



OFFERING MEMORANDUM

FOR LEASE | RETAIL & OFFICE OPPORTUNITIES

FLORIDA NEXUS PARK

2765 PETERS ROAD
FORT PIERCE, FL 34945

PRESENTED BY SVN | COMMERCIAL PARTNERS — TREASURE COAST

LISTING ADVISORS

SAM ZUKER

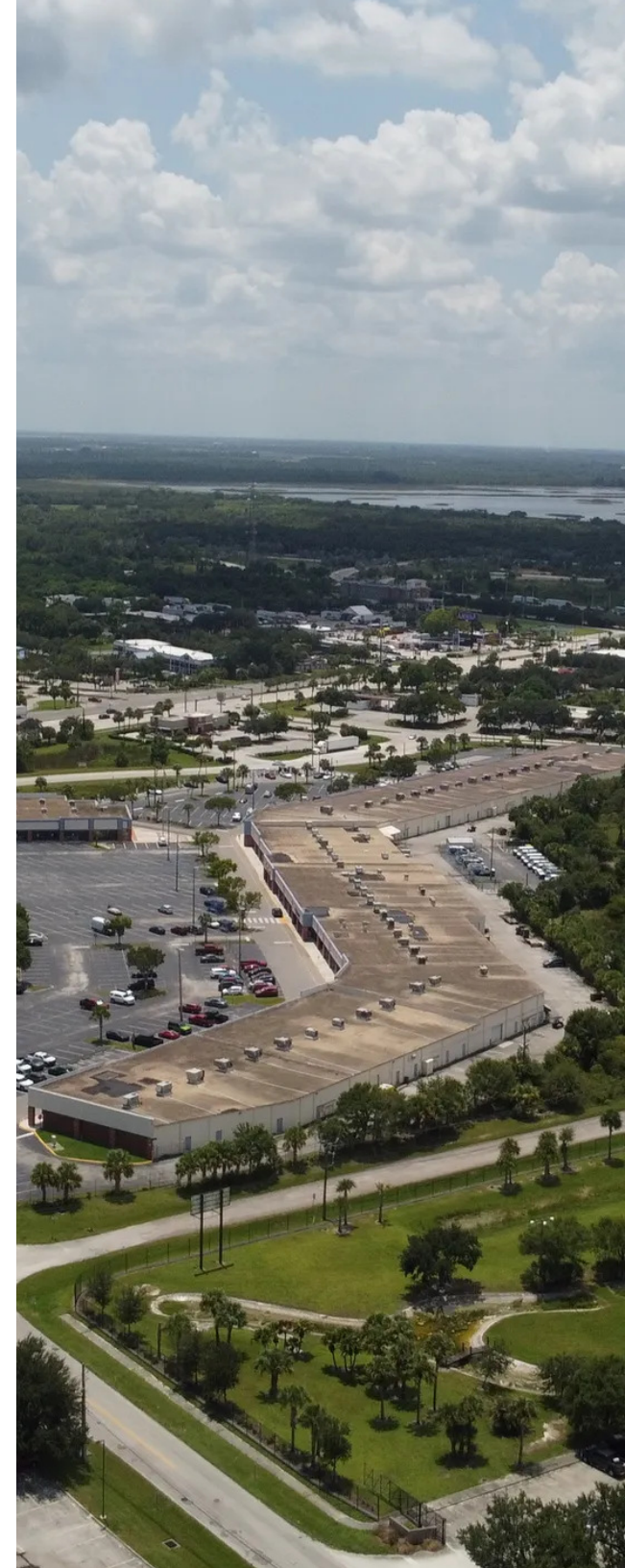
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FLORIDA NEXUS PARK
Management & Leasing Office
(772) 465-2000



Property Information

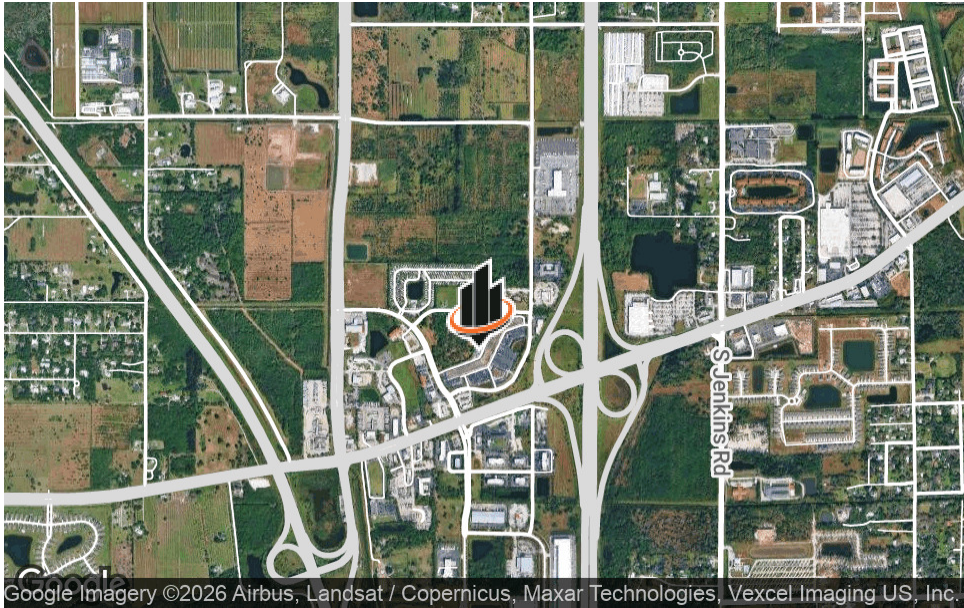
PROPERTY SUMMARY



LOCATION DESCRIPTION

Property Entrance is located approximately 1000 FT west of the Interstate 95 Southbound Off-Ramp on the north side of Okeechobee Rd (SR 70)

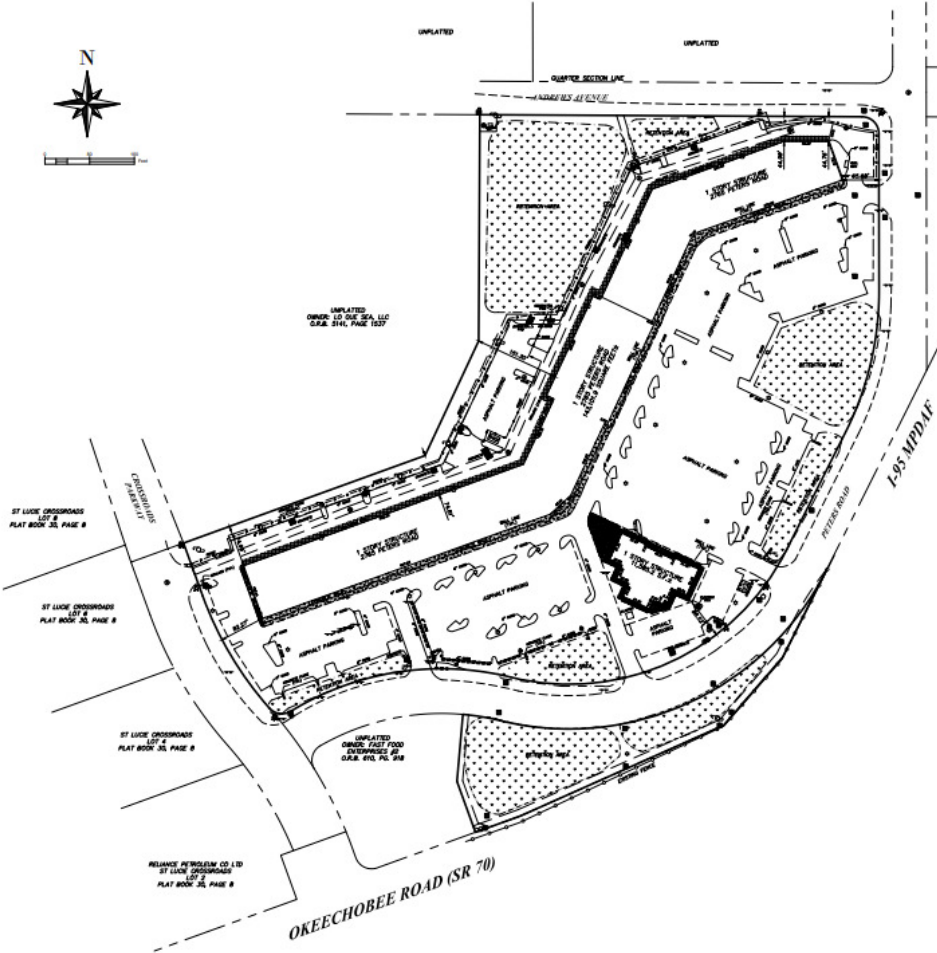
OFFERING SUMMARY	
LEASE RATE:	\$16 SF/yr (NNN)
AVAILABLE SF:	136 - 13,700 SF
LOT SIZE:	18.61 Acres
BUILDING SIZE:	158,300 SF
ZONING:	C-3 General Commercial by City of Fort Pierce



PROPERTY HIGHLIGHTS

- Unmatched Regional Access: Positioned directly on Okeechobee Road in Fort Pierce, just 1,000 feet from I-95 and 1,600 feet from Florida's Turnpike.
- Flexible Commercial Space: Features flexible C-3 General Commercial zoning suitable for retail, showroom, medical, traditional office space, and flexible executive suite options.
- Built-in High Foot Traffic: Home to South Florida's largest Tesla Supercharging Station (40 stalls), driving steady, daily customer visits.
- Established Anchor Mix: Anchored by Bravo Supermarkets, Goodwill, Xfinity, Play Money Family Arcade, Sky High Comics, Agape Preschool, and SVN Commercial Partners.
- High-Growth Corridor: Centered in an exploding trade area featuring 3M+ sq. ft. of incoming industrial space and 5,000+ planned residential homes nearby.

PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

Positioned directly along Okeechobee Road in Fort Pierce, Florida Nexus Park offers premier commercial space situated just 1,000 feet west of Interstate 95 and 1,600 feet east of the Florida's Turnpike interchanges. This prime retail and business hub boasts flexible City of Fort Pierce C-3 General Commercial zoning, making it an ideal destination for retail, showroom, medical, or office concepts. The property draws consistent, high-volume daily foot traffic as the host of South Florida's largest Tesla Supercharging Station—featuring 40 charging stalls—alongside an established anchor mix that includes Bravo Supermarkets, Goodwill, Xfinity, Play Money Family Arcade, Sky High Comics and Games, Agape Preschool, and SVN Commercial Partners | Treasure Coast.

Capitalize on one of the fastest-growing commercial corridors on the Treasure Coast. Florida Nexus Park sits at the epicenter of major regional development, surrounded by over 3 million square feet of incoming new industrial space and more than 5,000 newly planned residential homes in the immediate trade area. With unrivaled interstate connectivity, heavy daily traffic counts, and built-in customer drivers, this center provides dynamic growth potential and optimal exposure for prospective tenants seeking to establish or expand their presence in Fort Pierce.

UTILITIES	
WATER:	Fort Pierce Utilities Authority (FPUA)
SEWER:	Fort Pierce Utilities Authority (FPUA)
ELECTRICITY:	Fort Pierce Utilities Authority (FPUA)

LOCATION PHOTOS



PROPERTY PHOTOS



EXECUTIVE SUITES PHOTOS





Location Information



LEASING SITE PLAN 2026

FLORIDA NEXUS PARK

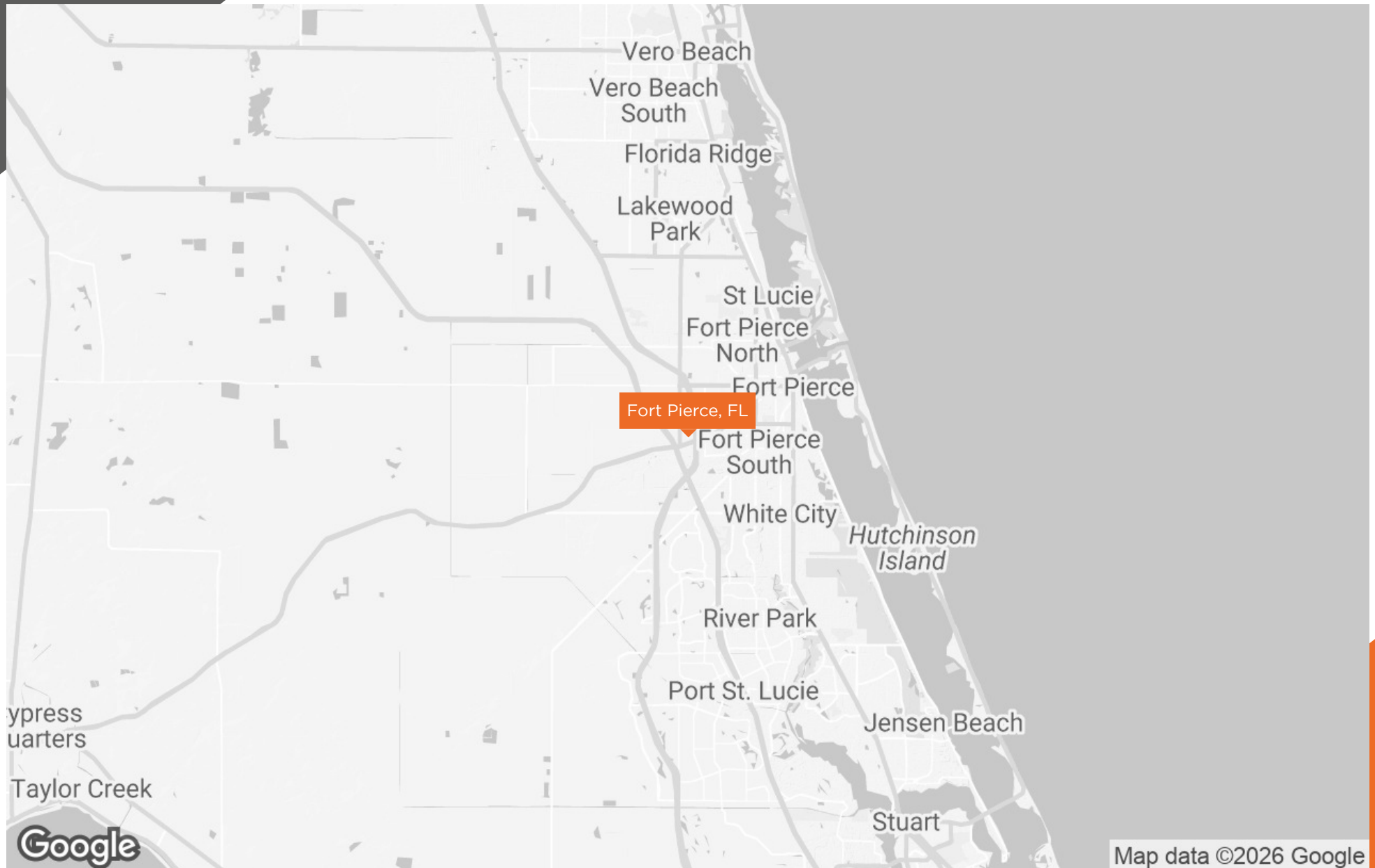


LEASE SPACES

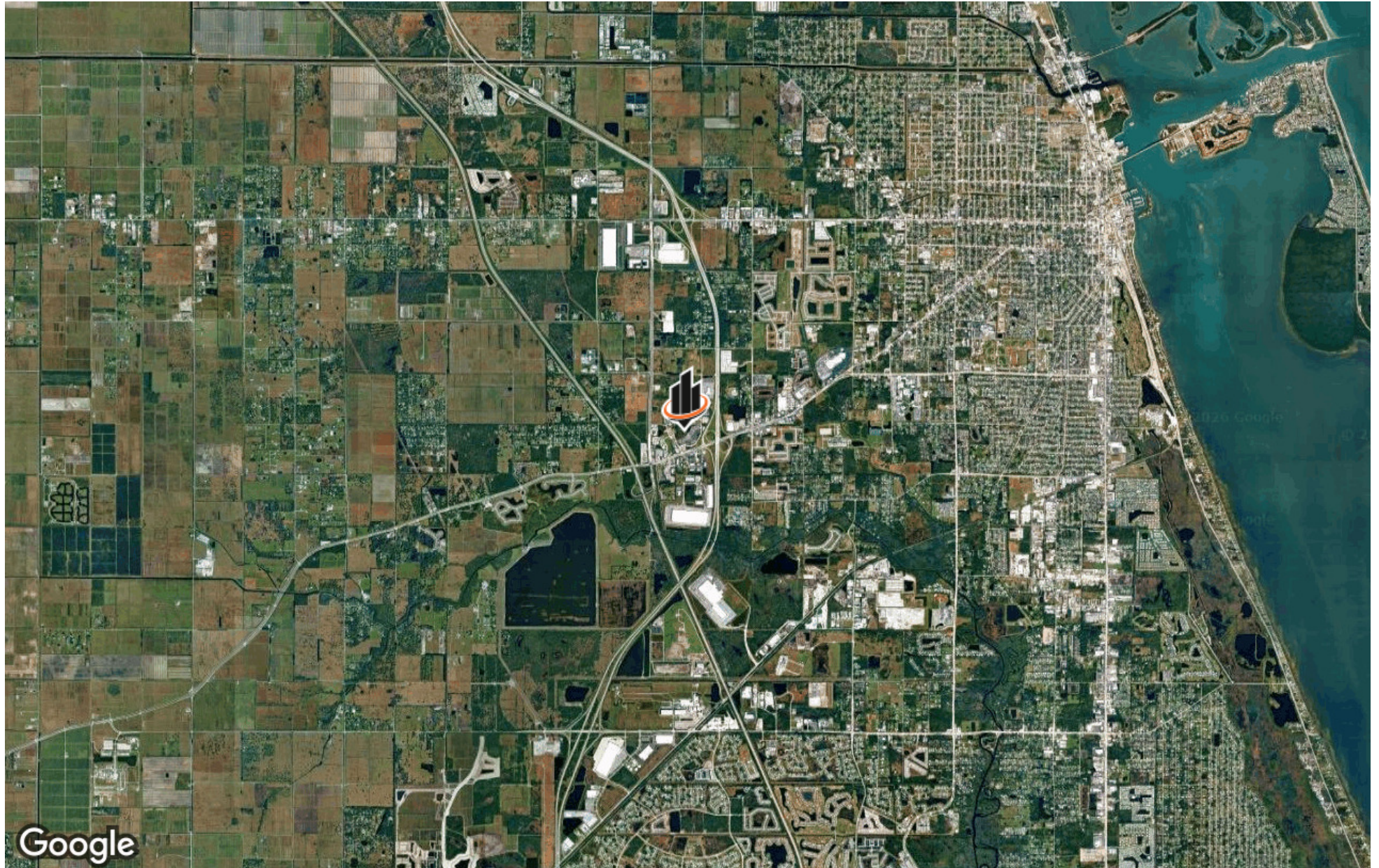
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Unit 16-20	Available	13,700 SF	NNN	\$16.00 SF/yr
Unit 48	Available	5,000 SF	NNN	\$16.00 SF/yr
Unit 49	Available	2,400 SF	NNN	\$16.00 SF/yr
Executive Suite 4	Available	136 SF	Gross	\$800 per month
Executive Suite 7	Available	156 SF	Gross	\$750 per month
Executive Suite 9	Available	220 SF	Gross	\$1,000 per month

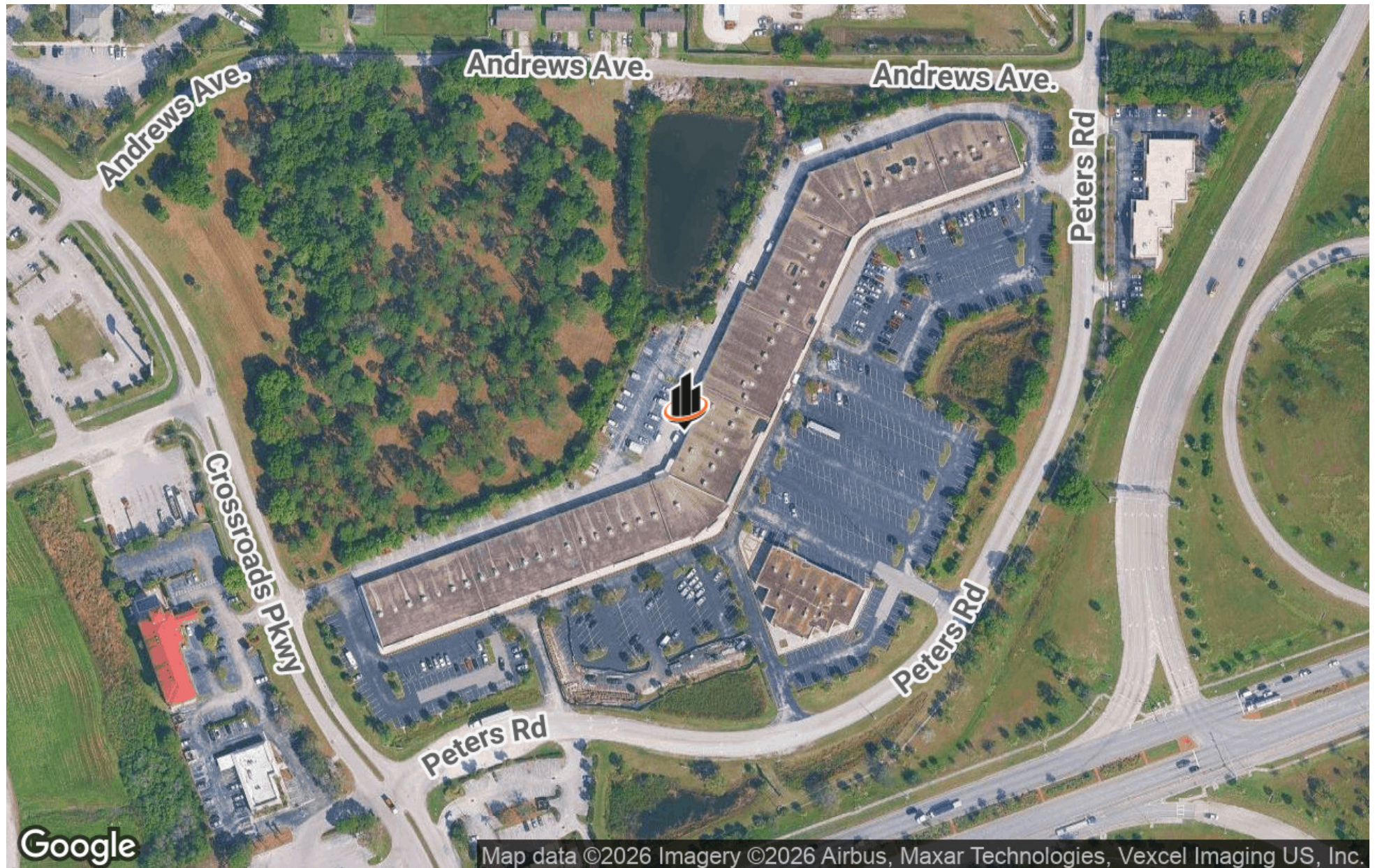
REGIONAL MAP



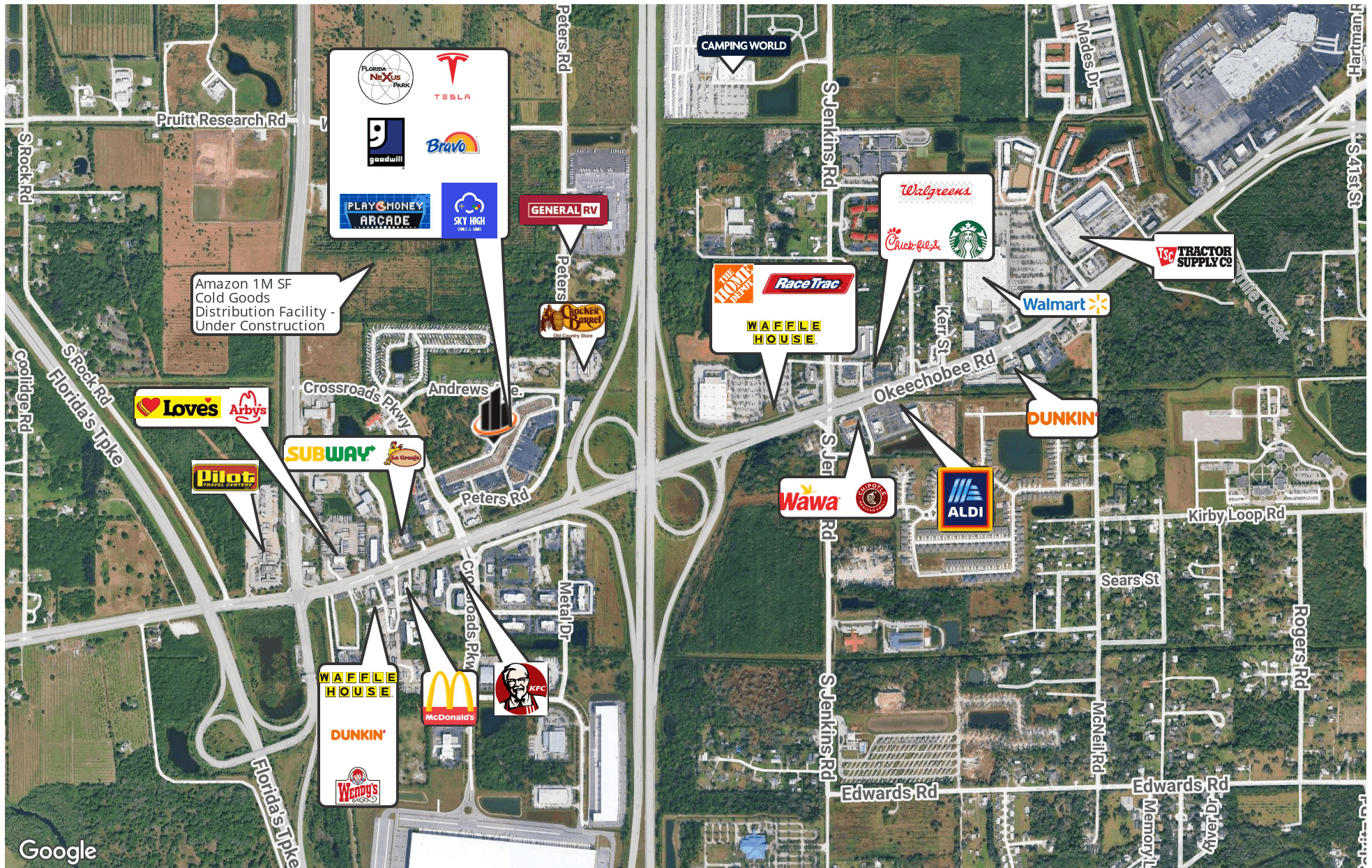
LOCATION MAP

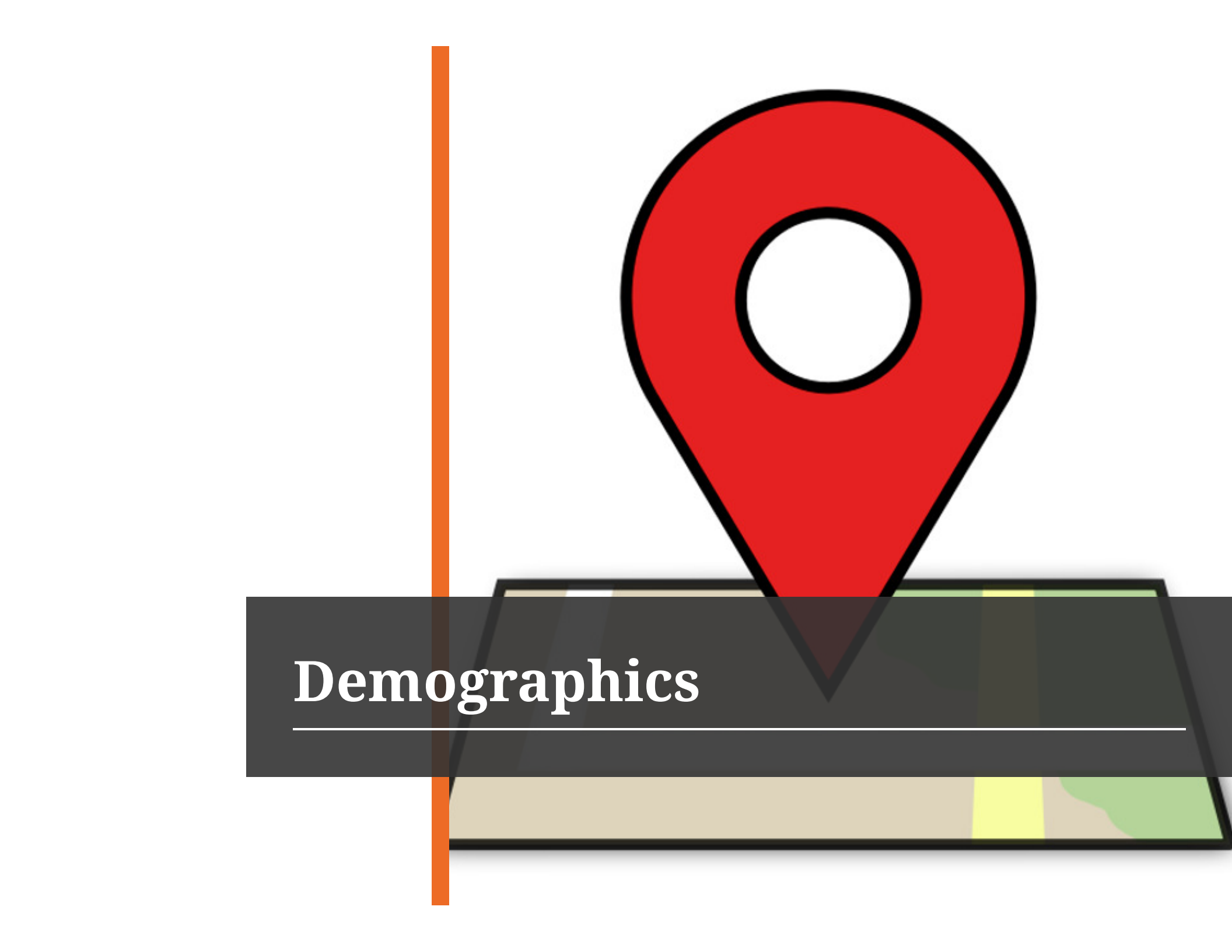


AERIAL MAP



RETAILER MAP





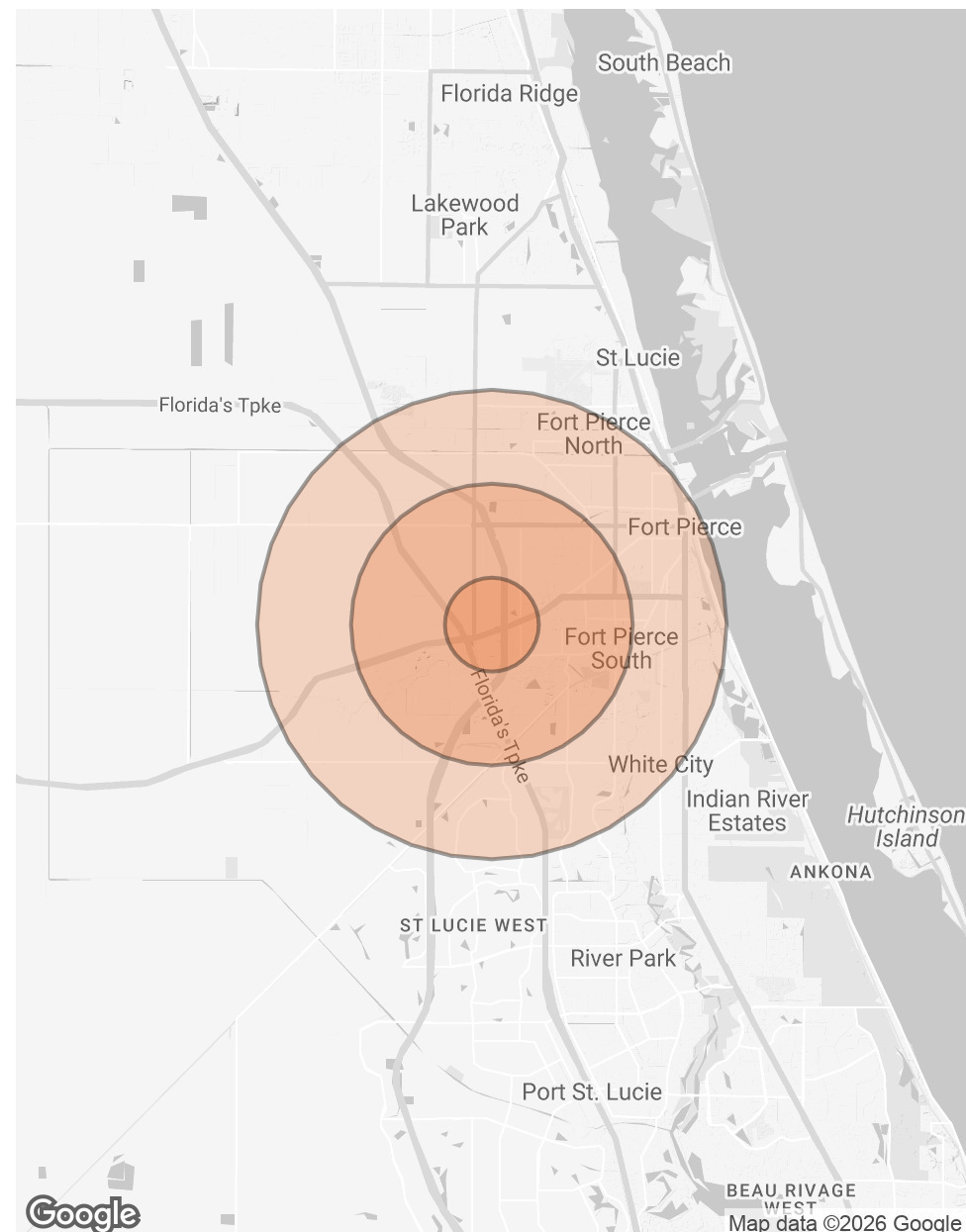
Demographics

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	1,172	17,292	71,668
AVERAGE AGE	38.4	33.7	38
AVERAGE AGE (MALE)	37.3	35	37.8
AVERAGE AGE (FEMALE)	40.8	35.9	40.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	390	5,691	25,212
# OF PERSONS PER HH	3	3	2.8
AVERAGE HH INCOME	\$81,690	\$72,198	\$67,917
AVERAGE HOUSE VALUE	\$334,438	\$284,173	\$267,324

2023 American Community Survey (ACS)





COMMERCIAL PARTNERS

TREASURE COAST

Advisor Information

MEET THE TEAM



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Collective Strength, Accelerated Growth

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