



### OFFERING SUMMARY

<b>LEASE RATE:</b>	\$125,000 per year Ground Lease or Build to Suit (BTS)
<b>LOT SIZE:</b>	1.4 Acres
<b>ZONING:</b>	C-3
<b>MARKET:</b>	Treasure Coast
<b>SUBMARKET:</b>	Fort Pierce
<b>TRAFFIC COUNT:</b>	28,500
<b>APN:</b>	232431300050007

### PROPERTY OVERVIEW

Unparalleled retail opportunity awaits at Florida Nexus Park with this prime 1.4-acre outparcel site available for land lease or build to suit. Positioned squarely between Interstate 95 and the Florida Turnpike on Okeechobee Road—with less than a half-mile separating the two major highway interchanges—this highly visible site catches maximum exposure from both the I-95 off-ramp and daily local traffic along Okeechobee Road. The location offers an exceptional, built-in customer base, sitting directly adjacent to South Florida’s largest Tesla Supercharger station, which services over 200 vehicles daily across 40 charging bays. Join a bustling tenant lineup that includes Bravo Supermarkets, Goodwill, Play Money Family Arcade, and Sky High Comics, your business will benefit from tremendous regional draw and an explosion of local growth, with thousands of new residential homes currently planned or under active development in the immediate surrounding area.

Boasting versatile C-3 General Commercial zoning, this site is perfectly tailored for high-volume concepts like a quick-serve restaurant (QSR), car wash, convenience store, service center, or traditional retail development. Shovel-ready logistics make development seamless, with all essential utilities readily available at the site through the Fort Pierce Utilities Authority (FPUA). Additionally, the landlord will take care of filling the former retention area prior to development, allowing you to focus entirely on building a flagship location to capture the surging traffic in Fort Pierce’s premier commercial hub.



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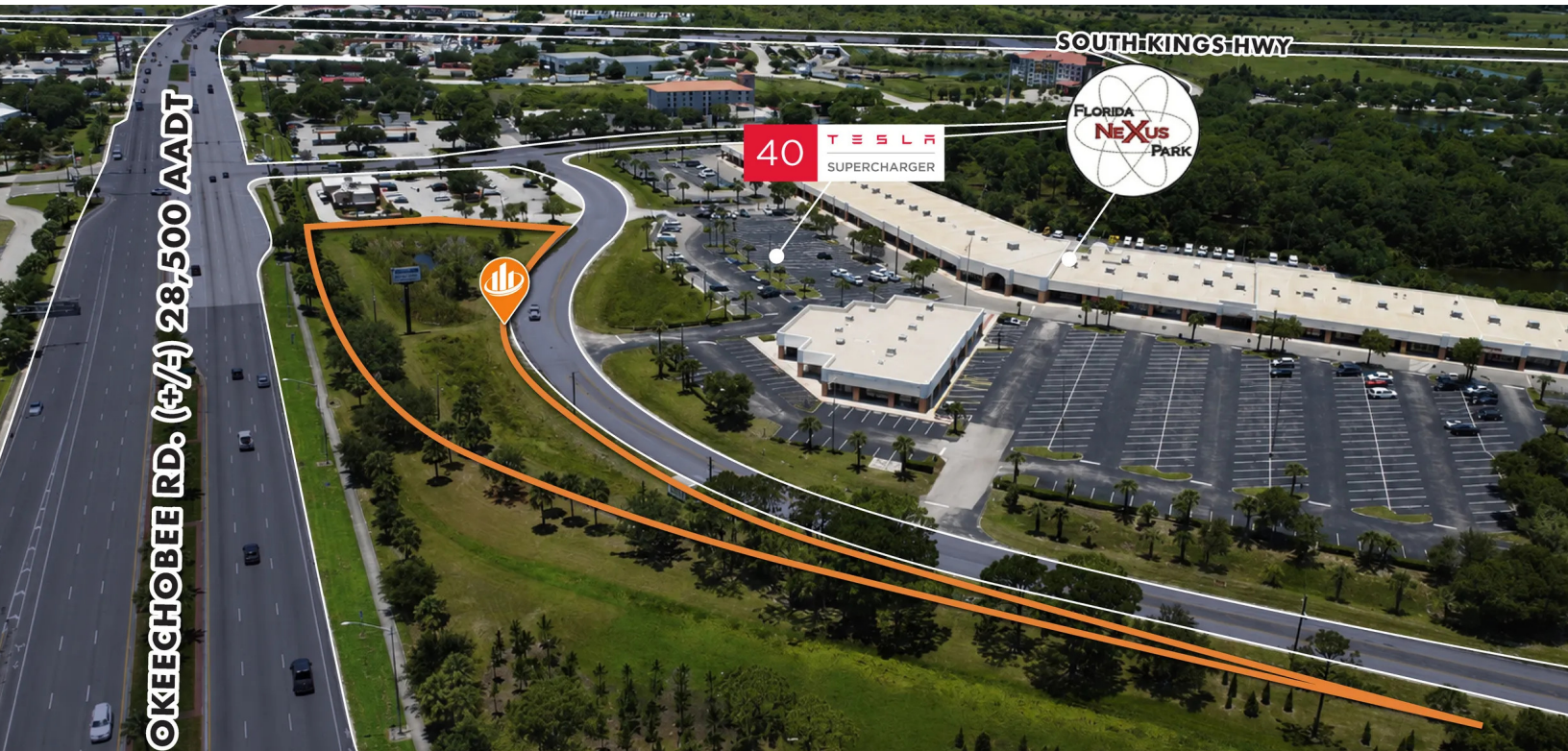
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# Additional Photos

## Retail Outparcel Development Opportunity at Florida Nexus Park

6640 Okeechobee Rd, Fort Pierce, FL 34945



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# Additional Photos

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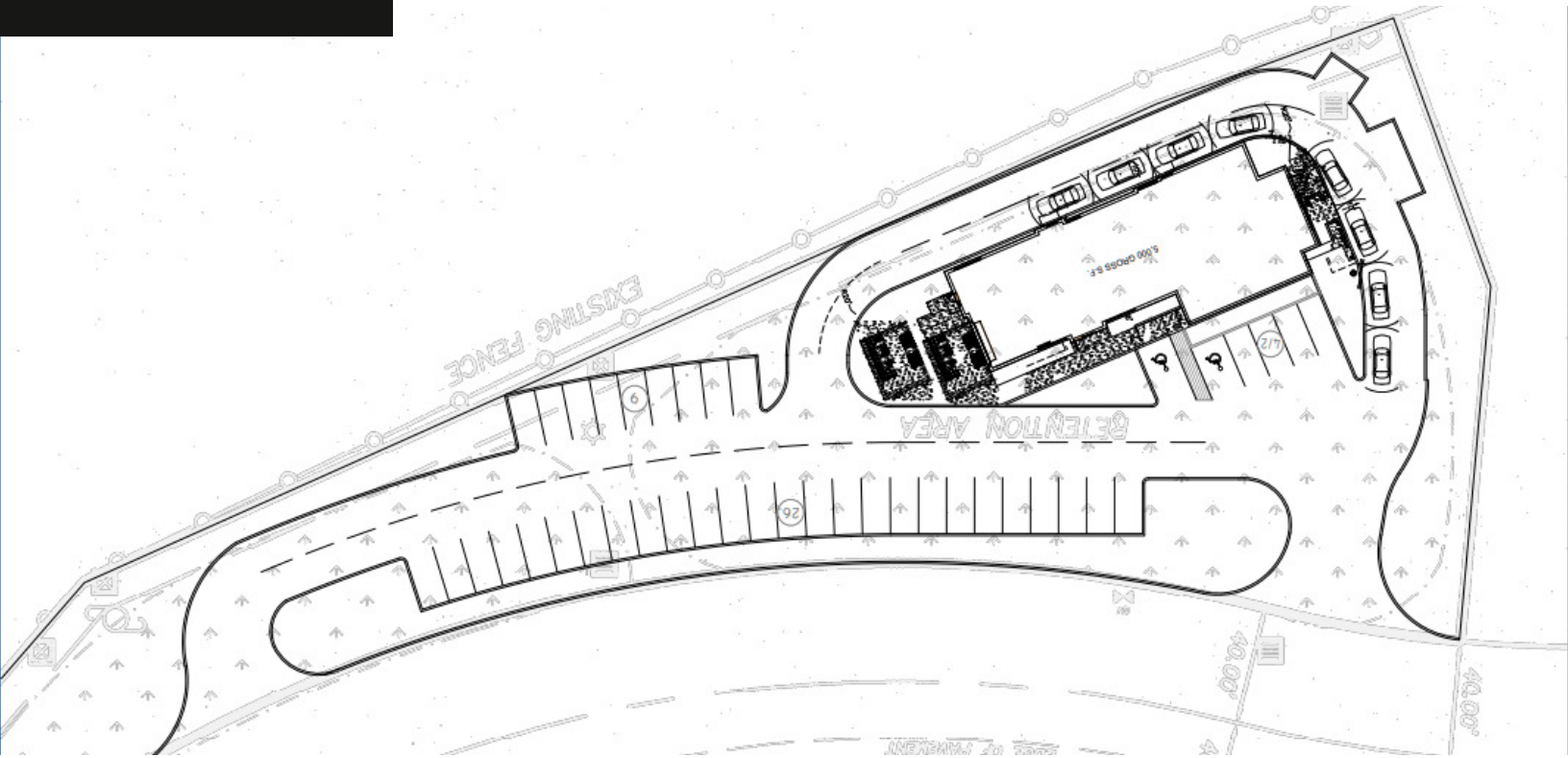


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# AI Generated Conceptual Designs

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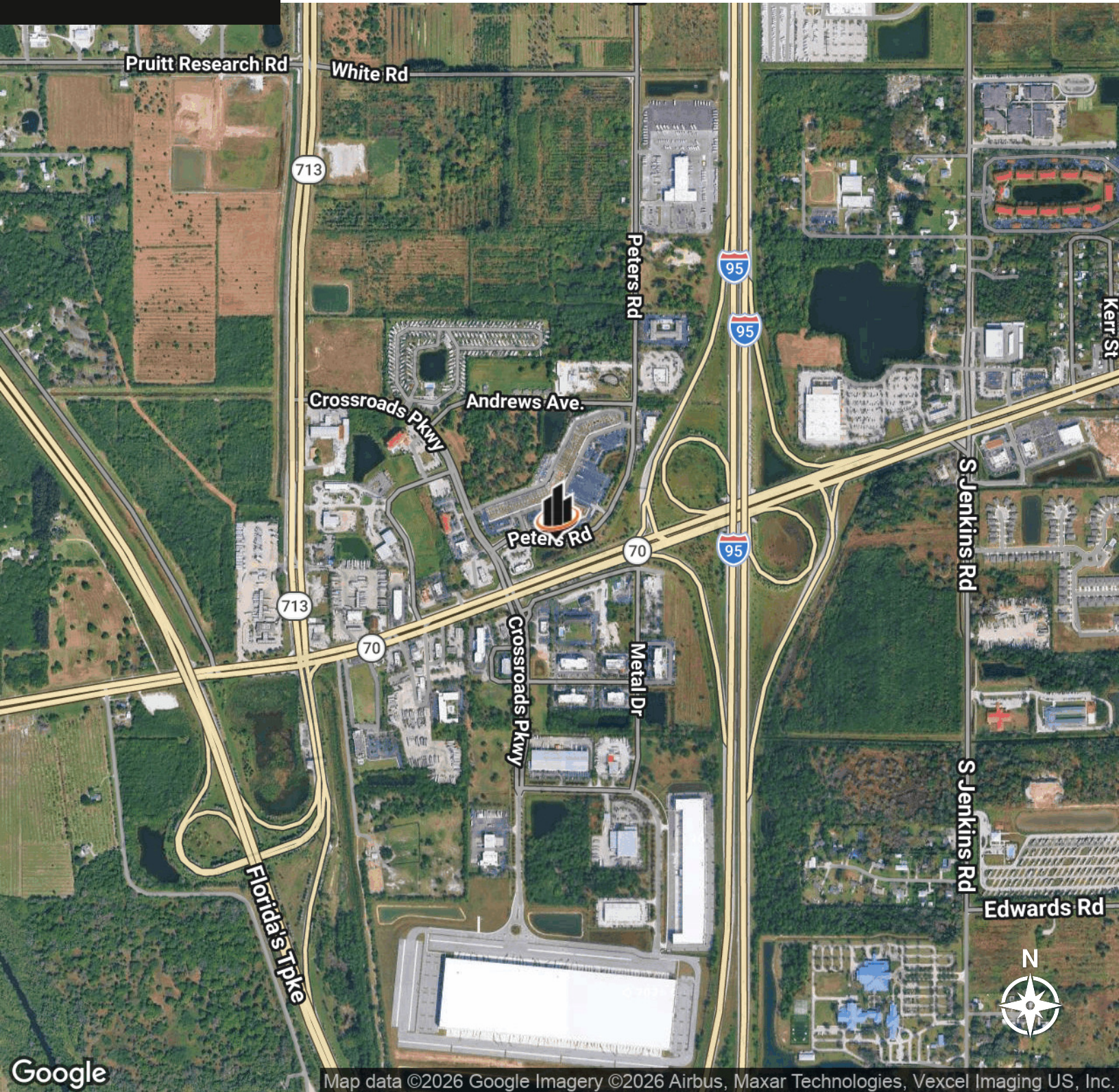




# Location Map

Retail Outparcel Development Opportunity at Florida Nexus Park

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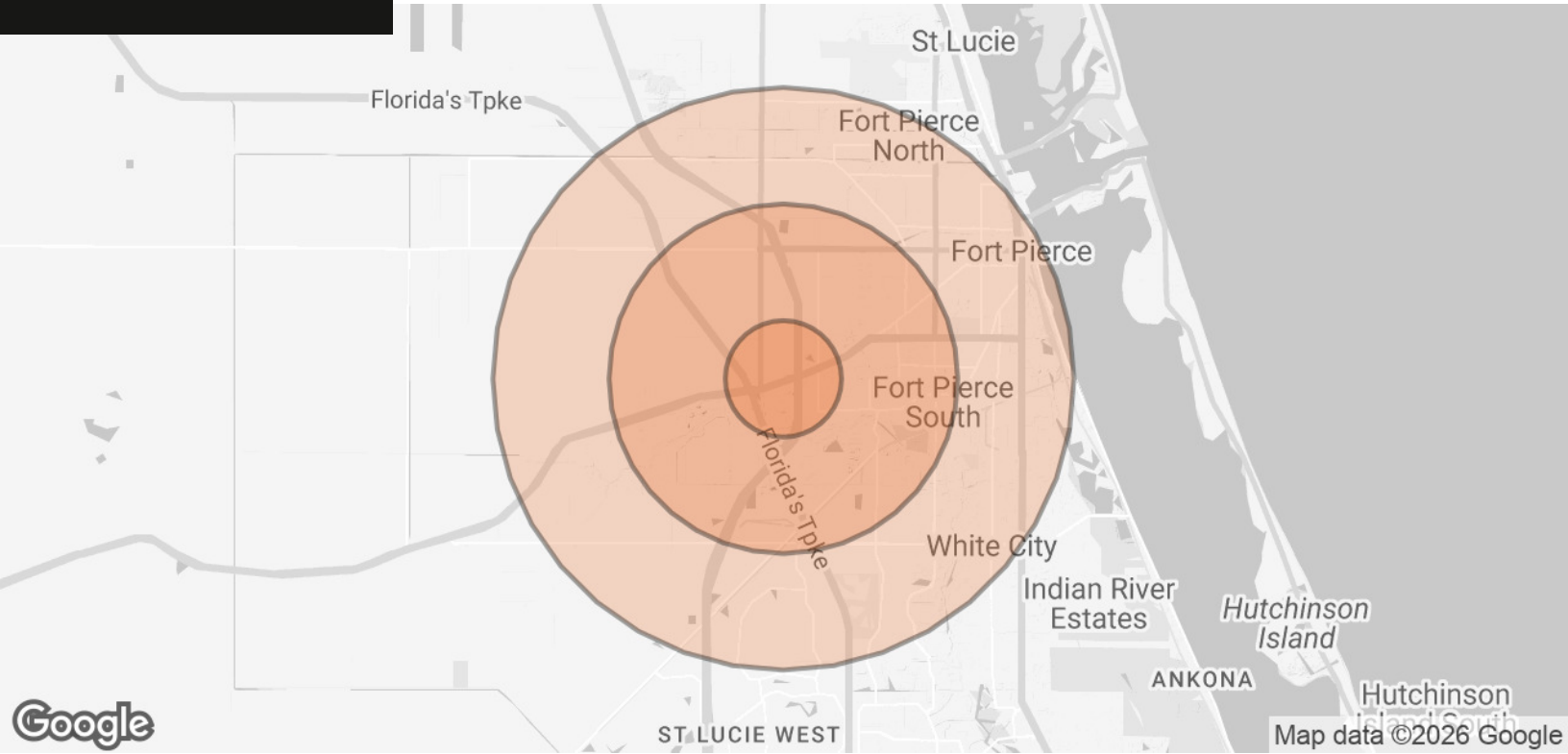




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POPULATION	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	1,166	17,240	72,618
<b>AVERAGE AGE</b>	38.2	33.5	38.2
<b>AVERAGE AGE (MALE)</b>	37.2	34.8	38.1
<b>AVERAGE AGE (FEMALE)</b>	40.5	35.6	41.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	389	5,677	25,516
<b># OF PERSONS PER HH</b>	3.0	3.0	2.8
<b>AVERAGE HH INCOME</b>	\$82,052	\$73,352	\$68,605
<b>AVERAGE HOUSE VALUE</b>	\$342,028	\$291,786	\$269,989

2023 American Community Survey (ACS)



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