

FOR SALE

3616 Okeechobee Rd

Fort Pierce, FL 34947

PROPERTY OVERVIEW

±0.84-acre development site at 3616 Okeechobee Road with site plan approval in place for two buildings totaling +/- 3,505sf. The front building would be a 2,305sf office building, and the back building would be a 1,200sf garage. The property is cleared with building pads already in place, allowing a user to move quickly into permitting and construction. Ideal for contractors, trades, and service-based businesses seeking a functional, ready-to-build site or contractor yard.

OFFERING SUMMARY

Land Size:	0.84 Acre
Land Use:	GC/ General Commercial
Zoning:	C-3
Utilities:	Public
Maintenance:	Public

SALE PRICE

\$489,000



SLC Commercial

Realty & Development

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COOPER OSTEN

VICE PRESIDENT/BROKER

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Additional Photos

3616 OKEECHOBEE RD

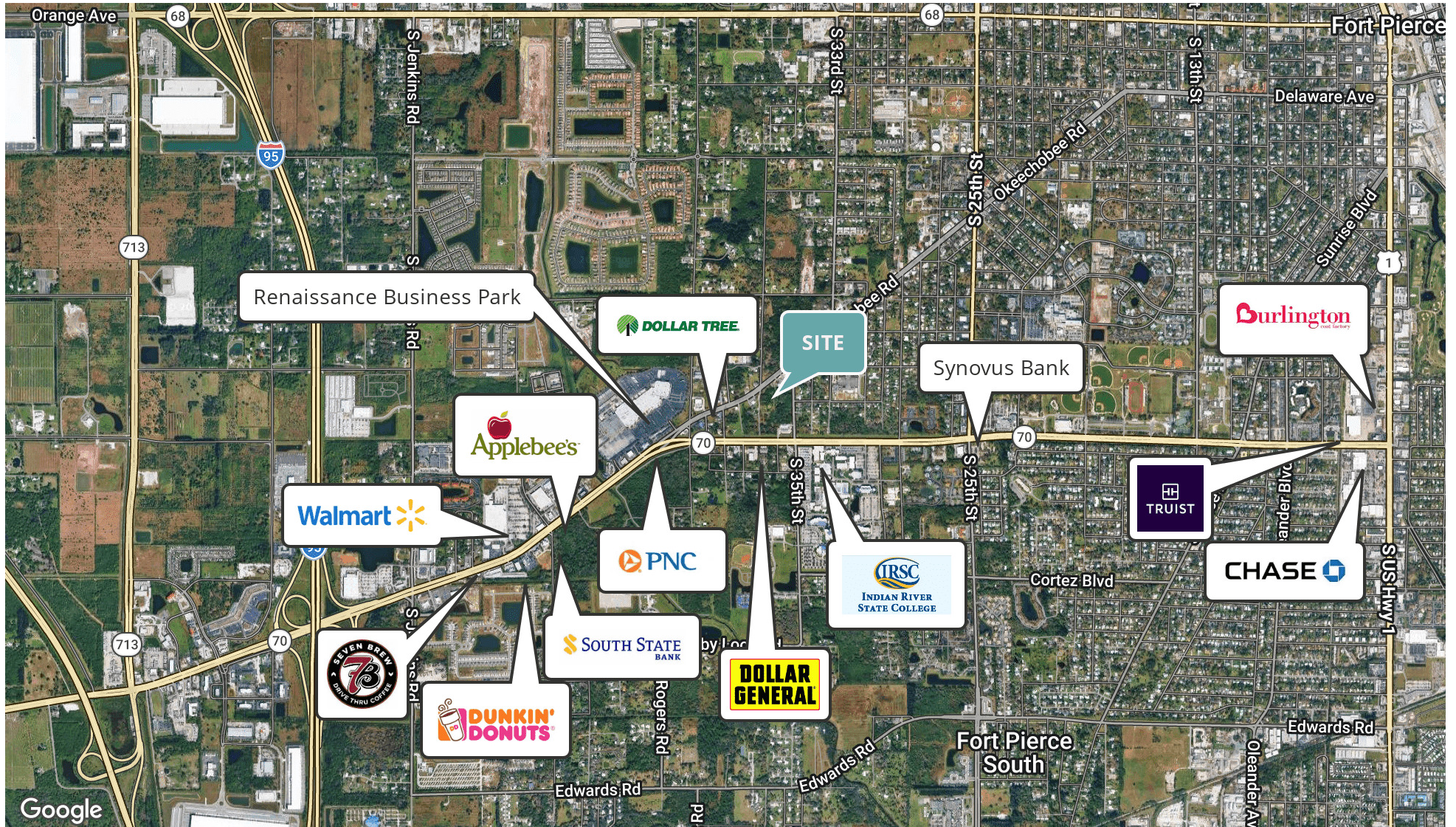
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Retailer Map

3616 OKEECHOBEE RD

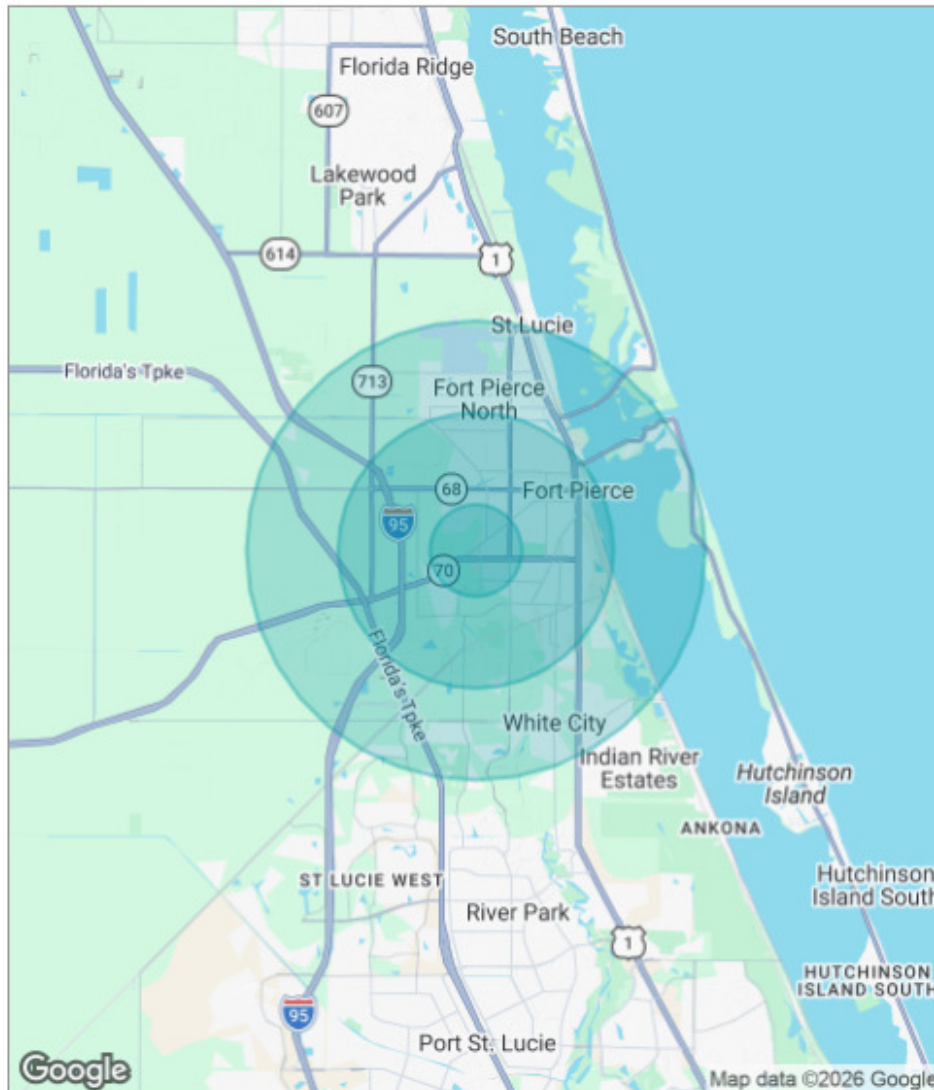
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Demographics Map

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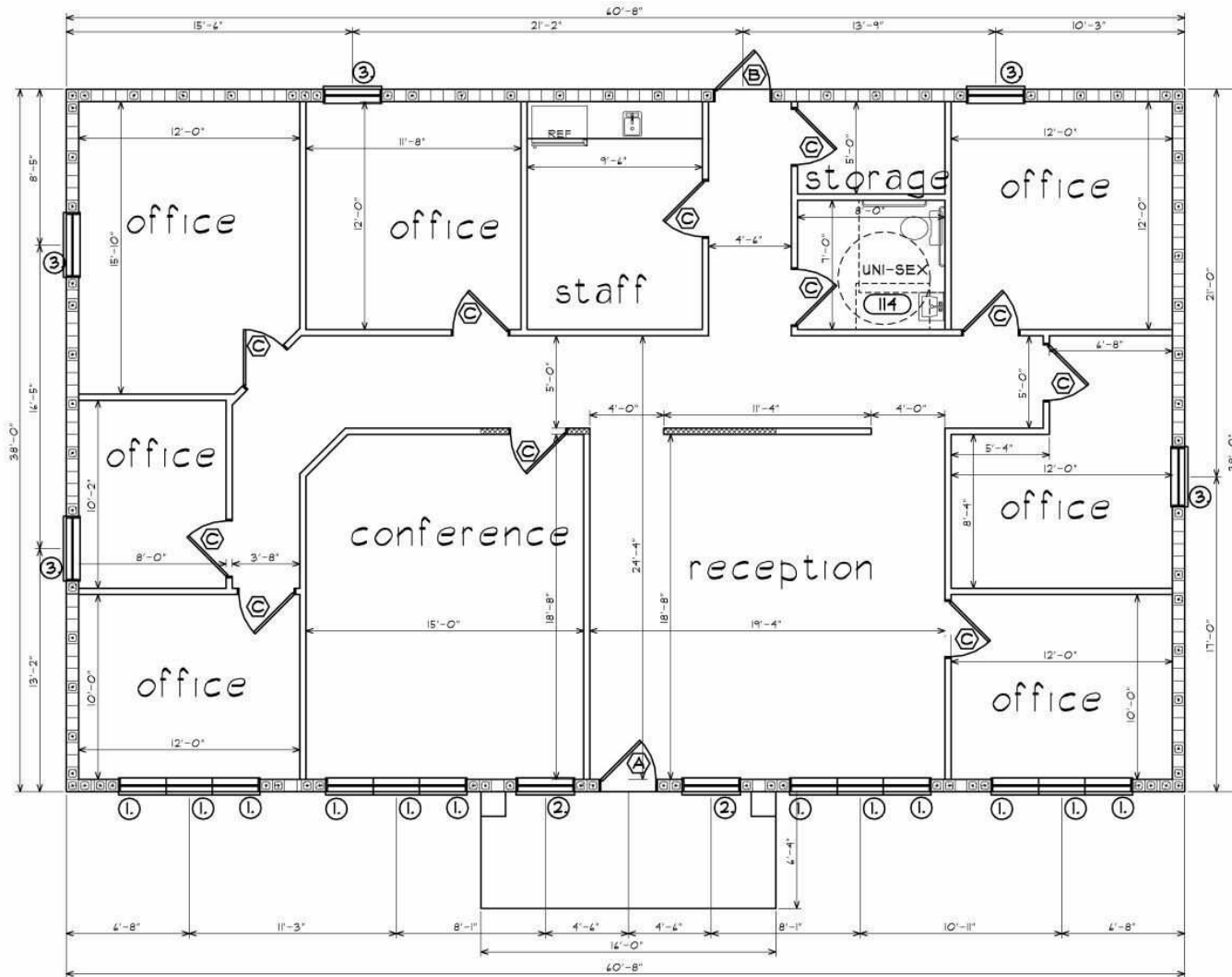
POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,230	47,397	76,106
Median age	30.2	36	40.1
Median age (Male)	34.3	36.6	40
Median age (Female)	31.8	39	43.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,418	17,078	28,703
# of persons per HH	3	2.8	2.7
Average HH income	\$62,981	\$55,565	\$67,182
Average house value	\$231,610	\$215,558	\$263,464

* Demographic data derived from 2020 ACS - US Census

Floor Plan - Proposed Office Building

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2309 ac

Disclaimer

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This presentation package has been prepared by the company representing the property for informational purposes only and does not purport to contain all information necessary to reach a purchase decision.

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