

The Shoppes At Lakeridge

Shopping Center and Outpads For Lease or BTS
3100 US HWY 441 S Okeechobee, FL



GREG LYON

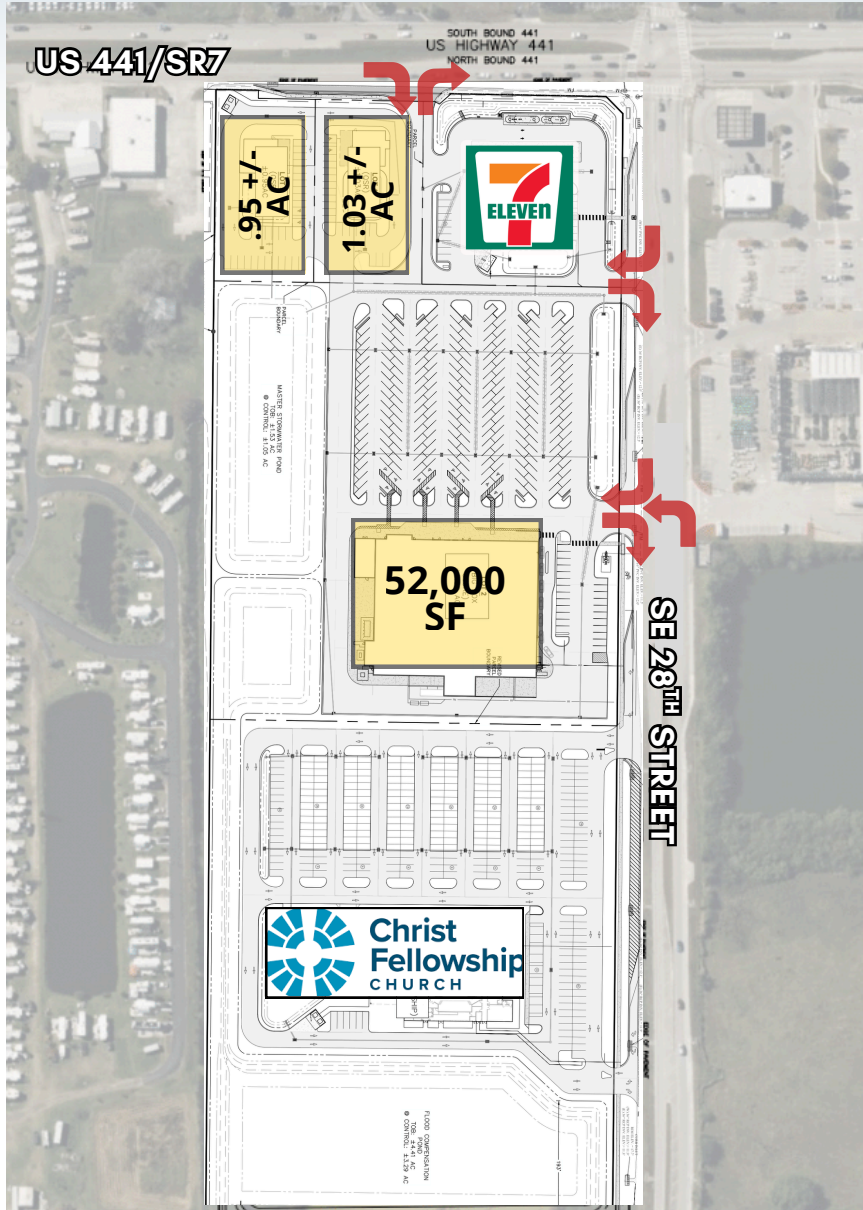
Mobile +1 954.608.8910
glyon@indexrealestate.com

CORY BELL

Mobile +1 954.234.4749
cbell@indexrealestate.com

INDEX
REAL ESTATE SERVICES

SITE PLAN & HIGHLIGHTS



LOCATION:

- Ideally situated at the signalized intersection of US Hwy 441 and SE 28th Street
- Multiple points of access to the site from Hwy 441 and 28th Street
- Median cut for access on US 441
- In the heart of the regional tenant mix including Walmart, Home Depot, Publix, Winn Dixie, Tractor Supply, Bealls, Marshalls, and Harbor Freight

OPPORTUNITY:

- 9 Acre land lease or build to suit for anchor
- Two (1Acre +/-) outparcels
- Over 630 feet of direct frontage on US Hwy 441
- Existing shared retention ponds
- Signalized/full access intersection
- Mixed use project- shopping center and 30,000 sf regional church

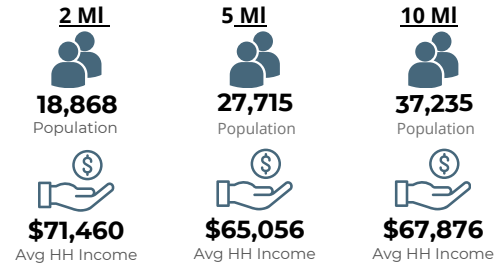
FRONTAGE: Excellent visibility with over 630 feet of frontage on US Hwy 441/SR 7

LAND: 24.3 Acres +/- (Total)

LEASE RATE: Call for pricing

TRAFFIC: 39,600 VPD (2024) = US Hwy 441
6,000 VPD (2024) = SE 28th St

DEMOGRAPHICS (2024)



PROJECTED POPULATION (2028)



*Seasonal Population (September - April) 28,505

42,919

57,723

*Represents 62.5% increase

GREG LYON

Mobile +1 954.608.8910
glyon@indexrealestate.com

CORY BELL

Mobile +1 954.234.4749
cbell@indexrealestate.com

RESIDENTIAL ANALYSIS

Residential Study *The Shoppes At Lakeridge* Okeechobee County, FL

Okeechobee County originated in the early 1800s as the center of Florida's cattle and freshwater fishing industries. In 2023, Okeechobee County is home to 40,266 residents and has 12,987 households; and is staging a significant population increase. To this day, Okeechobee is considered a vital part of the Agricultural, Cattle, and Citrus industries of the State of Florida. One of the largest draws then and now to Okeechobee is the yearlong tropical weather and Lake Okeechobee activities.

During the seasonal months of September to April, the County's population increases by 62.5% to 65,432 people, due to the influx of seasonal renters and homeowners. Also, during these months the County hosts several large, planned events that draw in well over 10,000 tourists annually.

Okeechobee's population and economy are experiencing recent strong growth due to its desirable location relative to SW Florida, SE Florida and Orlando metropolitan areas. Driven primarily by a more affordable cost of living, attainable home pricing and an active lifestyle with substantial outdoor recreational options for residents.

<u>Demographics 2023</u>	2 Mile	5 Mile	10 Mile	Trade Area (County)
Population	8,960	26,412	35,522	40,266
Seasonal Population (September – April)	14,560	42,919	57,723	65,231
Average HHI	\$71,458	\$59,799	\$62,249	\$64,588
2026 Population	11,670	60,292	69,402	74,146
2026 Seasonal Pop.	17,270	76,799	91,603	99,111

To meet the current demand for housing, Okeechobee has several new residential communities being developed and in various stages of planning and construction. According to the Okeechobee County Planning Department, there are approximately 6,800 new households proposed and in development for 2024 through 2026 delivery. This will represent an increase of approximately 33,880 new residents into the County (2026 projection - approximately 74,146 total permanent residents and approximately 100,000 total seasonally adjusted). This does not account for the added impact of the 400 unit Bass Pro Shops Okee-Tantie Resort, which will add an additional new 30,000 visitors/consumers per year (600/week) to the hospitality/extended stay sector of this market.

These projects include:

Project Name	Number of New Homes	Distance to Shoppes at Lakeridge	Increase to Estimated Population
Lakefront at Buckhead Ridge	1,300 Homes	3.5 Miles	6,500 ppl
Dovani Springs	4,500 Homes	4.7 Miles	24,000 ppl
Lakeridge	180 Apartments	0.0 Miles	360 ppl
Midtown	1,300 Homes	0.1 Miles	2,350 ppl
Wolf Property	350 Homes	0.2 Miles	1,225 ppl
Emerald Green	190 Homes	2.75 Miles	670 ppl
Ridge Farms	638 Homes	4 miles	2,233 ppl
Ranches at Quail Creek	26 Homes	17 miles	91 ppl
Tab Merchant	8 Homes	4 miles	28 ppl
Okee 400	62 Homes	12 miles	217 ppl
Holiday Builders SR 70	447 Homes	7 miles	1,565 ppl
SE 50th Avenue	13 Homes	4 miles	46 ppl
Heartland Crossing	3,460 Homes	8 miles	12,110 ppl
Okee-Tanti (Bass Pro Resort)	400 Units	4.8 Miles	

TOTAL IMPACT: 12,874 Homes/Units

51,395 ppl

GREG LYON

Mobile +1 954.608.8910
glyon@indexrealestate.com

CORY BELL

Mobile +1 954.234.4749
cbell@indexrealestate.com

