

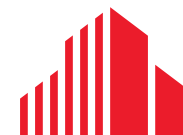
±1,124 SF AVAILABLE

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FOR LEASE \$15.00/SF NNN

OFFICE/MEDICAL/RETAIL SPACE

**4150 OKEECHOBEE RD
FORT PIERCE, FL 34947**



**CUSHMAN &
WAKEFIELD**

OFFICE/MEDICAL/RETAIL SPACE

4150 OKEECHOBEE RD, FORT PIERCE, FL 34947

Property Overview

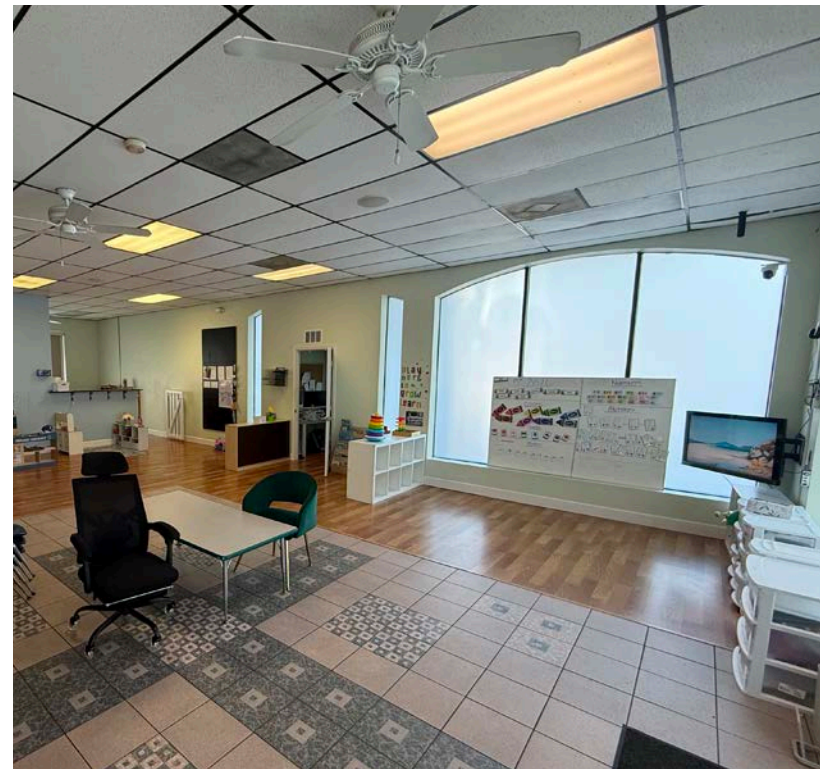
Located as a prominent outparcel to Renaissance Business Park, the property offers exceptional visibility and exposure along Okeechobee Road, benefiting from approximately 32,000 vehicles per day (AADT). The well-maintained property features quality construction, mature landscaping, and abundant on-site parking, creating an attractive setting for a variety of commercial users. Ideally suited for retail, medical, or professional office use, the property is positioned to serve a strong daytime workforce while providing convenient access to Florida's Turnpike, Interstate 95, SR 70, and Okeechobee Road, ensuring outstanding regional connectivity.

Property Features

Address:	4150 Okeechobee Rd Fort Pierce, FL 34947
Lease Rate:	\$15.00/SF NNN
Available Space:	±1,124 SF
Land Size:	1.72 Acres
Zoning:	C3 (General Commercial)
Building:	Medical/Professional/Retail



INTERIOR PHOTOS



4150 OKEECHOBEE RD, FORT PIERCE, FL 34947

LOOKING
WEST



Waffle House

Sonic

Wawa

W

Chick-fil-A

Starbucks

Chick-fil-A

Public Storage

tropical CAFE

Walmart

MD NOW URGENT CARE

TRACTOR SUPPLY CO.

Applebee's

SHINY SHELL CARWASH

Firestone COMPLETE AUTO CARE

Advance Auto Parts

PNC BANK

CAMPING WORLD

INTERSTATE 95

OKEECHOBEE ROAD

RENAISSANCE BUSINESS PARK

SITE

CITY OVERVIEW

Fort Pierce, Florida

Fort Pierce serves as the historic and cultural heart of St. Lucie County, offering a unique blend of coastal charm, economic growth, and business opportunity. Located along the Indian River Lagoon and home to one of Florida's premier deep-water inlets, the city continues to attract new residents, employers, and investment while maintaining its vibrant downtown waterfront, arts scene, and renowned recreational amenities. The surrounding county benefits from continued residential and commercial growth, supported by convenient access to Interstate 95, Florida's Turnpike, US Highway 1, the Treasure Coast International Airport, and the Port of Fort Pierce. Together, Fort Pierce and St. Lucie County provide a dynamic environment for businesses and investors, complemented by nationally recognized attractions including the Sunrise Theatre, the National Navy UDT-SEAL Museum, the Florida Highwaymen Heritage Trail, numerous museums, marinas, parks, and miles of unspoiled beaches, making the area one of the Treasure Coast's most desirable places to live, work, and invest.



IDEAL LOCATION

FORT PIERCE IS AN IDEAL LOCATION THANKS TO ITS UNCROWDED BEACHES AND RICH NATURAL ENVIRONMENT.



LIMITED SUPPLY & CONTROL

CONSTRAINED COASTAL AREA GEOGRAPHY AND CONTROLLED GROWTH LIMIT NEW SUPPLY



STABLE GROWTH & FAVORABLE DEMOGRAPHICS

STEADY POPULATION GROWTH AND DIVERSE DEMOGRAPHICS SUPPORT CONSISTENT RETAIL, HEALTHCARE, AND MIXED-USE DEMAND



BUSINESS-FRIENDLY ENVIRONMENT

INFILL OPPORTUNITY AND BALANCED GROWTH DRIVE FORT PIERCE'S APPEAL TO INVESTORS AND DEVELOPERS

OFFICE/MEDICAL/RETAIL SPACE

4150 OKEECHOBEE RD, FORT PIERCE, FL 34947

2025 DEMOGRAPHICS

KEY FACTS (5 MILES)



79,480

2025 Total
Population



\$69,956

2025 Average
Household Income



29,966

2025 Total
Households



39.5

2025 Median Age



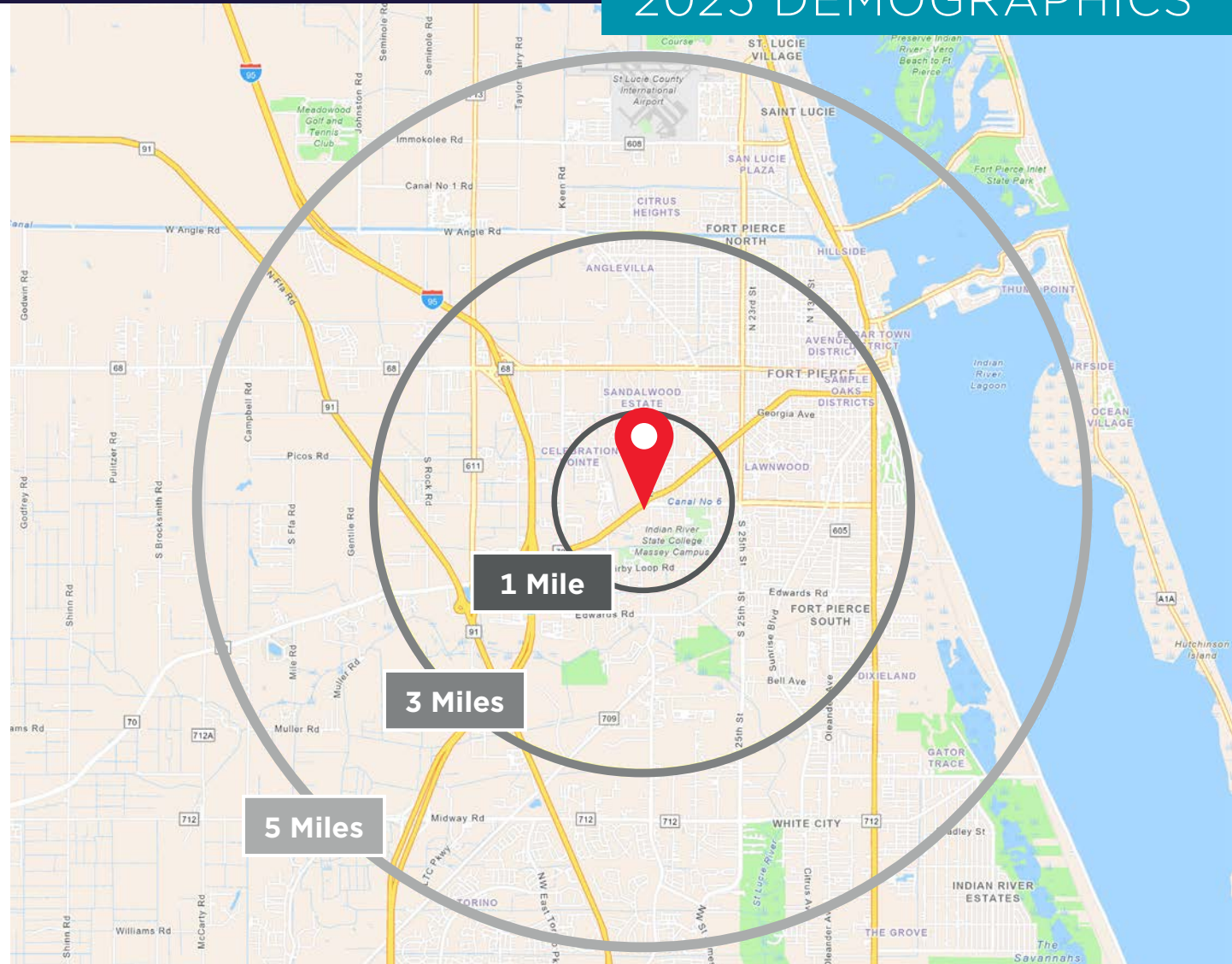
2.60

2025 Average
Household Size



\$368,534

2025 Average Home
Value



Population

- 1 Miles: 6,614
- 3 Miles: 45,290
- 5 Miles: 79,480

Average Household Income

- 1 Miles: \$79,526
- 3 Miles: \$62,551
- 5 Miles: \$69,956

Median Age

- 1 Miles: 33.4
- 3 Miles: 35.7
- 5 Miles: 39.5

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FOR MORE INFORMATION, CONTACT:

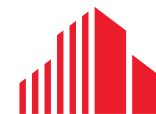


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