

MULTIFAMILY/REDEVELOPMENT OPPORTUNITY

2108 Okeechobee Rd. & 711 S. 21st St. Fort Pierce, FL 34950



FOR SALE | \$950,000

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

500 SE Osceola Street
Stuart FL, 34994
www.commercialrealestatellc.com

Brian Schwan
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PROPERTY OVERVIEW

- An excellent opportunity to acquire two combined parcels totaling 1.16 acres at the corner of Okeechobee Road and S 21st Street in Fort Pierce, FL. The site currently produces \$6,000/month in rental income and features multiple existing structures, but the true value lies in its redevelopment potential.
- Located in a high-visibility corridor, the property is well-positioned for a mixed-use or multifamily project. With ample land area and utilities in place, the site offers flexibility for future development, including the possibility of adding 4-6 additional units or creating a new concept altogether.
- The site is centrally located near Historic Downtown Fort Pierce and HCA Florida Lawnwood Hospital, with quick access to I-95 and Florida's Turnpike. It also benefits from strong nearby retail activity, including Walmart, Chick-fil-A, and other national brands.



PRICE	\$950,000
BUILDINGS SIZE(S)	742 SF (Dwelling) 1,508 SF (Dwelling) 1,000 SF (Dwelling)
ACREAGE	Combined 1.16 AC
FRONTAGE	379' from Okeechobee Rd. to S 21st St.
TRAFFIC COUNT	13,700 AADT
YEAR BUILT	1922 & 1947
ZONING	C-3, General Commercial (FP)
LAND USE	GC-General Commercial
PARCEL ID	2409-711-0045-000-1 2409-711-0046-000-8

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VISUAL CONCEPTS



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DEMOGRAPHICS

2024 Population Estimate		2024 Average Household Income		Average Age	
1 Mile	12,352	1 Mile	\$43,651	1 Mile	36
3 Mile	55,751	3 Mile	\$50,906	3 Mile	37.4
5 Mile	78,013	5 Mile	\$60,775	5 Mile	41

2029 Population Projection		2024 Median Household Income		Median Age	
1 Mile	14,748	1 Mile	\$31,054	1 Mile	34.6
3 Mile	67,246	3 Mile	\$38,895	3 Mile	36
5 Mile	94,673	5 Mile	\$44,911	5 Mile	40.6

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ZONING INFORMATION

ZONING DISTRICT	C3
Commercial	
-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
-Bar or Nightclub	P
-Theater	P
Entertainment, Outdoor (except as noted below)	C
-Batting Cages, Driving Ranges	P
-Stables or Equestrian Facilities	P
Office	
-Administrative, Professional, General, Medical Office	P
-Day Labor Employment Agency	P
-Medical and Dental Clinic	P
-Television and Radio Studios	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
-Neighborhood Commercial Sale	P
-Office Supplies and Electronics	P
-Pet Stores	P
Retail Sales and Service, Personal-Service Oriented (except as noted below)	P
-Art Studio	P
-Animal Care Facilities & Service	P
-Animal Grooming Services	P
-Check Cashing/Loan Service	P
-Educational Service Establishments	P
-Laundry and Dry Cleaners Pick-Up	P
-Laundromat	P
-Mortuaries or Funeral Homes	P
-Neighborhood Commercial Services	P
-Pawn Shop	P
-Personal Improvement Service	P
-Veterinary (Without Outdoor Runs)	P

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ZONING INFORMATION

Retail Sales and Service, Repair-Oriented	P
Self-Service Storage	C
Vehicle Sales and Service	
-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
Artisan	P
-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

Household Living	
-Multi-Dwelling Building	I
-Mixed-Use Building or Development	P
Home Occupations	P
Group Living (except as noted below)	C
-Community Residential Home, Type 2 (7-14 residents)	C

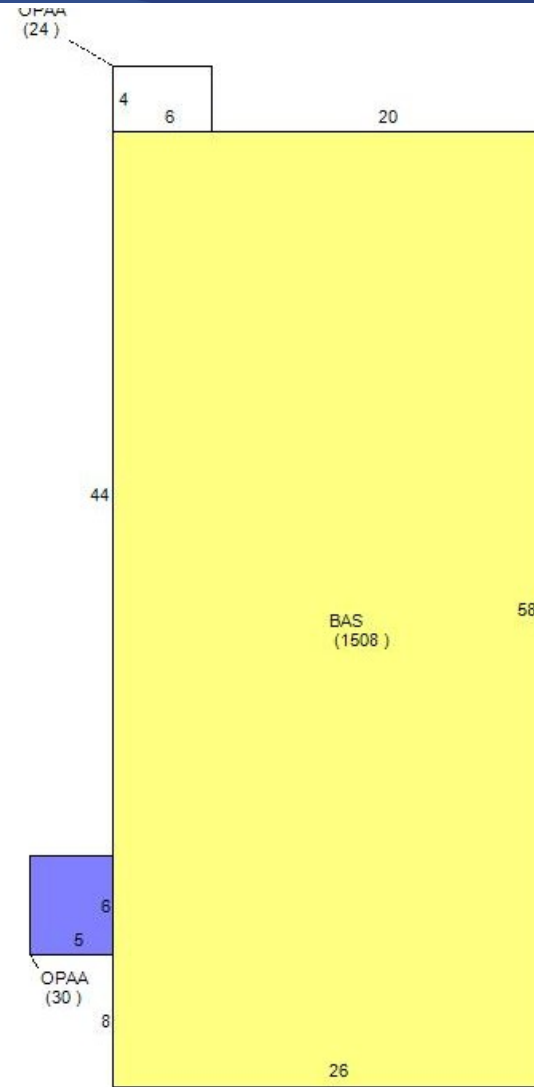
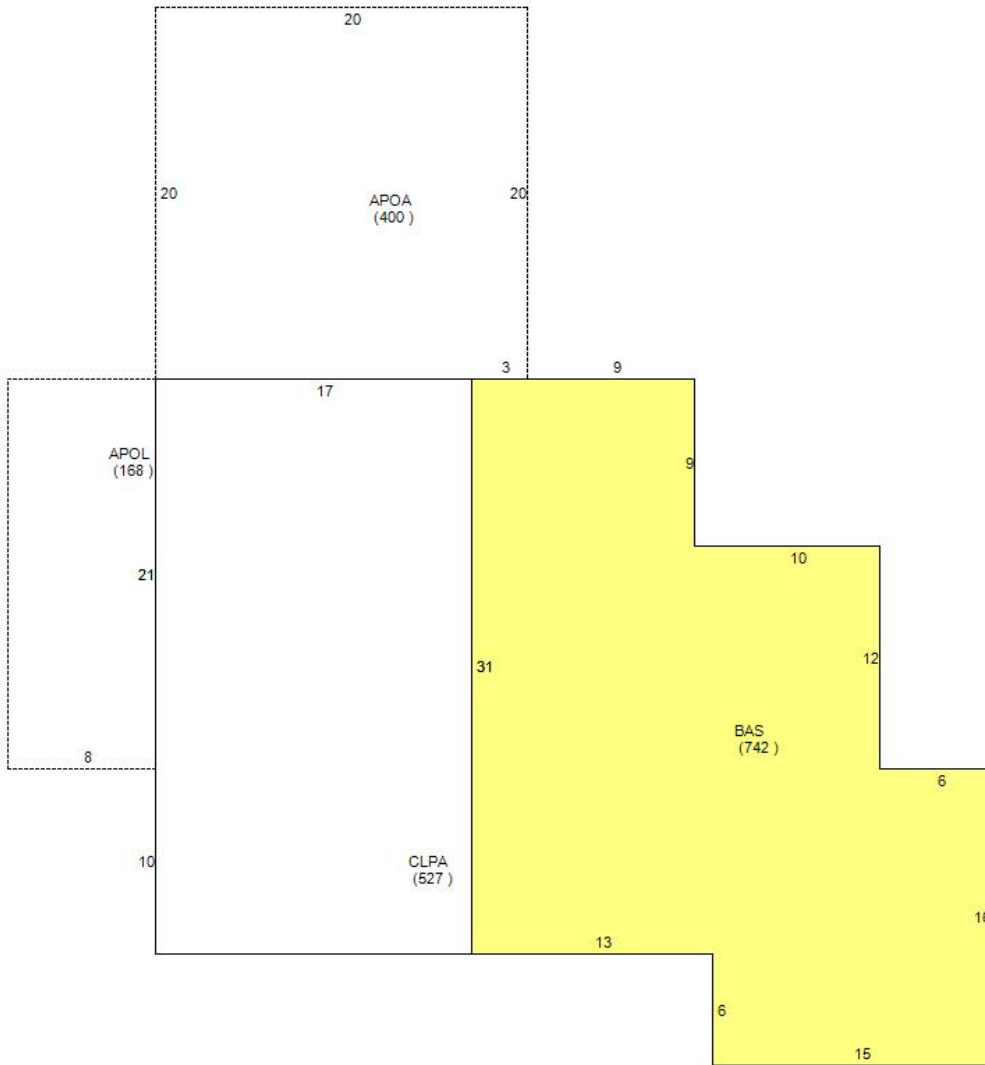
- (a) Uses listed. Uses listed are allowed in each zoning district in accordance with the use table.
- (b) **Permitted uses.** Uses identified with a "P" in the use table are permitted in the subject zoning district provided that the uses will not violate basic use standards specified in each zoning district, other applicable use standards, additional zoning ordinance provisions and other city laws.
- (c) **Conditional uses.** Uses identified with a "C" in the use table are permitted in the subject zoning district, if the city commission, after a public hearing, determines that the location and development plans comply with applicable standards and will not violate basic use standards specified in each zoning district, other applicable use standards, additional zoning ordinance provisions and other city laws.
- (d) **Innovative community development.** Uses identified with a "I" in the use table are permitted in the subject zoning district, if the city commission, after a public hearing, determines the proposal conforms to the standards for innovative community developments at section 125-243 of this Code.

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FLOOR SKETCHES



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TRADE AREA MAP



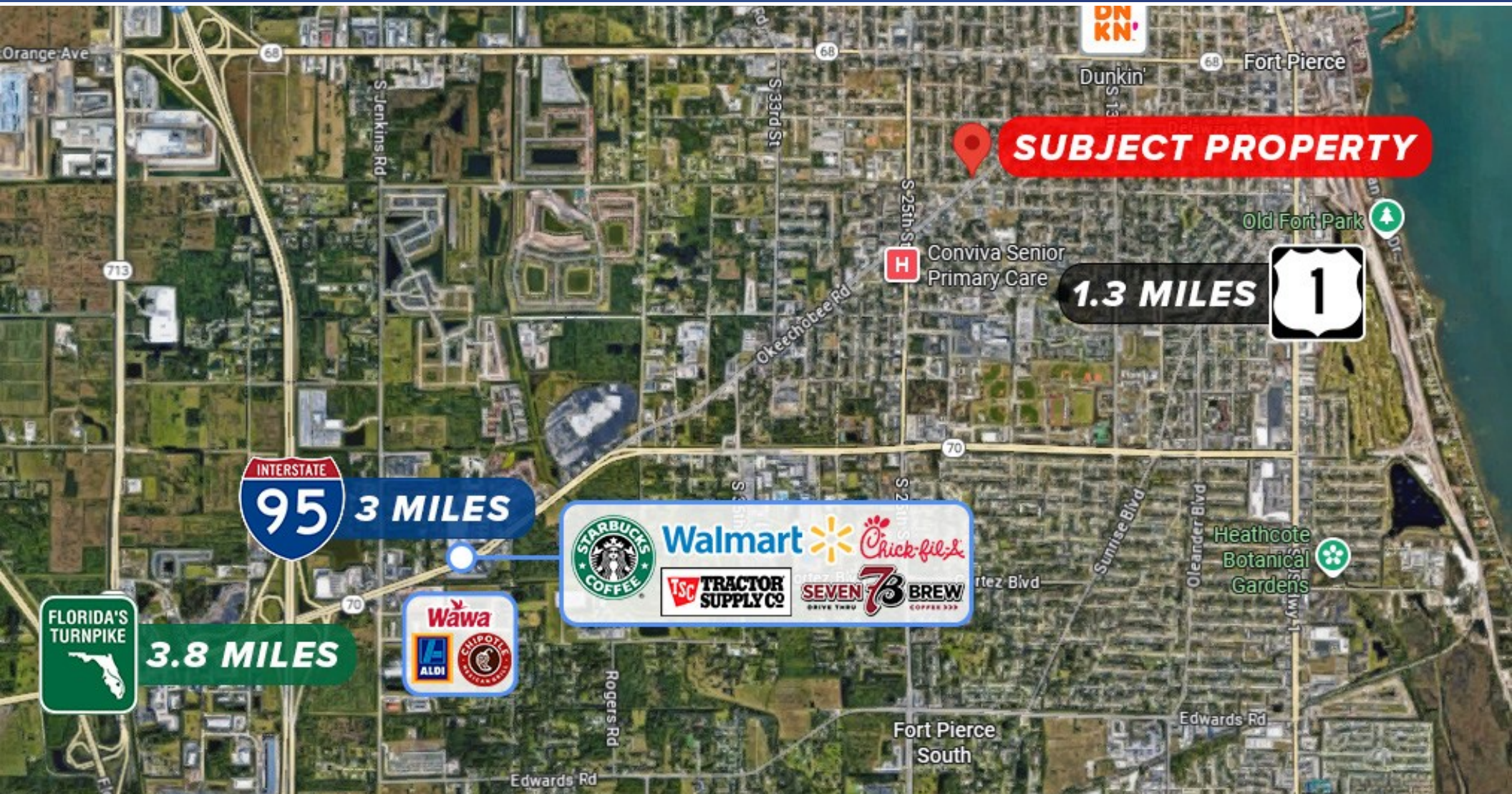
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PROXIMITY MAP



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