

DOWNTOWN OKEECHOBEE RETAIL SPACE

512 NW PARK ST,
OKEECHOBEE, FL 34972

NW 6th Avenue

NW Park Street

22,500 ±
Cars/Day

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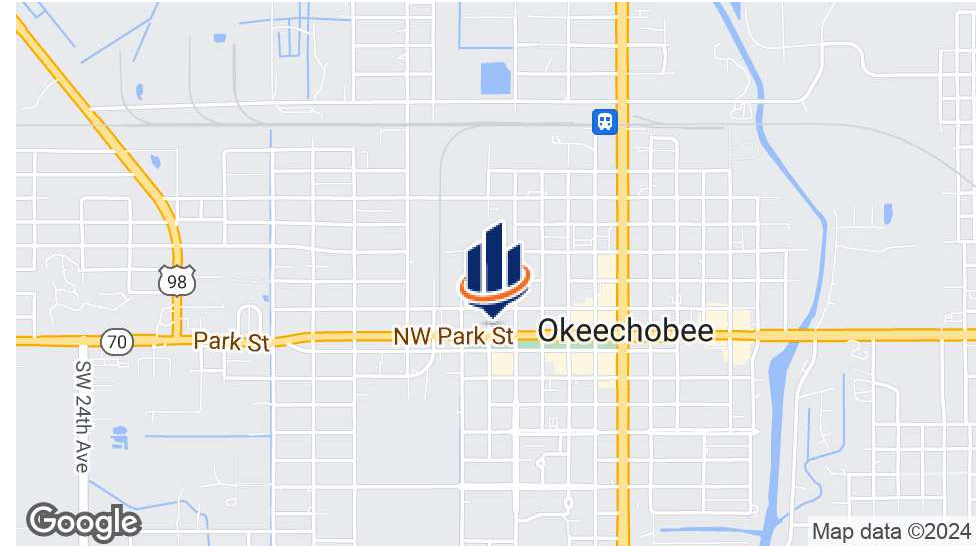
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Badcock & Simon
REAL ESTATE



Property Summary



OFFERING SUMMARY

Sale Price:	\$2,566,000
Building Size:	10,592 SF
Lot Size:	1.14 Acres
Price / SF:	\$242.26
Renovated:	1990
Traffic Count:	22,500 ± Cars/Day
APN:	31537350010015900070

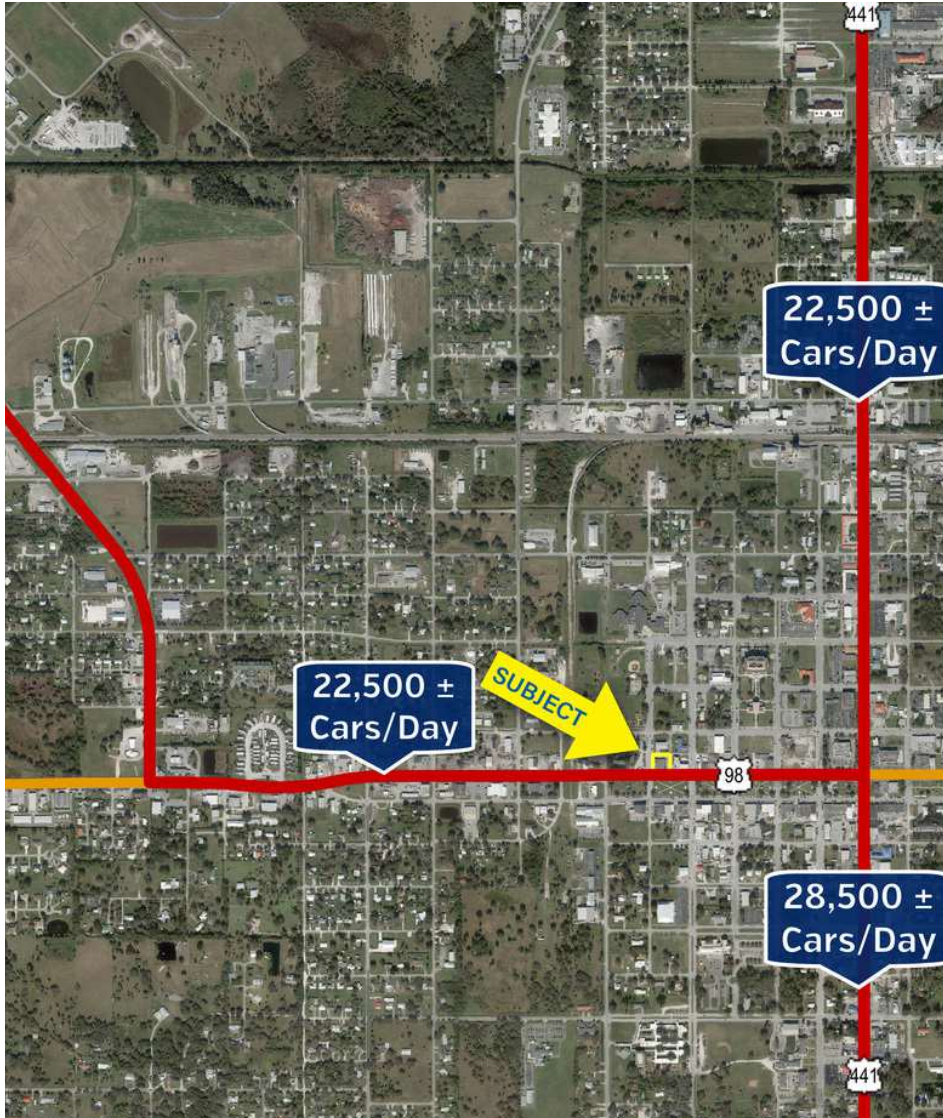
PROPERTY OVERVIEW

This is an investment opportunity in Okeechobee, FL. This 10,592 SF free-standing building, renovated in 1990, presents an ideal space for retail ventures. It is situated on NW Park Street (State Road 70) in the downtown Okeechobee area. It enjoys around 150 ± FT of frontage on NW Park Street, which sees approximately 22,500 ± vehicles per day, which allows for excellent exposure of the property.

PROPERTY HIGHLIGHTS

- 10,592 SF free-standing retail building
- Spacious interior layout for diverse retail uses
- Modernized amenities and features
- Prime location in Okeechobee
- Versatile space for retail businesses

Property Description



LOCATION DESCRIPTION

Located in Okeechobee, FL, the surrounding area offers a strategic advantage for retail businesses. With close proximity to major transportation routes such as U.S Hwy 98 and State Road 70, this property offers excellent visibility and accessibility.

The property is surrounded by various retailers including Wawa, CVS, Dunkin, Aldi's and many more.

Market Area Map



Neighborhood Map





CVS
pharmacy

28,500 ±
Cars/Day



Wawa

Advance
Auto Parts

SUBJECT

Flagler Park

NW 6th Avenue

22,500 ±
Cars/Day

NW Park Street





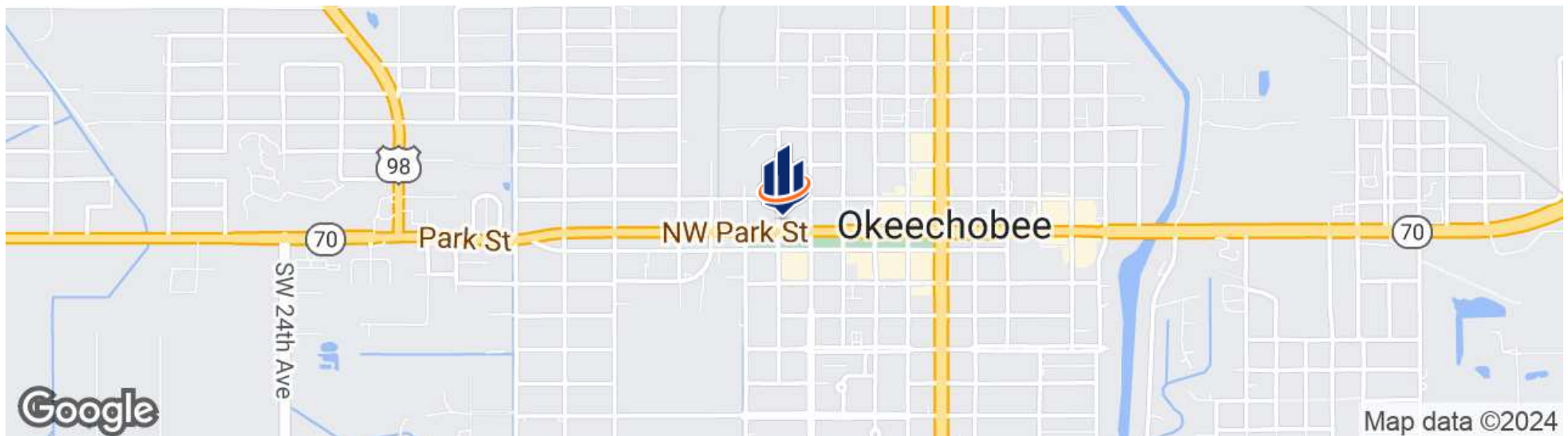
NW Park Street

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
Income												
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
Trends: 2024 - 2029 Annual Growth Rate												
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%

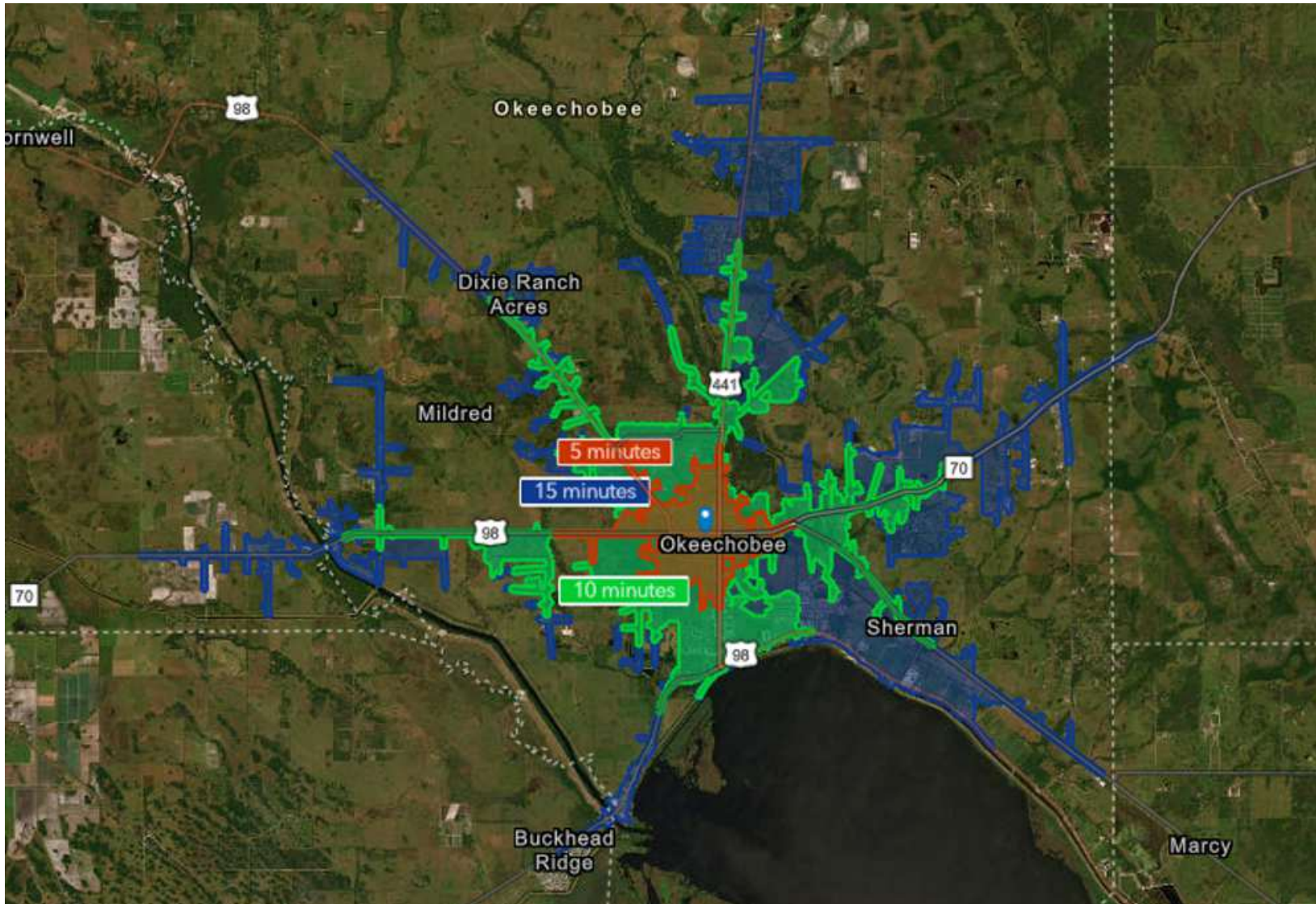
Population by Age

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

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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.

Advisor Biography



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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5000 Regional List

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