

FOR LEASE
\$20.00/SF NNN

±1,950 Retail Space - Ft. Pierce Plaza

5200 Okeechobee Road, Fort Pierce, FL 34947



Presented By:

NAI Southcoast

Douglas Legler

Principal | Broker Associate

+1 772 405 7778

douglas@naisouthcoast.com

Casey Combs

Broker Associate

+1 772 285 8769

ccombs@naisouthcoast.com

Adam Karol

Sales Associate

+1 772 291 8856

akarol@naisouthcoast.com



Property Details

Address:	5200 Okeechobee Road Fort Pierce, FL 34947
Lease Price:	\$20.00/SF NNN
Available Space:	Unit 5214-C - $\pm 1,950$ SF
Total Building Size:	$\pm 27,745$ SF
Zoning:	C-3
Municipality:	Fort Pierce
Key Features:	Outparcel plaza to Walmart Supercenter
Daily Traffic:	37,000 Vehicles AADT on Okeechobee Rd.

Property Overview

This unit at 5200 Okeechobee Road offers $\pm 1,950$ SF of flexible retail or service space within a high-visibility plaza anchored by national retailers. As an outparcel to a Walmart Supercenter, the property benefits from steady traffic and strong exposure along one of Fort Pierce's busiest corridors.

Located minutes from both I-95 and the Florida Turnpike, the site provides easy regional access and is surrounded by established and growing residential communities. Its position along a major east-west commercial commuter route supports consistent daily activity, while C-3 zoning accommodates a wide variety of commercial uses. This is a prime opportunity for businesses seeking a prominent location in a high-traffic, high-growth area.









SUBJECT
±1,950 SF RETAIL
SPACE AVAILABLE

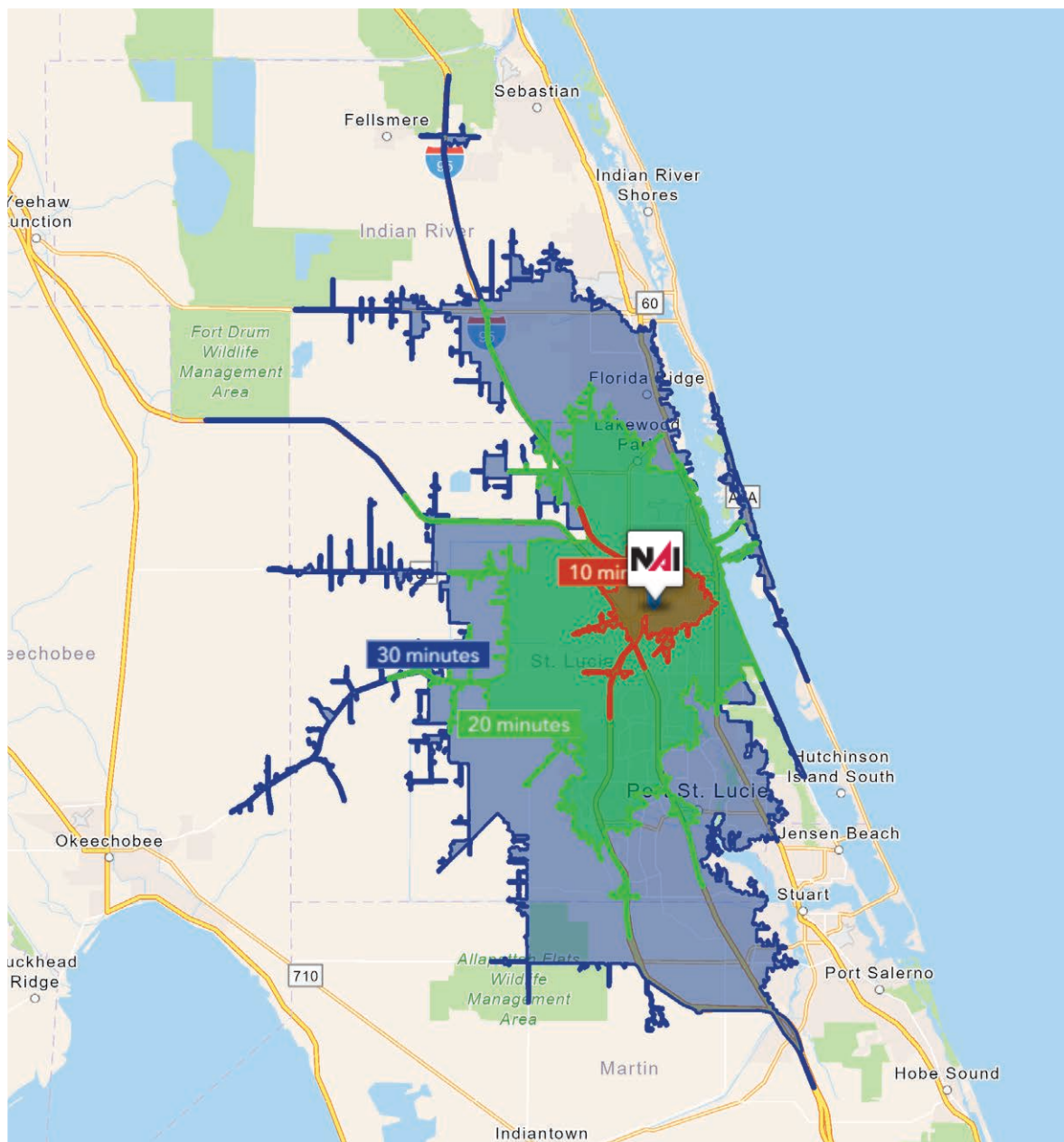
Ft. Pierce Plaza:

tropical CAFE	AT&T
SALLY BEAUTY	boost mobile
CATO	metro by T-Mobile
H&R BLOCK	



37,000 AADT

OKEECHOBEE RD



10 Minutes

18,213

2010 Population

22,641

2025 Population

24.31%

2010-2025
Population Growth

1.52%

2025-2030 (Annual)
Est. Population Growth

35.8

2025 Median Age

\$72,831

Average Household
Income

34.5%

Percentage with
Associates Degree
or Better

49.8%

Percentage in White
Collar Profession

20 Minutes

130,962

2010 Population

172,311

2025 Population

31.57%

2010-2025
Population Growth

2.33%

2025-2030 (Annual)
Est. Population Growth

45.0

2025 Median Age

\$88,820

Average Household
Income

38.2%

Percentage with
Associates Degree
or Better

57.2%

Percentage in White
Collar Profession

30 Minutes

333,563

2010 Population

446,164

2025 Population

33.76%

2010-2025
Population Growth

2.24%

2025-2030 (Annual)
Est. Population Growth

46.9

2025 Median Age

\$97,259

Average Household
Income

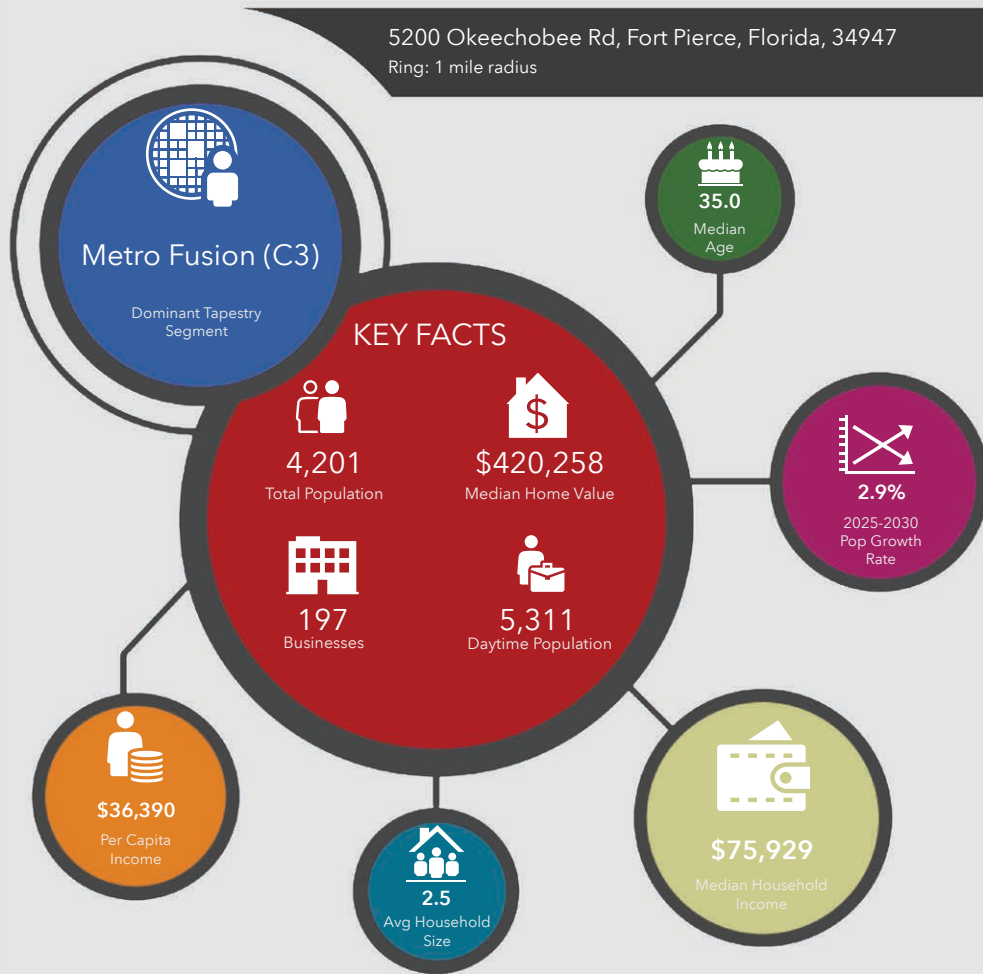
41.5%

Percentage with
Associates Degree
or Better

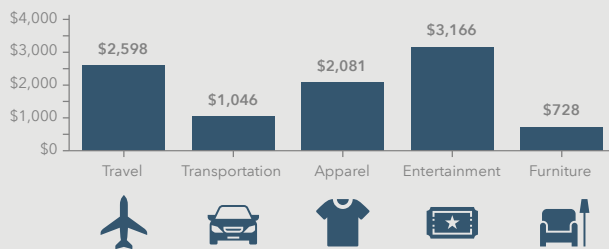
58.3%

Percentage in White
Collar Profession

5200 Okeechobee Rd, Fort Pierce, Florida, 34947
Ring: 1 mile radius



KEY SPENDING FACTS



NAISouthcoast
COMMERCIAL REAL ESTATE SERVICES, INC.

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025), Esri-U.S. BLS (2025).

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Spending facts are average annual dollars per household

Population

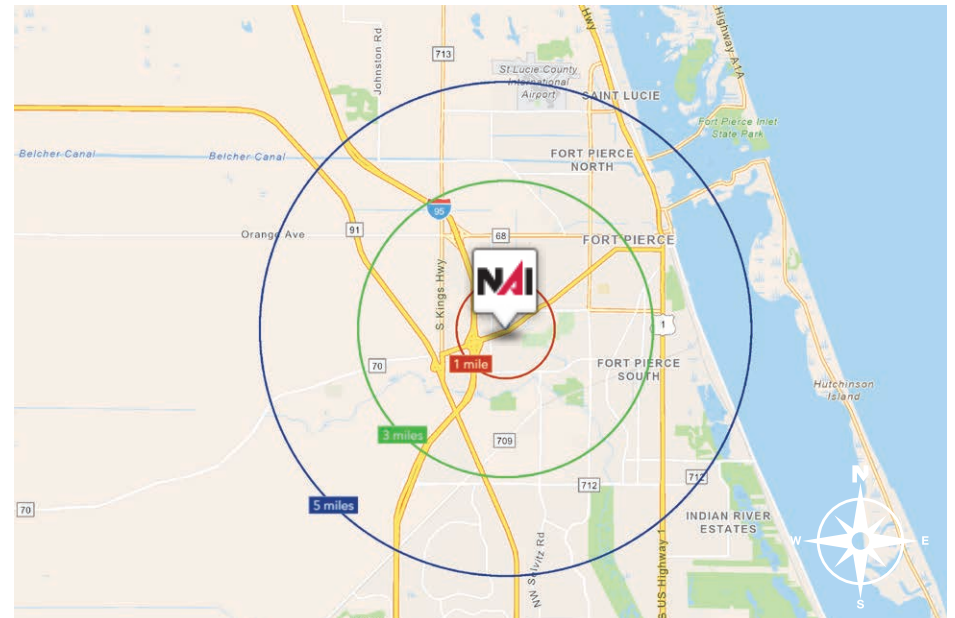
1 Mile:	4,201
3 Miles:	32,466
5 Miles:	82,143

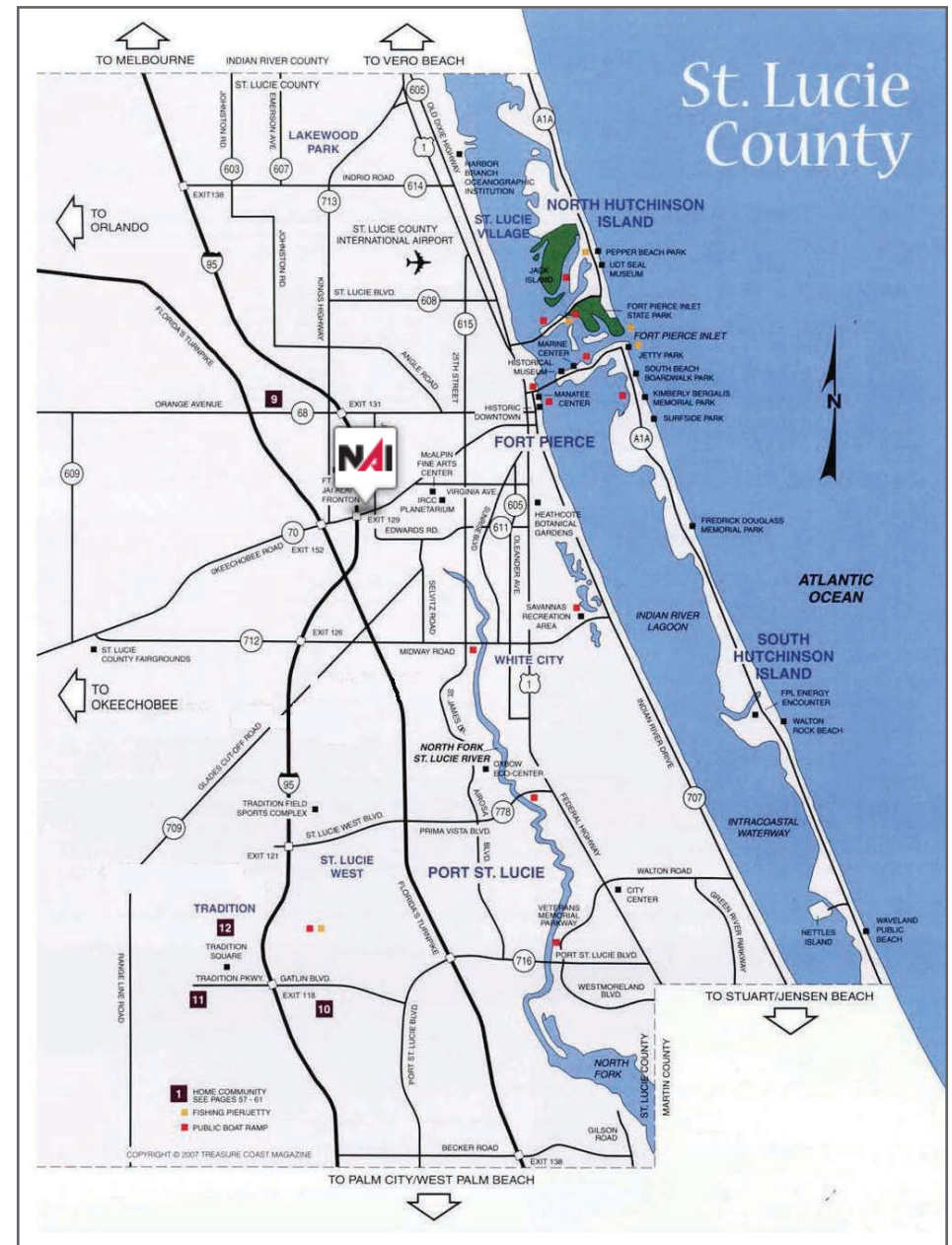
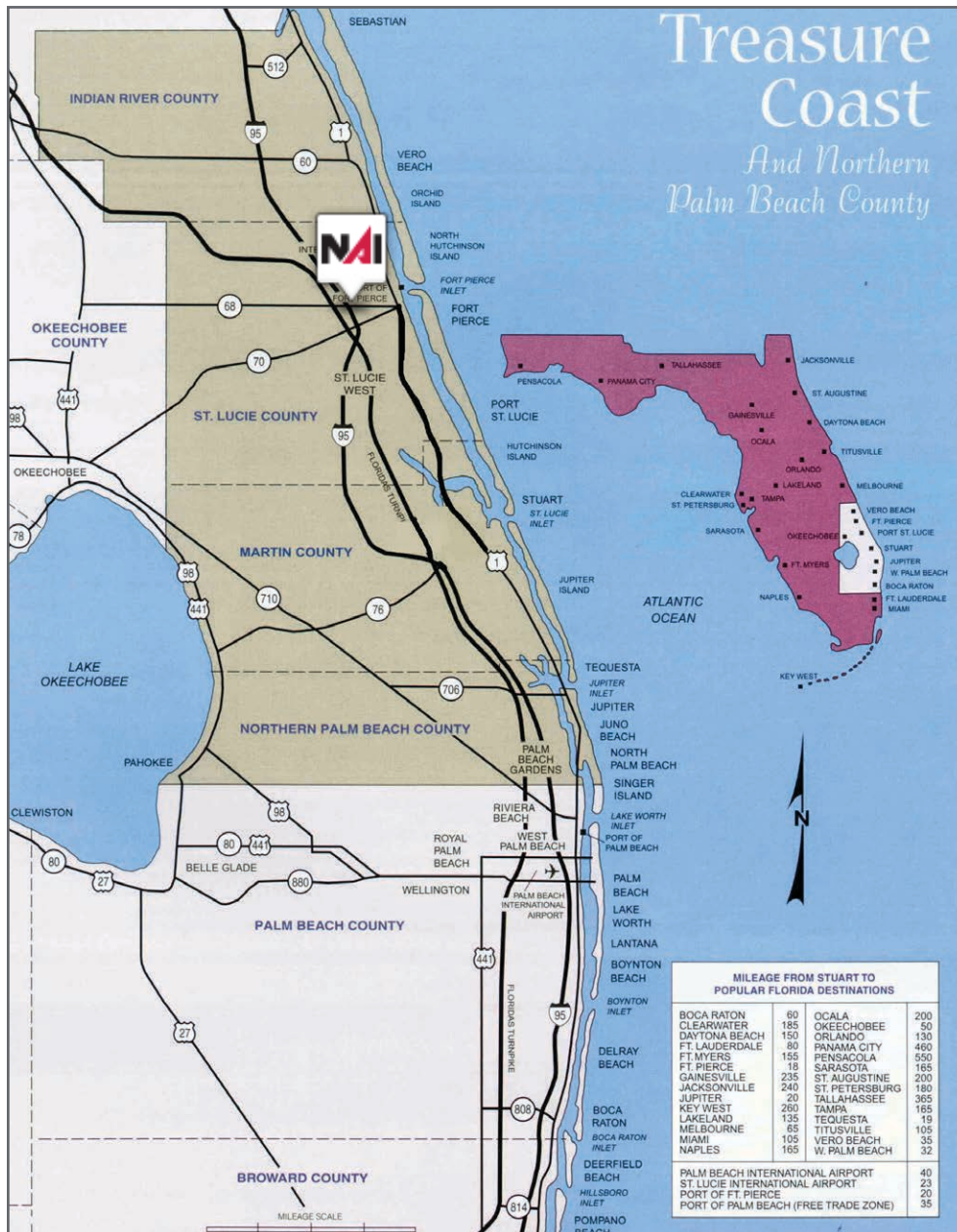
Average Household Income

1 Mile:	\$90,872
3 Miles:	\$72,667
5 Miles:	\$71,069

Median Age

1 Mile:	35.0
3 Miles:	36.2
5 Miles:	38.9





City of Ft. Pierce, Florida

Fort Pierce is famous for being a quaint fishing village, but take a closer look and you will find a treasure trove of activities. As one of the most diverse communities on the Treasure Coast, Fort Pierce has the cultural excitement to rival any “big city” atmosphere. With weekly and monthly events and premier shows at the Sunrise Theatre, visitors never run out of things to do or people to meet.

Fort Pierce is located on the pristine Indian River Lagoon with one of the best all-weather inlets in the state of Florida. Even though Fort Pierce is known for its world class fishing, some visitors would rather take an eco-friendly motorized kayak down the Indian River or dolphin watch on a tour boat. Paddle boarding and horseback riding on unspoiled beaches is also a hit among tourists. Fort Pierce’s natural beauty is world renowned.

Our cultural enhancements include the Zora Neale Hurston Trail, commemorating the noted author and anthropologist who lived her last years in Fort Pierce and the Highwaymen Heritage Trail. The Highwaymen, also referred to as the Florida Highwaymen, are 26 storied, world-renown African American landscape artists who originated in the City of Fort Pierce. Visitors from all over the United States visit Fort Pierce to experience the Highwaymen Heritage Trail, a self-guided engaging and educational experience that recognizes these mostly self-taught landscape artists who have strong local, state, national and international significance.

Museums in Fort Pierce include the newly-enlarged Florida landscape artist A.E. “Beanie” Backus museum and the St. Lucie Regional History Museum, with its satellite Adams Cobb Cultural Museum in the P.P. Cobb Building. Fort Pierce’s most popular tourist attraction, the National UDT Navy SEAL museum, commemorates the birth of the Navy frogmen here in Fort Pierce, and chronicles the evolution of this military unit to today’s Navy SEALs.

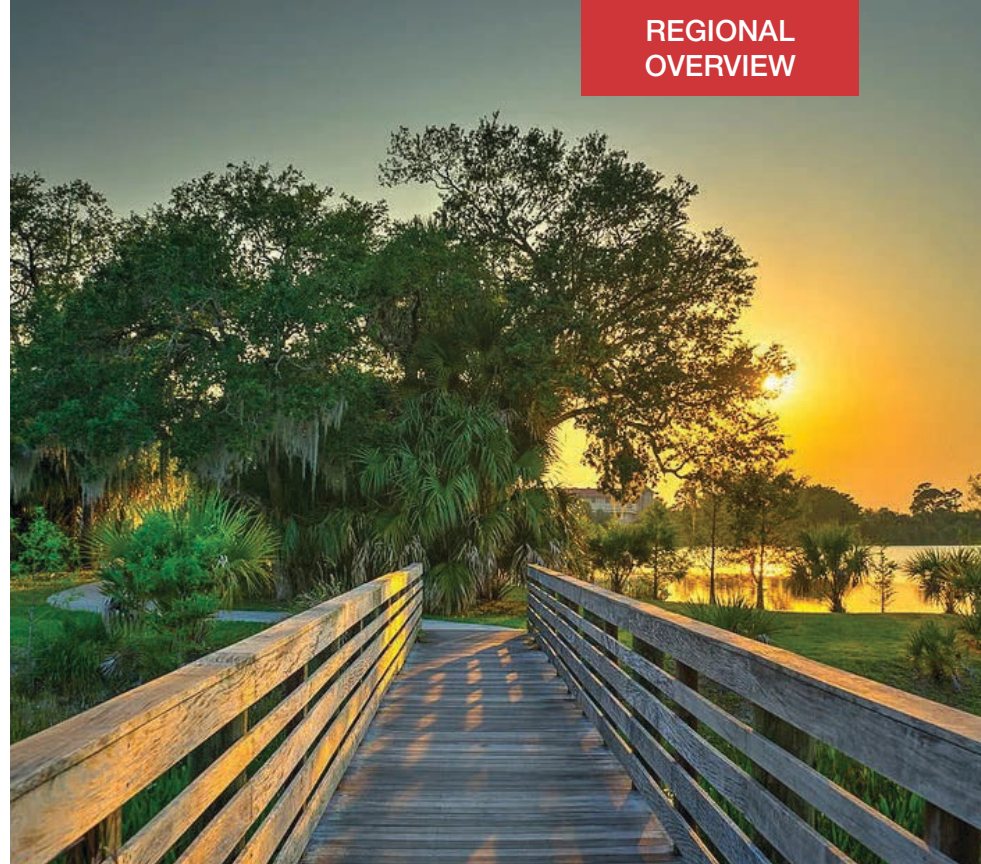
Fort Pierce City Marina is home to the Southern Kingfish Association’s National Championship Fishing Tournament every three years bringing 250-300 fishing teams to Downtown Fort Pierce. SKA has also committed to add Fort Pierce to the tournament’s Pro Tour schedule during the off years.

St. Lucie County, Florida

Extensive, dependable transportation and easy access is the key to growth, and St. Lucie County has both in abundance. Interstate Highway 95 and U.S. Highway 1 provide easy access to the country's east coast, from Key West to Maine. The Florida Turnpike stretches from just south of Miami through northern-central Florida, while State Road 70 runs from U.S. Highway 1 in Fort Pierce west to Bradenton, Florida. St. Lucie County offers a plethora of transportation linkages which include rail, a custom-serviced international airport, and a deep-water port – all of which enable easy access to all St. Lucie County has to offer. The St. Lucie County International Airport is also one of the busiest general aviation airports in the state.

The county has a population of over 358,704 and has experienced growth of over 28% since 2010. The area economy is a blend of emerging life science R&D with traditional manufacturing, agriculture, tourism and services. St. Lucie County's natural resources are enviable, with more than 21 miles of pristine coastline and beaches, coral reefs, more than 20,000 acres of public parks and nature preserves, and miles of rivers and waterways. The area boasts over 20 public and semiprivate courses, with prices ranging from upscale to very affordable, and the great weather allows for play all year round. St. Lucie County is home to Clover Park in Port St. Lucie, the Spring training home of the New York Mets.

The county is host to Indian River State College, an institution that has won national recognition for excellence and innovation applied toward training and education. St. Lucie County boasts 52 schools with a total of 43,612 students and 8,800 staff. The Economic Development Council of St. Lucie County (EDC) is a non-profit organization with the goal of creating more, high-paying jobs for residents by working in concert on agreed upon strategies to promote the retention and expansion of existing businesses, as well as attracting new ones to St. Lucie County. Workers employed in St. Lucie County are clustered in the Health Care and Social Assistance (18.4%), and Retail Trade (11.9%) industries. Workers living in St. Lucie County are concentrated in the Health Care and Social Assistance (16.3%), and Retail Trade (14.1%) industries. Since 2017 the EDC has facilitated 40 expansion and new attraction job creating projects with a net growth of building area of approximately 6,500,000 square feet.





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