

1800 Okeechobee Road, Fort Pierce, FL 34950

MULTI-USE COMMERCIAL
PROPERTY WITH APARTMENT



FOR **SALE**



JAIME' OLDENBORG
Sales Associate
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E: jaime@florida-commercial.net

9,186 SF
.91 AC

Ft. Pierce, FL
2 Parcels

309 SE Osceola Street #104 • Stuart, FL 34994 • 772.223.3646 • florida-commercial.net

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EXECUTIVE SUMMARY

1800 OKEECHOBEE ROAD, FORT PIERCE, FL 34950

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PROPERTY OVERVIEW

Sale Price:	\$1,800,000
Lot Sizes (2 Parcels):	.62 AC + .29 AC = .91 AC TOTAL
Total SF:	9,186 SF
Finished SF:	8,870 SF
Year Built:	1964
Year Renovated:	2021
Zoning:	C-3 General Commercial

This offering consists of two parcels totaling approximately ± 0.91 acres. The primary parcel encompasses ± 0.62 acres and is improved with a $\pm 9,186$ SF General Commercial building containing $\pm 8,870$ SF of finished area. Centrally positioned along a major commercial corridor in Fort Pierce, Florida, the property is surrounded by established national and regional retailers and is in close proximity to Lawnwood Regional Medical Center & Heart Institute. **The current funeral home operator is also willing to execute a 3-year leaseback, providing potential income stability for an investor or future owner.**

Currently functioning as a funeral home, the versatile floor plan includes multiple offices, spacious viewing rooms, conference areas, a chapel, waiting and reception areas, storage and utility rooms, an embalming room, kitchenette/break room, laundry facilities, and multiple restrooms throughout the building. Additional features include a small garage with an attached walk-in cooler and an attached 2-bedroom, 2-bath residential apartment complete with a kitchen, laundry room, and expansive living and dining areas.

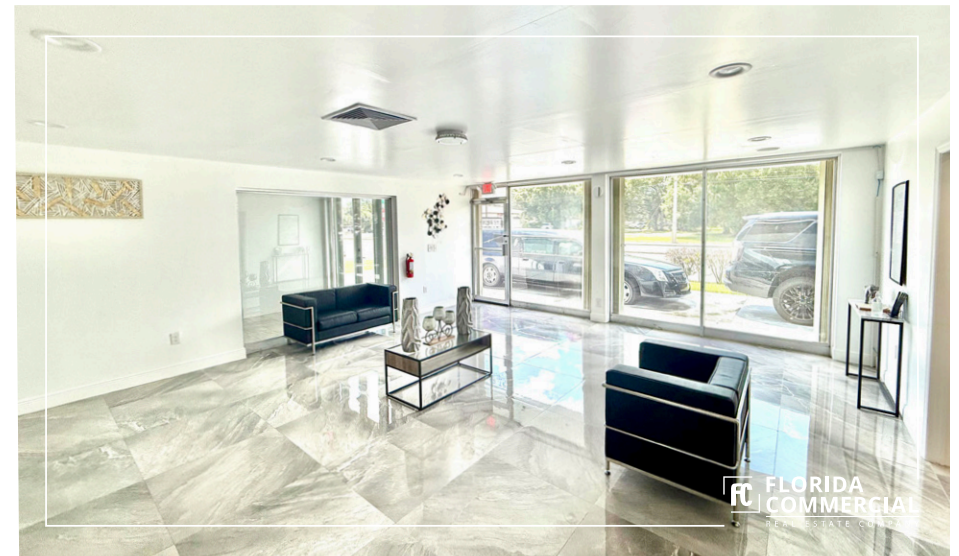
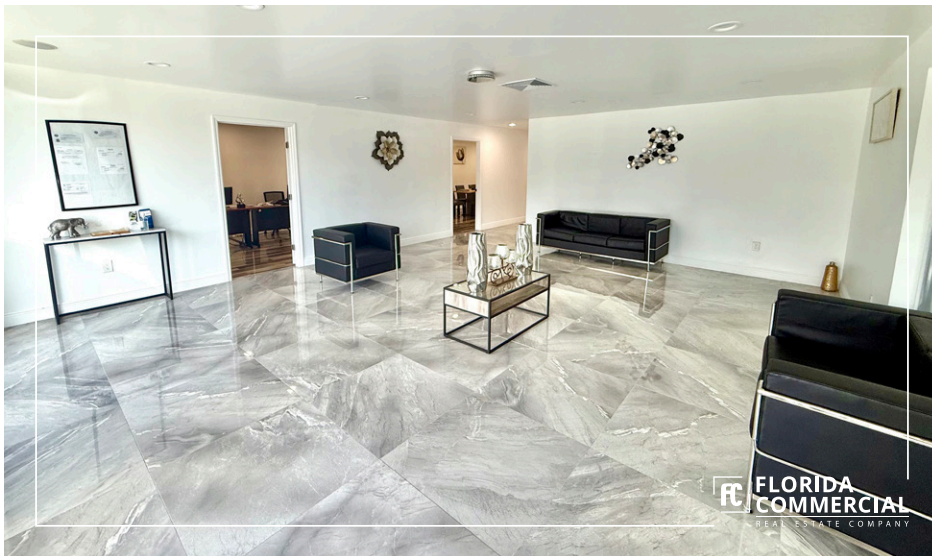
Also included in the sale is a separate vacant parcel directly across the street totaling approximately ± 0.29 acres. Together, the two parcels comprise ± 0.91 acres and provide exceptional flexibility for additional parking, expansion, future development, or ancillary uses.



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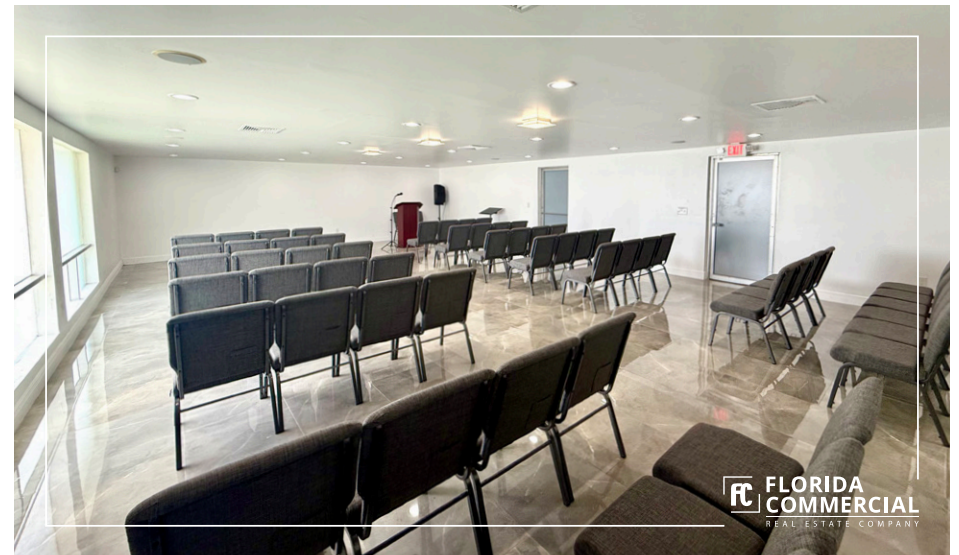
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DEMOGRAPHICS & AERIAL

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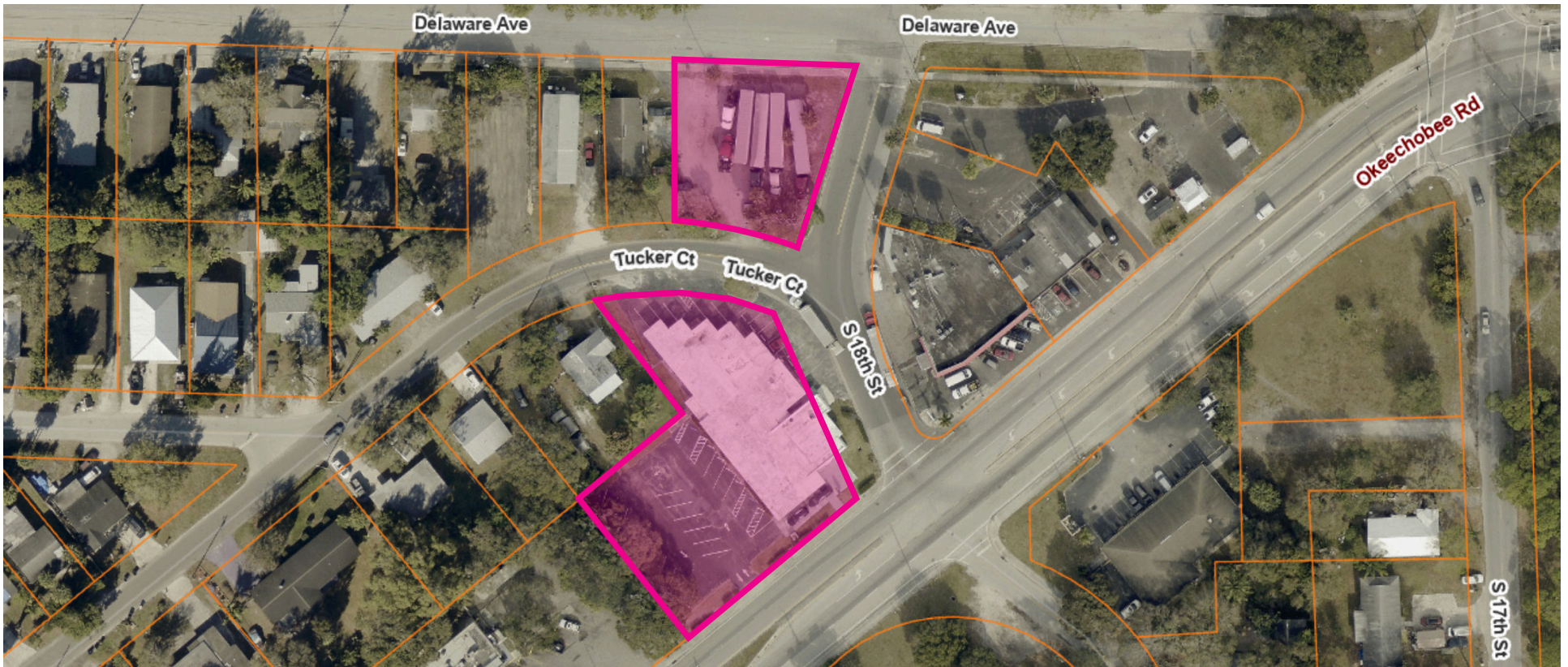
POPULATION

	1 MILE	3 MILES	5 MILES
Population	8,500	43K	79.9K
Median Age	37	53	43.7



HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
# of Households	3.1K	16.5K	30.5K
Average HH Income	\$58K	\$67K	\$72K



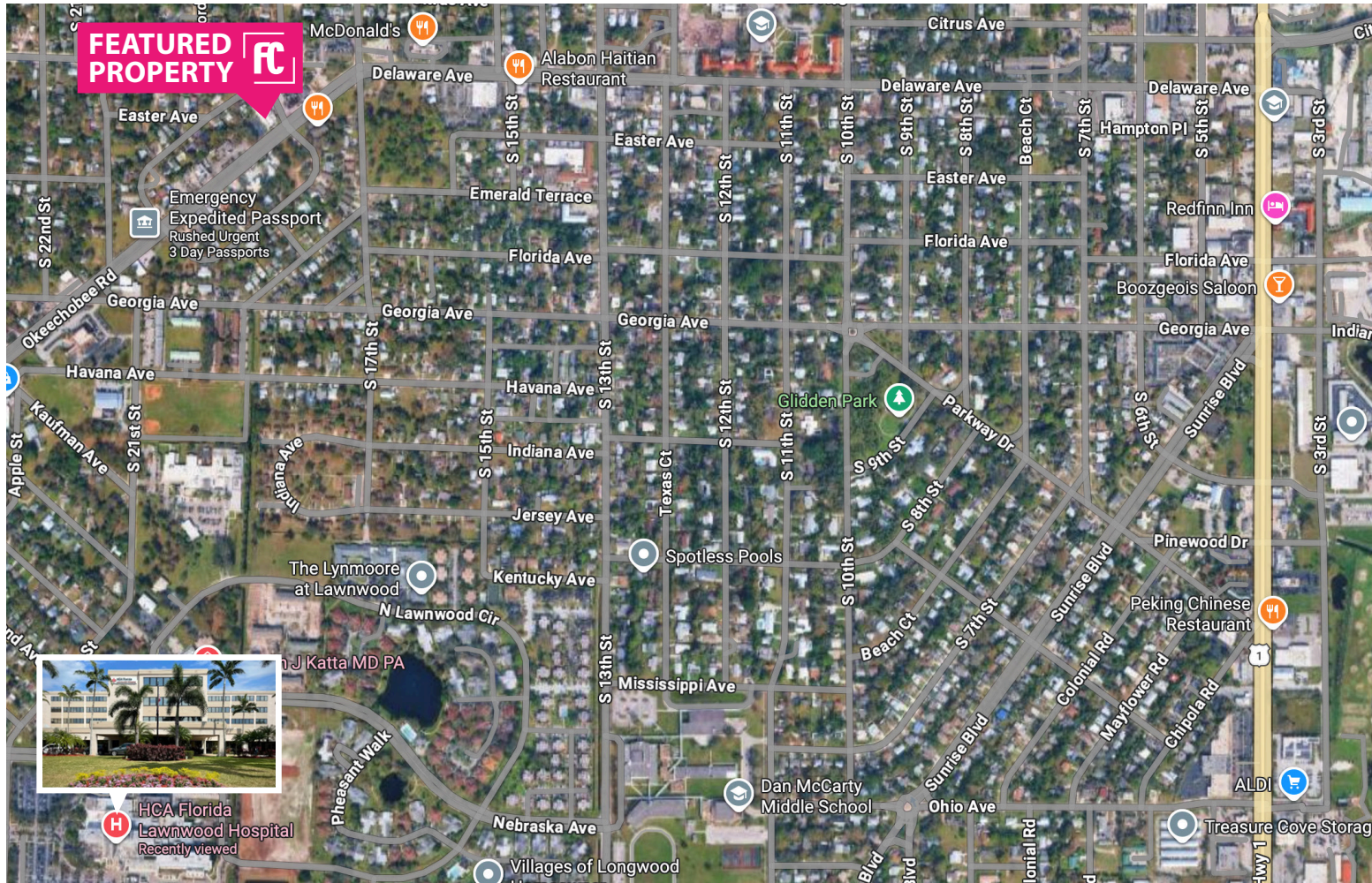
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