

# DOWNTOWN OKEECHOBEE INDUSTRIAL WAREHOUSE

513 NORTHWEST PARK STREET, OKEECHOBEE, FL 34972

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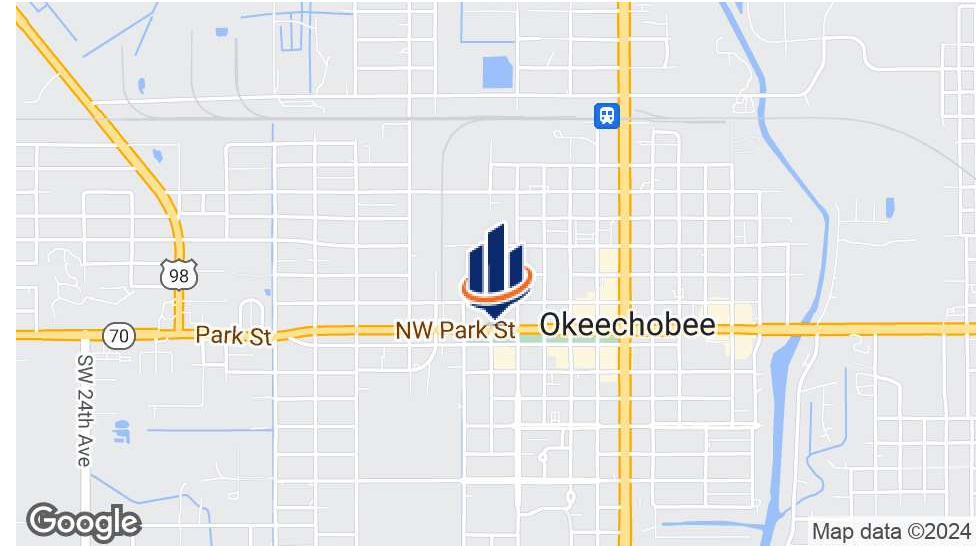
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# Property Summary



## OFFERING SUMMARY

<b>Sale Price:</b>	<b>\$450,000</b>
Building Size:	4,968 SF
Available SF:	4,968 SF
Lot Size:	0.65 Acres
Price / SF:	\$90.58
Year Built:	2004
APN:	31537350010015900030

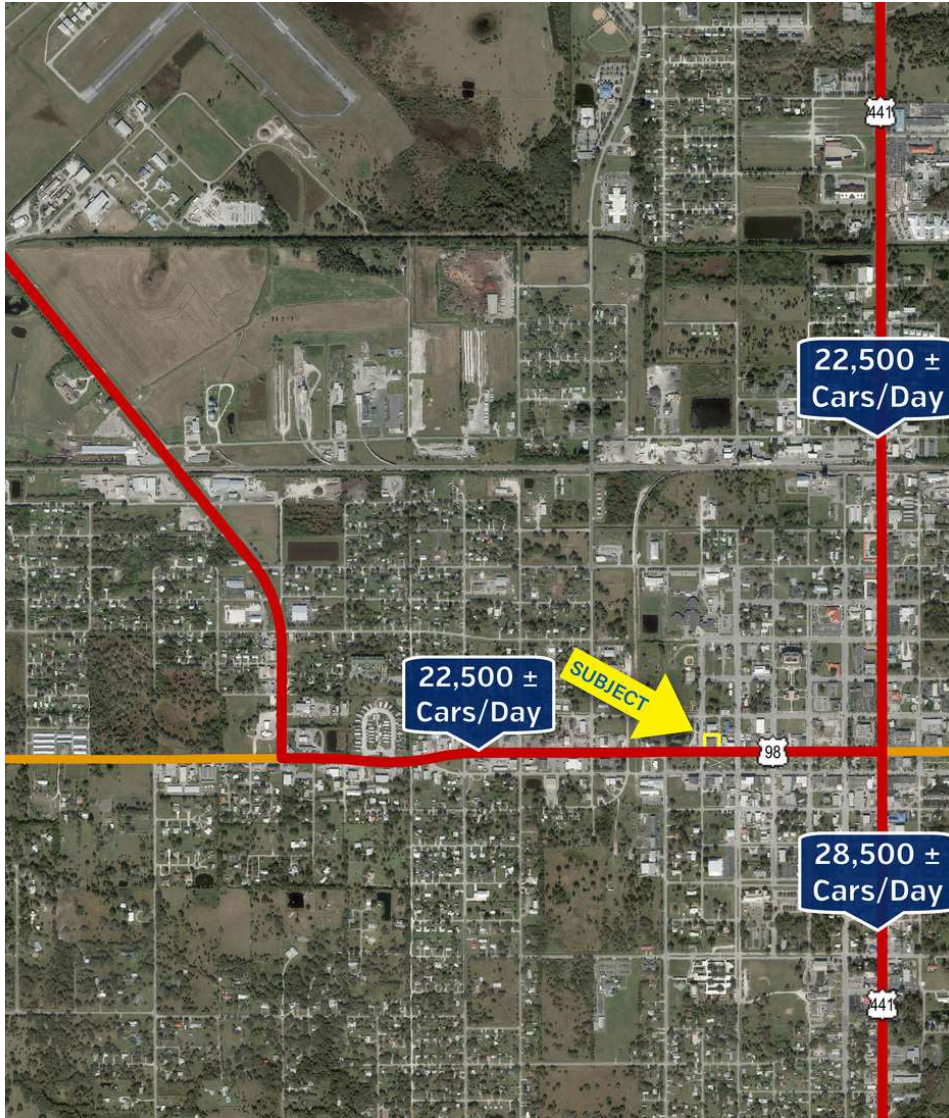
## PROPERTY OVERVIEW

This property consists of a 4,968 ± SF industrial warehouse located in the downtown Okeechobee area. It has ample square footage, modern construction, and a strategic location. Just south of the property, you can find NW Park Street (State Road 70), which on average sees approximately 22,500 ± cars per day.

## PROPERTY HIGHLIGHTS

- Spacious 4,968 SF industrial space
- Modern construction from 2004
- Versatile for various industrial and warehouse uses
- Well-maintained property
- Ideal for business expansion

# Property Description



## LOCATION DESCRIPTION

Located in Okeechobee, FL, the surrounding area offers a strategic advantage for industrial, warehouse, and distribution operations. With close proximity to major transportation routes such as U.S Hwy 98 and State Road 70, this property offers excellent transportation connections.



**CVS**  
pharmacy

28,500 ±  
Cars/Day



**Wawa**

**Advance**  
Auto Parts

**SUBJECT**



**Flagler Park**

NW 6th Avenue

22,500 ±  
Cars/Day

NW Park Street





NW Park Street

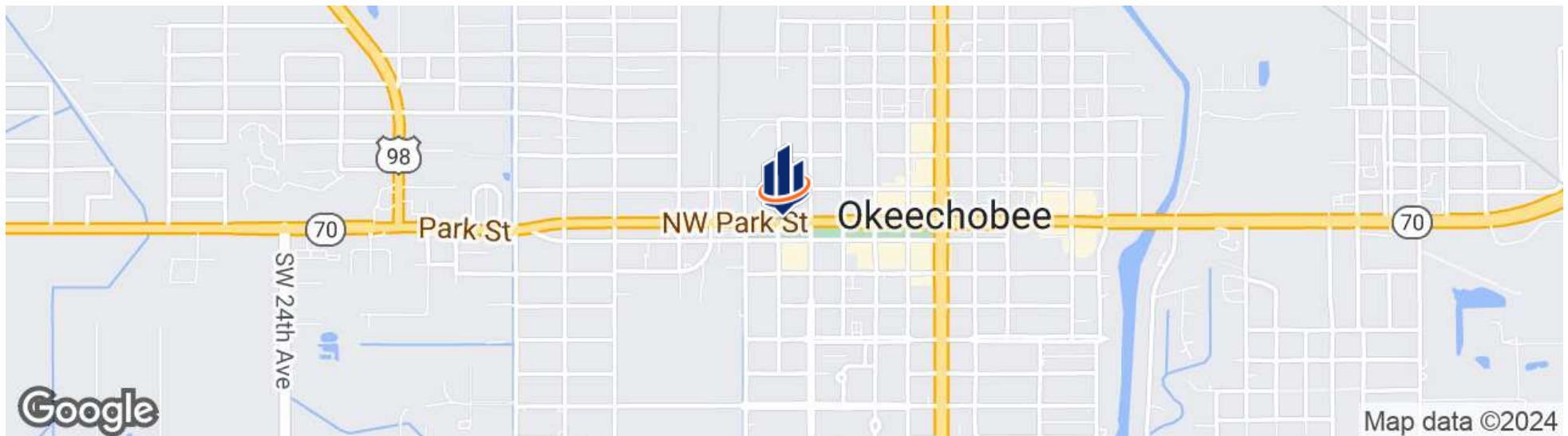
22,500 ±  
Cars/Day

NW 5th Avenue





# Regional & Location Map



# Benchmark Demographics



	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	15 Mins	34972 Zip	Okeechobee	Okeechobee	Okeechobee	FL	US
								Zips	County			
Population	4,095	19,360	26,109	7,577	21,320	31,198	19,386	5,328	43,053	39,699	22,779,514	338,440,954
Households	1,629	7,338	10,186	2,697	8,073	12,341	6,060	2,018	16,437	14,910	9,084,882	130,716,571
Families	1,070	4,933	6,595	1,822	5,433	7,970	4,255	1,365	10,663	9,732	5,826,884	83,629,781
Average Household Size	2.47	2.62	2.53	2.77	2.60	2.49	2.85	2.57	2.49	2.52	2.45	2.53
Owner Occupied Housing Units	995	5,215	7,294	1,707	5,817	9,009	4,292	1,322	12,319	11,099	6,029,935	84,133,084
Renter Occupied Housing Units	634	2,123	2,892	990	2,256	3,332	1,768	696	4,118	3,811	3,054,947	46,583,487
Median Age	40.7	40.7	42.2	38.6	40.9	43.2	37.5	41.4	43.7	42.8	43.5	39.3
<b>Income</b>												
Median Household Income	\$47,737	\$54,505	\$52,321	\$53,282	\$54,986	\$53,344	\$56,418	\$50,273	\$54,017	\$54,853	\$74,715	\$79,068
Average Household Income	\$66,215	\$71,652	\$70,158	\$72,563	\$73,264	\$72,123	\$73,549	\$75,576	\$73,571	\$74,424	\$105,305	\$113,185
Per Capita Income	\$25,925	\$27,390	\$27,295	\$26,743	\$27,858	\$28,496	\$23,153	\$28,892	\$28,166	\$28,034	\$42,078	\$43,829
<b>Trends: 2024 - 2029 Annual Growth Rate</b>												
Population	-0.14%	-0.08%	-0.08%	-0.04%	-0.05%	-0.03%	0.07%	0.16%	0.08%	0.03%	0.93%	0.38%
Households	0.35%	0.51%	0.49%	0.50%	0.54%	0.53%	0.66%	0.63%	0.61%	0.60%	1.15%	0.64%
Families	0.30%	0.45%	0.43%	0.44%	0.47%	0.47%	0.61%	0.35%	0.53%	0.54%	1.12%	0.56%
Owner HHs	1.65%	1.48%	1.45%	1.75%	1.47%	1.44%	1.73%	1.82%	1.47%	1.47%	1.66%	0.97%
Median Household Income	3.00%	2.68%	2.79%	2.33%	2.75%	2.81%	3.11%	2.79%	2.97%	3.02%	3.25%	2.95%

- Over 26,000 people with a median age of 42.2 within a 3-mile radius from the property.
- Median household income of over \$54,000 within a 10-minute drive from the property.



# Benchmark Demographics



1 Mile 2 Miles 3 Miles 5 Mins 10 Mins 15 Mins 34972 Zip Okeechobee Okeechobee Okeechobee FL US  
 Households by Income

## Households by Income

<\$15,000	12.90%	12.60%	12.6%	10.6%	12.1%	13.0%	10.50%	12.00%	12.10%	12.00%	8.40%	8.60%
\$15,000 - \$24,999	10.60%	8.10%	8.1%	8.2%	8.2%	9.3%	9.70%	9.50%	9.80%	9.40%	6.60%	6.30%
\$25,000 - \$34,999	12.80%	10.30%	10.3%	12.6%	10.1%	9.7%	8.90%	12.80%	9.40%	8.90%	7.40%	6.70%
\$35,000 - \$49,999	15.50%	14.00%	14.0%	14.6%	14.2%	14.4%	14.20%	15.40%	14.50%	14.70%	11.00%	10.10%
\$50,000 - \$74,999	16.80%	19.90%	19.9%	20.7%	19.6%	19.1%	19.70%	17.90%	18.50%	18.90%	16.90%	15.70%
\$75,000 - \$99,999	8.00%	12.40%	12.4%	9.8%	12.1%	11.7%	13.00%	8.60%	11.50%	12.00%	13.60%	12.80%
\$100,000 - \$149,999	16.80%	15.80%	15.8%	15.5%	16.1%	15.0%	16.40%	14.20%	16.20%	16.10%	17.20%	17.60%
\$150,000 - \$199,999	4.90%	4.00%	4.0%	4.8%	4.2%	4.5%	4.90%	5.20%	4.30%	4.30%	8.60%	9.50%
\$200,000+	1.80%	3.00%	3.00%	3.20%	3.30%	3.30%	2.90%	4.40%	3.60%	3.70%	10.40%	12.60%

## Population by Age

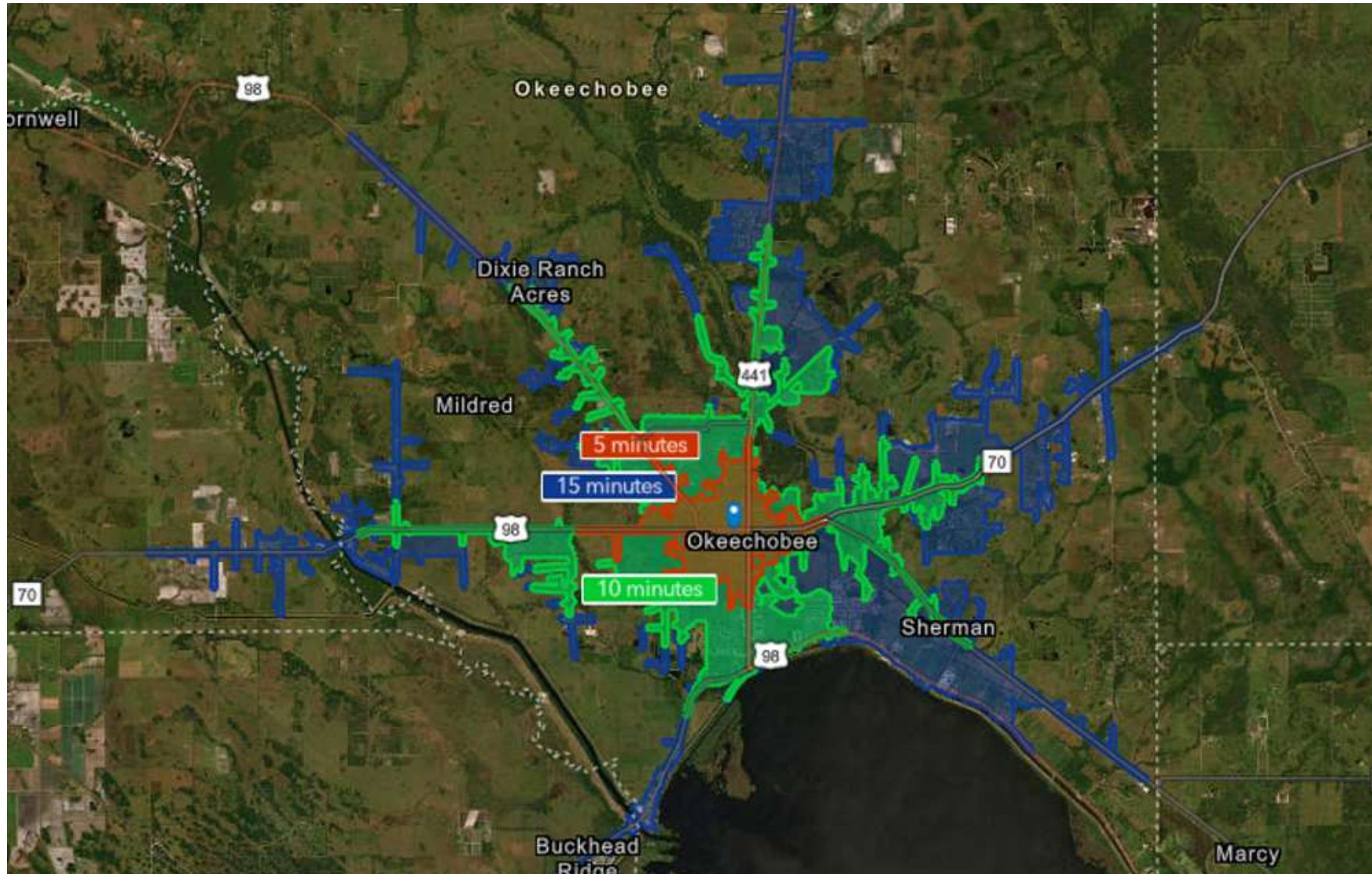
0 - 4	6.40%	6.30%	5.90%	6.50%	6.20%	5.90%	6.10%	6.30%	5.40%	5.60%	4.70%	5.50%
5 - 9	6.30%	6.20%	6.00%	7.00%	6.90%	6.60%	6.40%	6.20%	5.60%	5.80%	5.10%	5.80%
10 - 14	6.50%	6.90%	6.70%	6.80%	6.60%	6.30%	6.60%	6.30%	6.00%	6.30%	5.40%	6.00%
15 - 19	6.30%	6.70%	6.30%	6.40%	6.20%	5.70%	7.20%	6.40%	6.00%	6.20%	5.80%	6.40%
20 - 24	5.70%	6.30%	5.90%	12.50%	11.20%	10.70%	6.60%	5.80%	5.40%	5.60%	6.10%	6.80%
25 - 34	12.70%	11.20%	11.00%	12.10%	11.60%	11.20%	13.50%	12.20%	11.40%	11.50%	12.30%	13.50%
35 - 44	11.10%	11.40%	11.40%	11.60%	11.10%	11.20%	13.40%	10.80%	11.70%	11.80%	12.50%	13.30%
45 - 54	11.40%	11.00%	11.20%	11.50%	12.30%	13.10%	12.40%	10.80%	11.50%	11.60%	12.10%	12.10%
55 - 64	11.70%	12.20%	12.80%	10.60%	11.80%	13.00%	12.70%	12.10%	13.70%	13.50%	13.30%	12.30%
65 - 74	11.70%	11.70%	12.50%	6.10%	7.60%	8.10%	9.00%	11.80%	13.00%	12.50%	12.30%	10.40%
75 - 84	7.30%	7.60%	7.80%	2.40%	2.50%	2.50%	4.60%	7.70%	8.00%	7.60%	7.70%	5.70%
85+	3.00%	2.50%	2.40%	0.00%	0.00%	0.00%	1.40%	3.50%	2.30%	2.20%	2.70%	2.00%

## Race and Ethnicity

White Alone	63.90%	62.80%	66.10%	9.90%	8.10%	6.60%	57.00%	66.40%	68.80%	68.00%	56.50%	60.30%
Black Alone	9.00%	8.40%	7.40%	1.10%	1.20%	1.10%	14.10%	8.70%	8.20%	8.20%	15.00%	12.50%
American Indian Alone	0.80%	1.10%	1.10%	1.00%	1.10%	0.90%	1.20%	1.10%	1.10%	1.10%	0.50%	1.10%
Asian Alone	0.90%	1.10%	1.00%	0.00%	0.00%	0.00%	0.40%	1.50%	0.80%	0.80%	3.20%	6.40%
Pacific Islander Alone	0.00%	0.00%	0.00%	14.60%	13.30%	11.60%	0.10%	0.00%	0.00%	0.00%	0.10%	0.20%
Some Other Race Alone	12.00%	13.80%	12.40%	13.10%	12.60%	11.70%	14.20%	10.50%	10.30%	10.70%	7.60%	8.80%
Two or More Races	13.30%	12.80%	12.00%	0.00%	0.00%	0.00%	13.10%	11.80%	10.80%	11.20%	17.20%	10.70%
Hispanic Origin (Any Race)	32.60%	32.90%	30.00%	0.00%	0.00%	0.00%	34.40%	28.10%	25.50%	26.40%	27.60%	19.60%



# Drive Time Map





# Additional Photos







**GARY RALSTON, CCIM, SIOR, CRE, CPM, CRRP, FRICS**

Managing Director/ Senior Advisor

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## PROFESSIONAL BACKGROUND

Gary M. Ralston, CCIM, SIOR, SRS, CPM, CRE, CLS, CDP, CRX, CRRP, FRICS is a Partner and Senior Advisor of SVN Saunders Ralston Dantzler Real Estate in Lakeland, FL – the premier commercial services provider in Central Florida.

Gary is a recognized subject matter expert on retail and commercial properties, a successful real estate developer, investor, and group investment sponsor.

From the early 1990s through 2004, Gary was the president and member of the board of directors at Commercial Net Lease Realty, Inc. [NYSE:NNN] - the industry leader in single-tenant, net-leased, corporate real estate. During that time, he guided the company's growth from less than \$15 million in real estate assets to over \$1.5 billion.

Gary holds many designations including the Certified Commercial Investment Member [CCIM], Society of Industrial and Office Realtors [SIOR], Specialist in Real Estate Securities [SRS], Certified Property Manager [CPM], Counselor of Real Estate [CRE], Certified Leasing Specialist [CLS], Certified Development, Design, and Construction Professional [CDP], Certified Retail Property Executive [CRX], Certified Retail Real Estate Professional [CRRP] and Fellow of the Royal Institute of Chartered Surveyors [FRICS]. He is also a Florida licensed real estate broker and certified building contractor.

Gary is a senior instructor for the CCIM Institute and a member of the board of directors of CCIM Technology. He is also a member of the Urban Land Institute [ULI], the International Council of Shopping Centers [ICSC], and the Commercial Real Estate Development Association [NAIOP].

Gary holds a Master's in Real Estate and Construction Management from the University of Denver. He is also an adjunct faculty member at Florida Southern College and the University of Florida. Gary was inducted as a Hoyt Fellow [<http://hoytgroup.org/hoyt-fellows/>] in 2001. Gary is a member of the Business Panel of the Federal Reserve Bank of Atlanta.





## DAVID LAPHAM

Associate Advisor

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### PROFESSIONAL BACKGROUND

David Lapham is an Associate Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

With a focus on Florida's sod industry, David brings a fresh and innovative approach to the profession. Originally from Michigan, David relocated to Florida in 2008 and began an impactful journey in land management and technology.

At the age of 17, David enlisted in the Army, an experience that has profoundly shaped his work ethic and leadership style. The military instilled in him a strong sense of discipline and adaptability, traits he later applied to his academic and professional pursuits.

David's educational journey led him to Southeastern University, where he earned a degree in Communications. This education, combined with his military experience, has been instrumental in developing his exceptional communication skills, which are essential for relationship-building within the real estate industry.

However, David truly shines at the intersection of technology and agriculture. With a background in software engineering, he has been able to effectively apply technological solutions within the sod industry. Through these advancements, David streamlined operations and brought a new level of efficiency and insight into sod management practices.

David's contributions within the sod industry are not just enhancing current practices but are also paving the way for future advancements. As an advisor at SVN, David will continue making waves within Florida's land and commercial real estate industry.





## TRACE LINDER

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## PROFESSIONAL BACKGROUND

Trace Linder is an Associate Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Trace is a licensed real estate sales associate based in Tampa, FL. As a fourth-generation Floridian raised in the Lakeland area, Trace has strong ties to the heart of Florida's cattle and citrus country. He is an avid outdoorsman with a passion for wildlife, conservation, and most importantly the land.

Trace earned his Bachelor of Science degree from the University of Florida's Agricultural Operations Management program before embarking on a twelve-year career in construction equipment sales for one of the leading Caterpillar machinery dealerships in the United States. His sales and management experience later led him to become the North American General Manager for an international construction equipment manufacturer. Throughout his career in sales and customer relations, Trace has always prioritized the needs of his clients.

In addition to his professional accomplishments, Trace is a Caterpillar Six Sigma Black Belt and an active member of several organizations dedicated to wildlife conservation, including Ducks Unlimited, The National Wild Turkey Federation, and Captains for Clean Water. He is also the Chairman of Conservation Florida's Central Florida Advisory Board.

Trace Specializes in:

- Recreational & Hunting Land
- Ranch & Agricultural Land
- Commercial & Industrial





**SID BHATT, CCIM, SIOR**

Senior Advisor

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## PROFESSIONAL BACKGROUND

Sid Bhatt, CCIM, SIOR is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate operating out of Tampa, Florida.

An expert in his field, Sid primarily focuses on managing investment sales, leasing, and property management in the Tampa Bay area. He specializes in critical industrial real estate assets with a focus on 3rd party logistics, cold storage, life science, and sale leasebacks. With over 15 years of commercial real estate experience, Sid has achieved a career sales volume close to \$100 million, fostering client relationships with Lightstone, EB5 United, L&M Development, Switzenbaum & Associates, Crossharbor Capital, CanAM, Big River Steel, Strand Capital, Dollar General & CleanAF Operations, Inc.

In 2008, Sid began his commercial brokerage career in the Carolinas with Coldwell Banker and later with NNNet Advisors, Marcus & Millichap, and eventually the SVN Commercial Advisory Group. Now, Sid has seamlessly transitioned his expertise and deep market insights by joining SVN | Saunders Ralston Dantzler Real Estate.

Since the start, Sid has proven to be an effective deal manager who has strategically penetrated key markets in single & multi-tenant assets through his relationships with developers, private client capital, and overseas investors. He has a strong history of working in investment banking with private placement transactions for accredited investors in structured real estate bonds.

Prior to becoming a commercial broker, Sid worked for over 20 years in sales and marketing management with Hewlett Packard/Agilent Technologies. He was instrumental in implementing several corporate real estate projects, namely the Centers of Excellence in CA, DE, and across the US and Canada. Sid also holds an MBA from Fordham University, NY, and a Certificate of Professional Development from the University of Pennsylvania – The Wharton School.

Sid was awarded the coveted CCIM [Certified Commercial Investment Member] designation in 2010 and the SIOR [Society of Industrial & Office Realtors] in 2022. He is involved in the following charities : DNS Relief Fund, Samaritan's Purse and Gideons International.





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