- Two lots available – ±1.75 acres & ±1.89 acres or combined for ±3.64 acres
- Lot acreages are net usable; shared infrastructure serves the overall development
- New monument sign on NEC State Road 70 (NE Park Street) & SE 13th Avenue
- SE 13th Avenue to have direct access to the North when road construction is completed

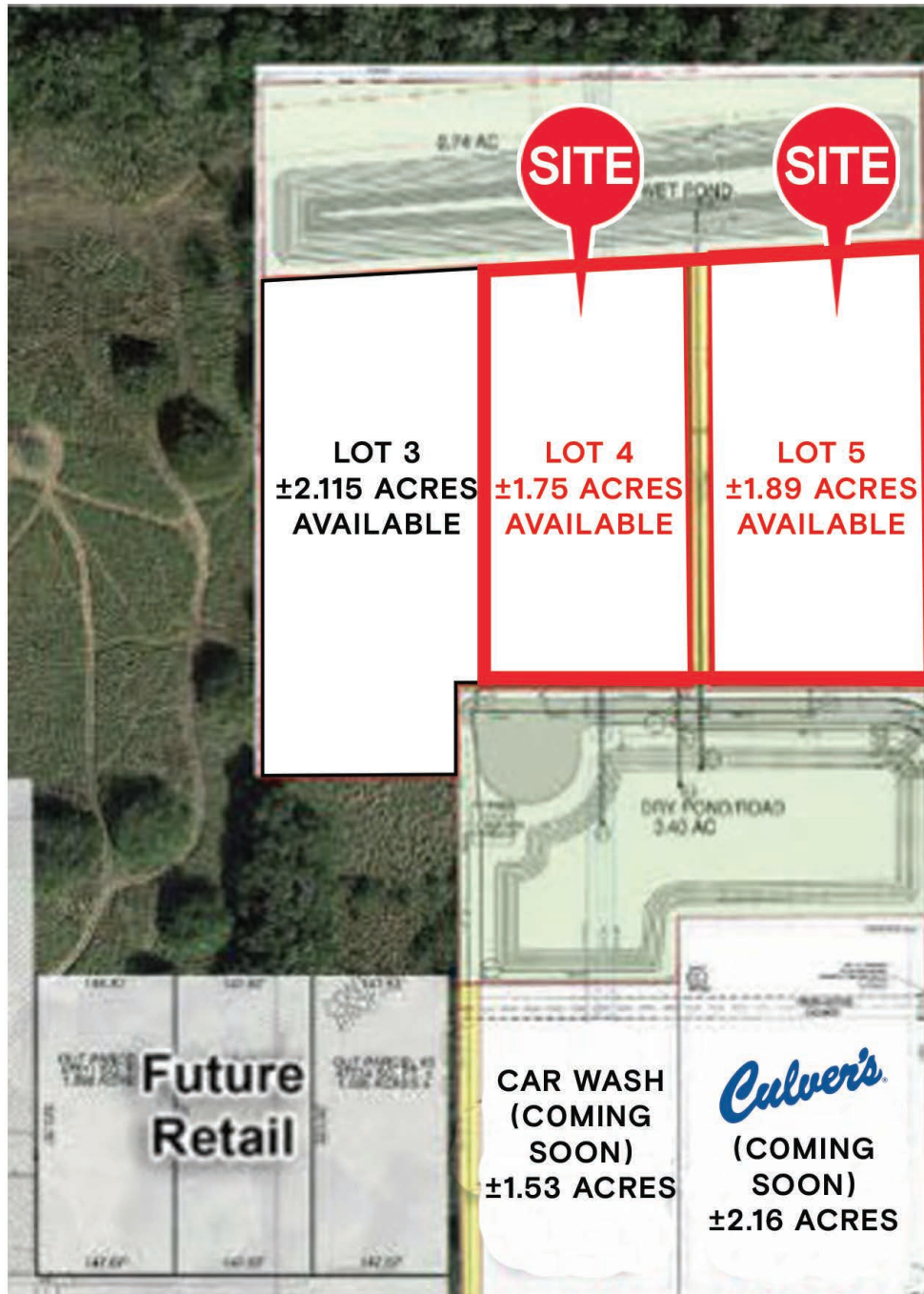


DEMOGRAPHICS

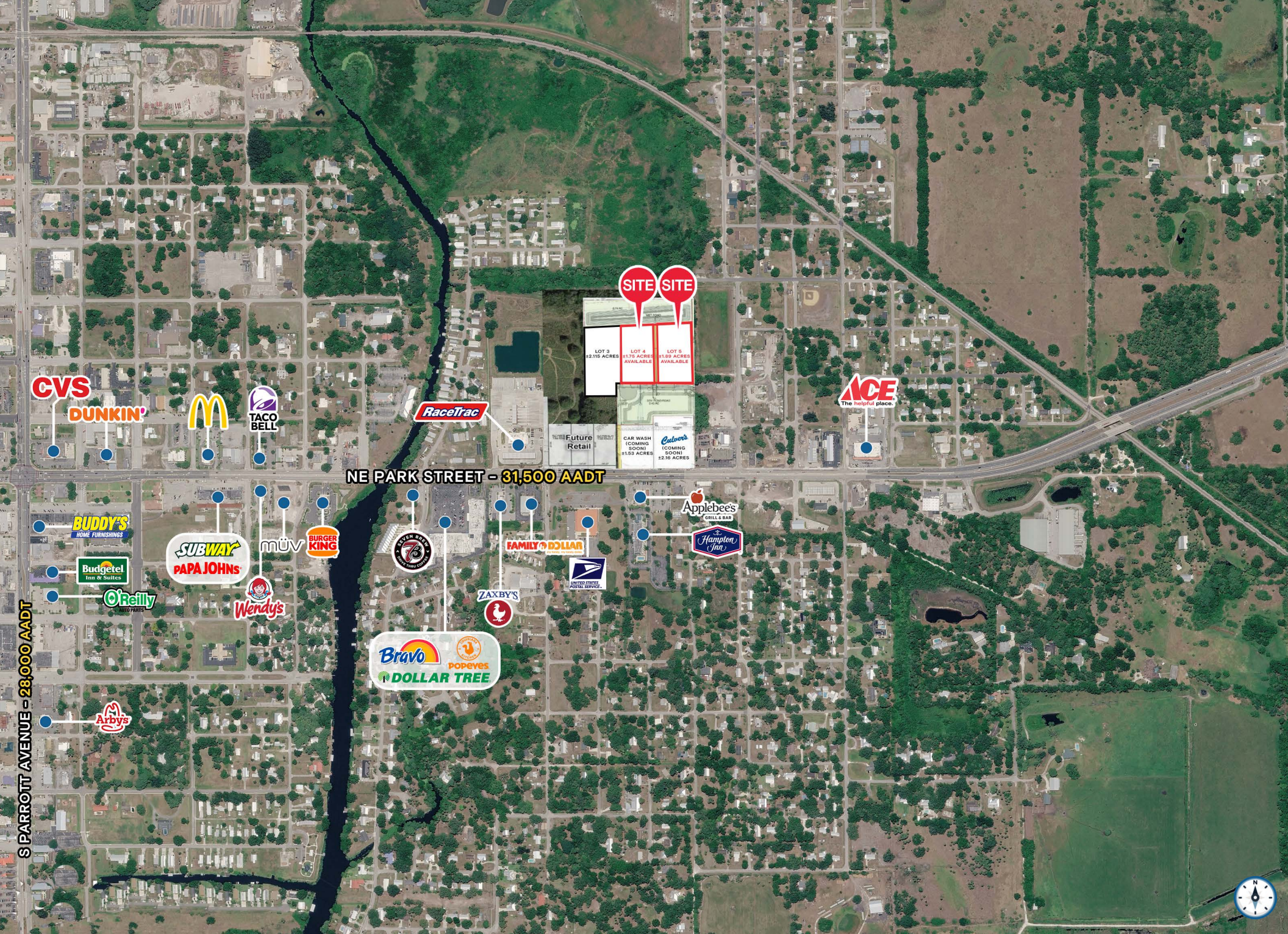
	1 MILE	3 MILES	5 MILES
POPULATION	3,517	19,506	27,327
HOUSEHOLDS	1,335	7,763	10,416
EMPLOYEES	2,166	8,197	8,991
AVERAGE HH INCOME	\$80,969	\$75,216	\$76,612

	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	8,690	22,060	29,311
HOUSEHOLDS	3,199	8,402	11,321
EMPLOYEES	5,750	8,410	9,274
AVERAGE HH INCOME	\$80,532	\$76,502	\$77,097





NE PARK STREET = 31,500 AADT



SITE SITE

LOT 3
2.315 ACRES

LOT 4
1.75 ACRES
AVAILABLE

LOT 5
1.89 ACRES
AVAILABLE

Future Retail

CAR WASH (COMING SOON) 1.53 ACRES

Calso's (COMING SOON) 2.16 ACRES

NE PARK STREET - 31,500 AADT

S PARROTT AVENUE - 28,000 AADT



Contact Brokers

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