

FOR LEASE
\$20.00/SF NNN

±1,200 SF Former Hair Salon | 5200-5216 Okeechobee Road, Fort Pierce, FL 34947

 Fort Pierce Plaza



Presented By:

NAI Southcoast

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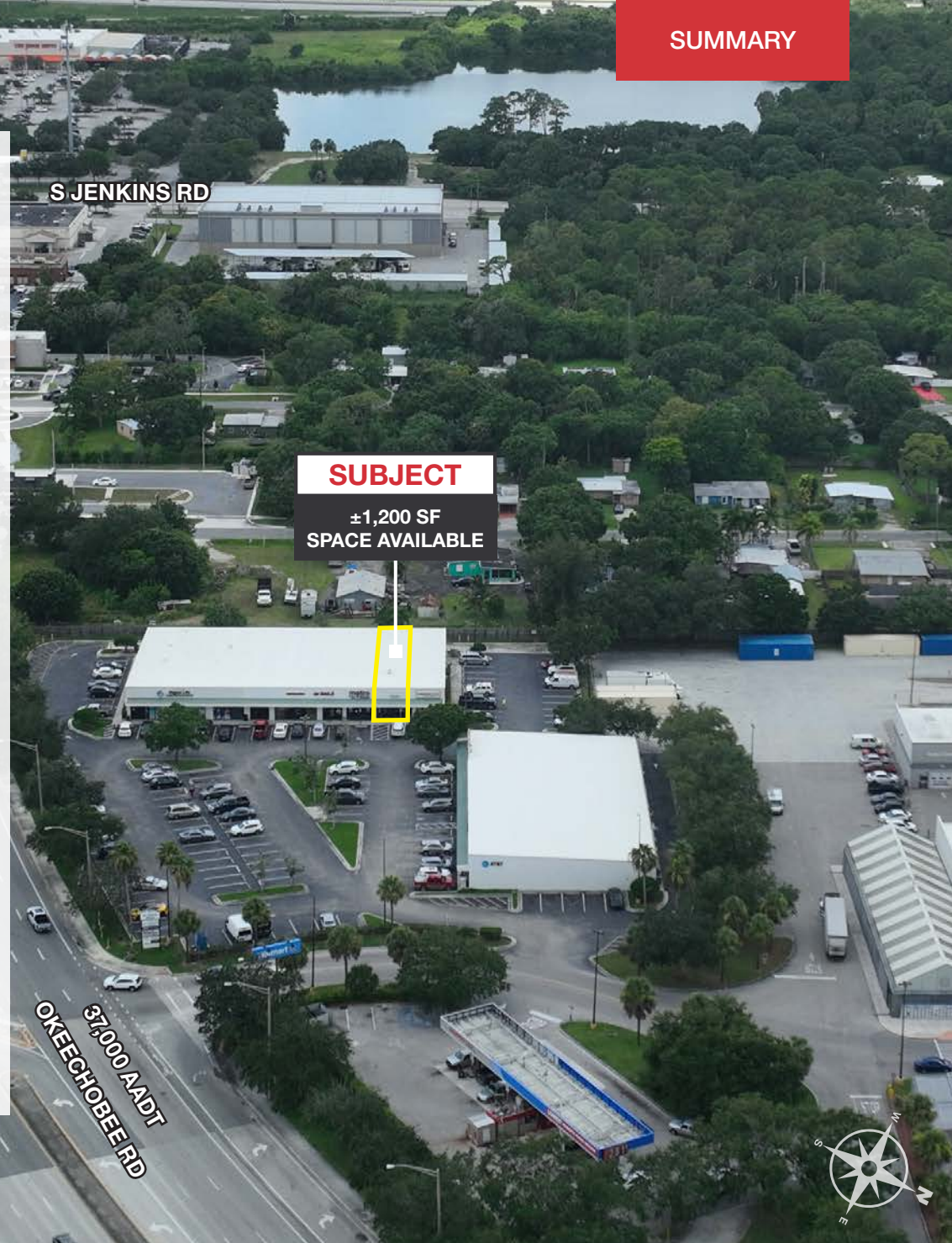
Property Details

Address:	5200-5216 Okeechobee Road Fort Pierce, FL 34947
Lease Price:	\$20.00/SF NNN
Available Space:	±1,200 SF
Total Building Size:	±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.

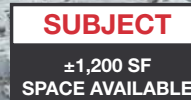
Property Overview

This unit in Fort Pierce Plaza offers ±1,200 SF of flexible former salon 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.

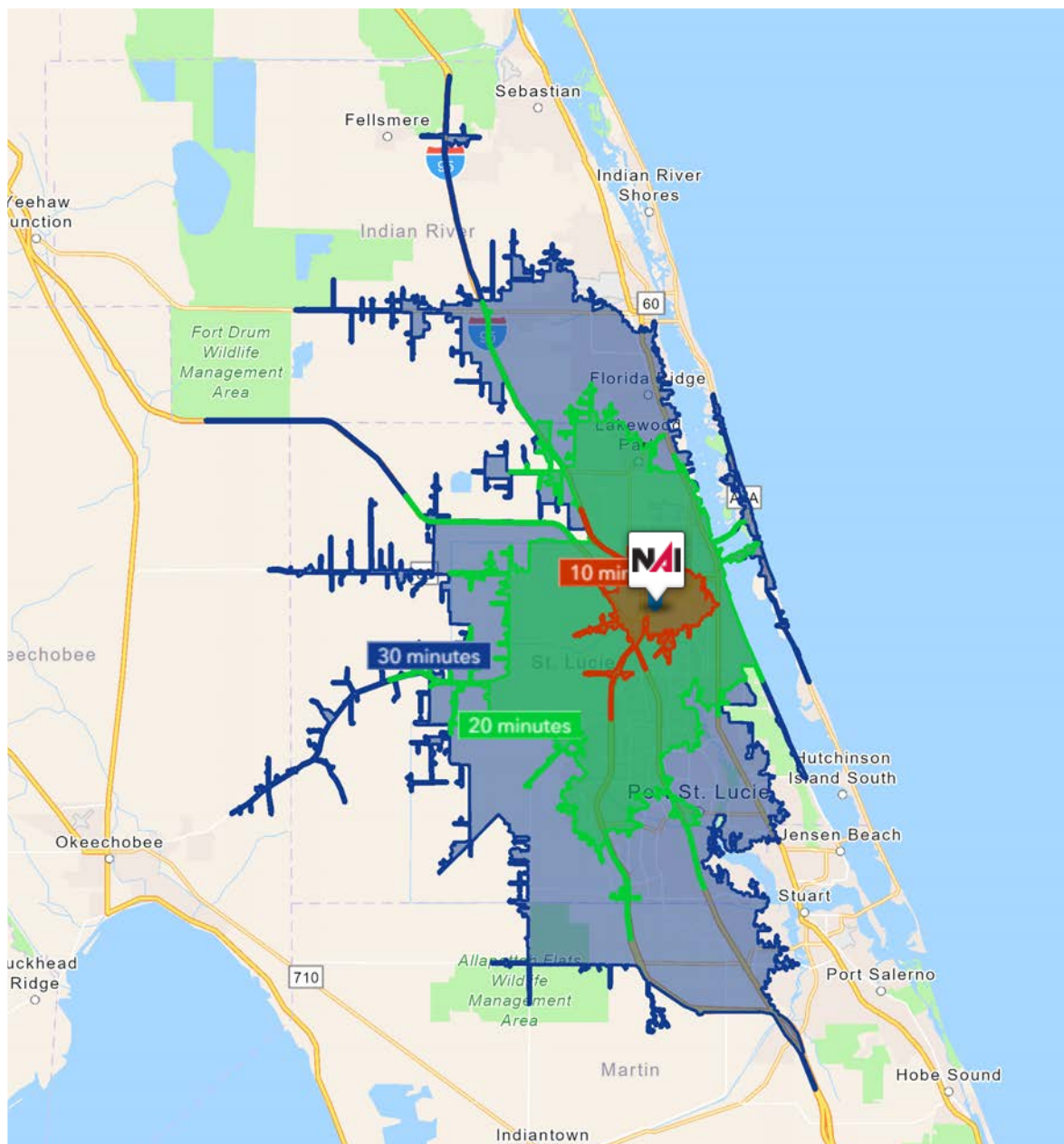






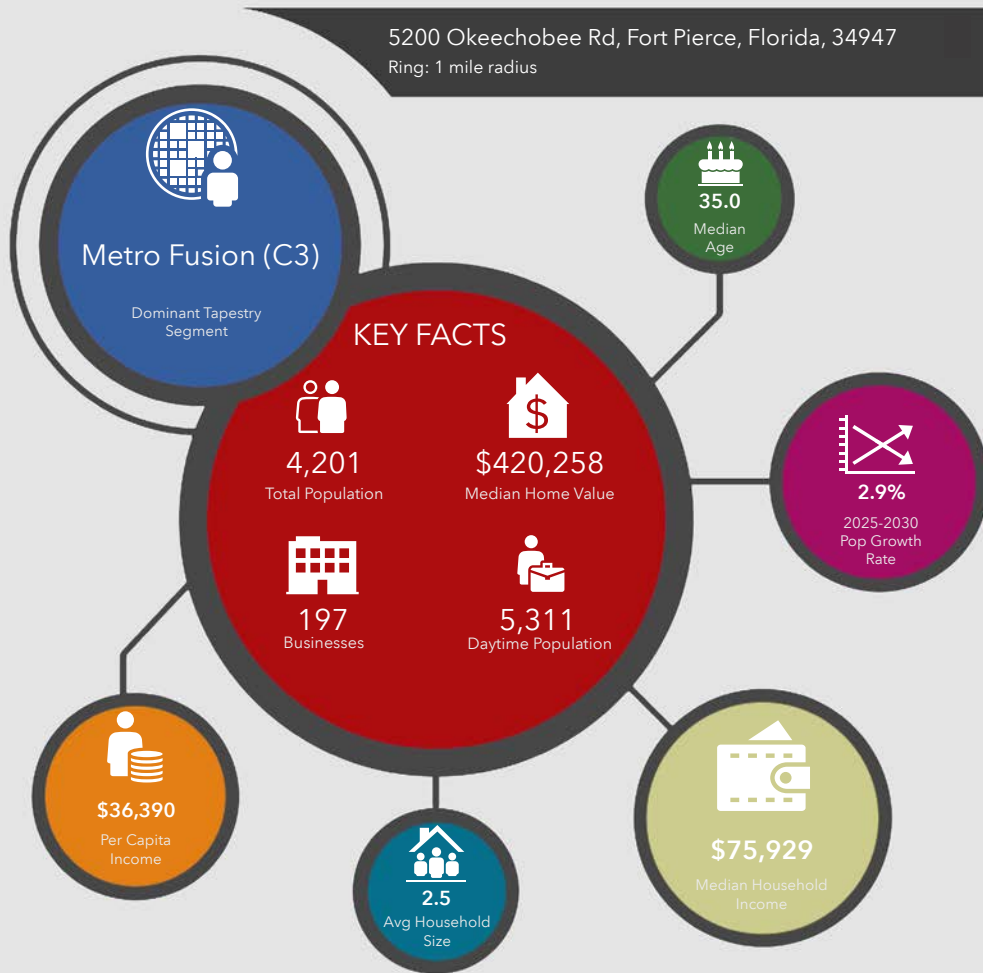
37,000 AADT

OKEECHOBEE RD

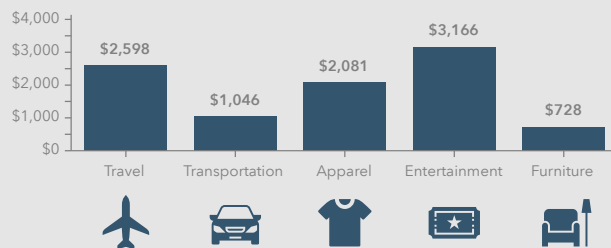


10 Minutes	20 Minutes	30 Minutes
18,213 2010 Population	130,962 2010 Population	333,563 2010 Population
22,641 2025 Population	172,311 2025 Population	446,164 2025 Population
24.31% 2010-2025 Population Growth	31.57% 2010-2025 Population Growth	33.76% 2010-2025 Population Growth
1.52% 2025-2030 (Annual) Est. Population Growth	2.33% 2025-2030 (Annual) Est. Population Growth	2.24% 2025-2030 (Annual) Est. Population Growth
35.8 2025 Median Age	45.0 2025 Median Age	46.9 2025 Median Age
\$72,831 Average Household Income	\$88,820 Average Household Income	\$97,259 Average Household Income
34.5% Percentage with Associates Degree or Better	38.2% Percentage with Associates Degree or Better	41.5% Percentage with Associates Degree or Better
49.8% Percentage in White Collar Profession	57.2% Percentage in White Collar Profession	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 WORLDWIDE

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

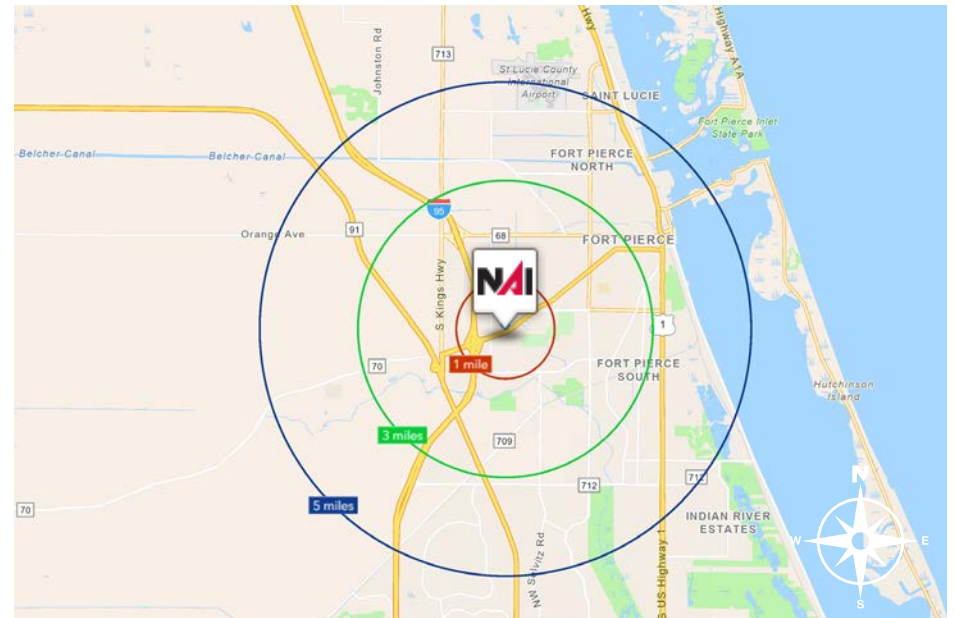
1 Mile:	4,201
3 Miles:	32,466
5 Miles:	82,143

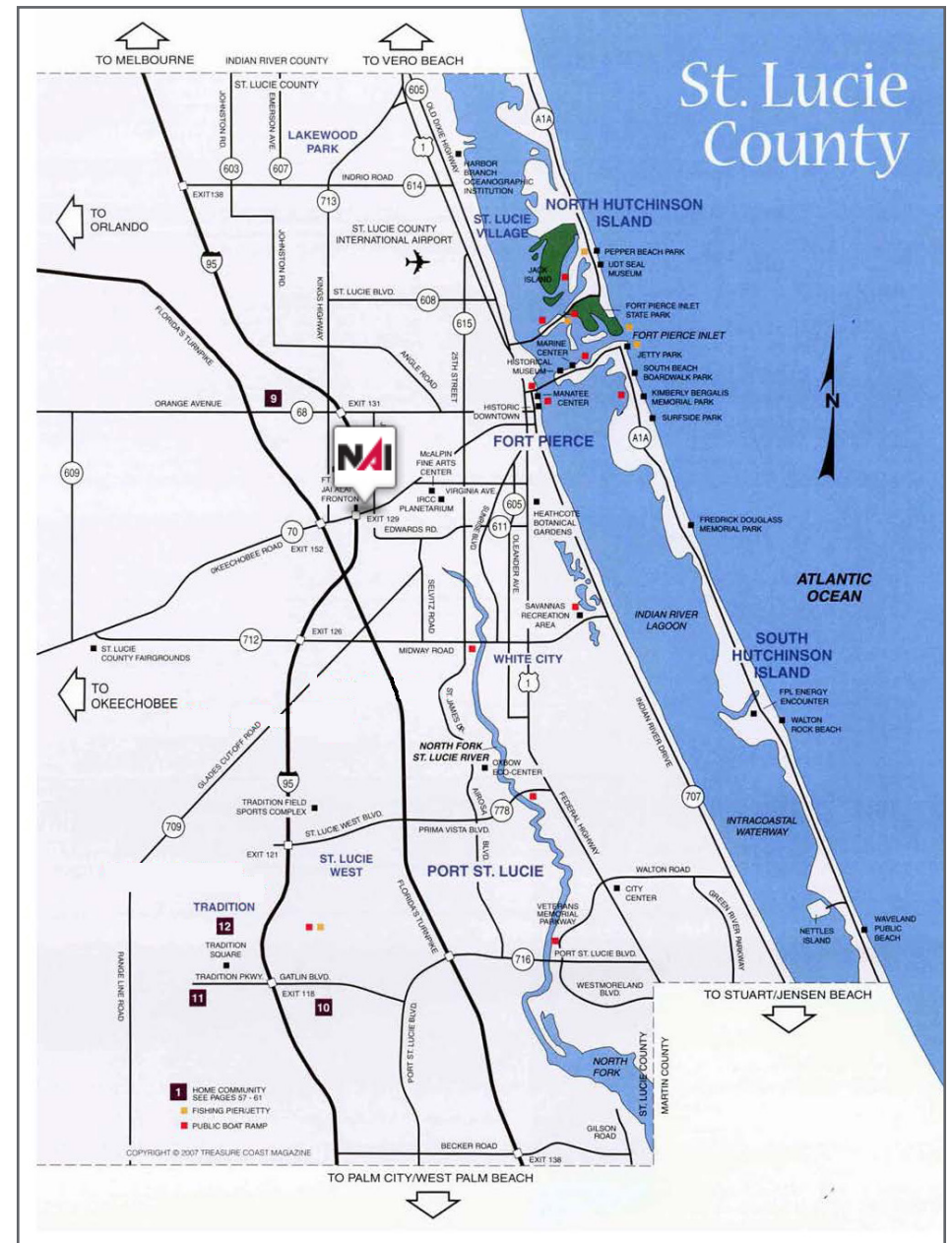
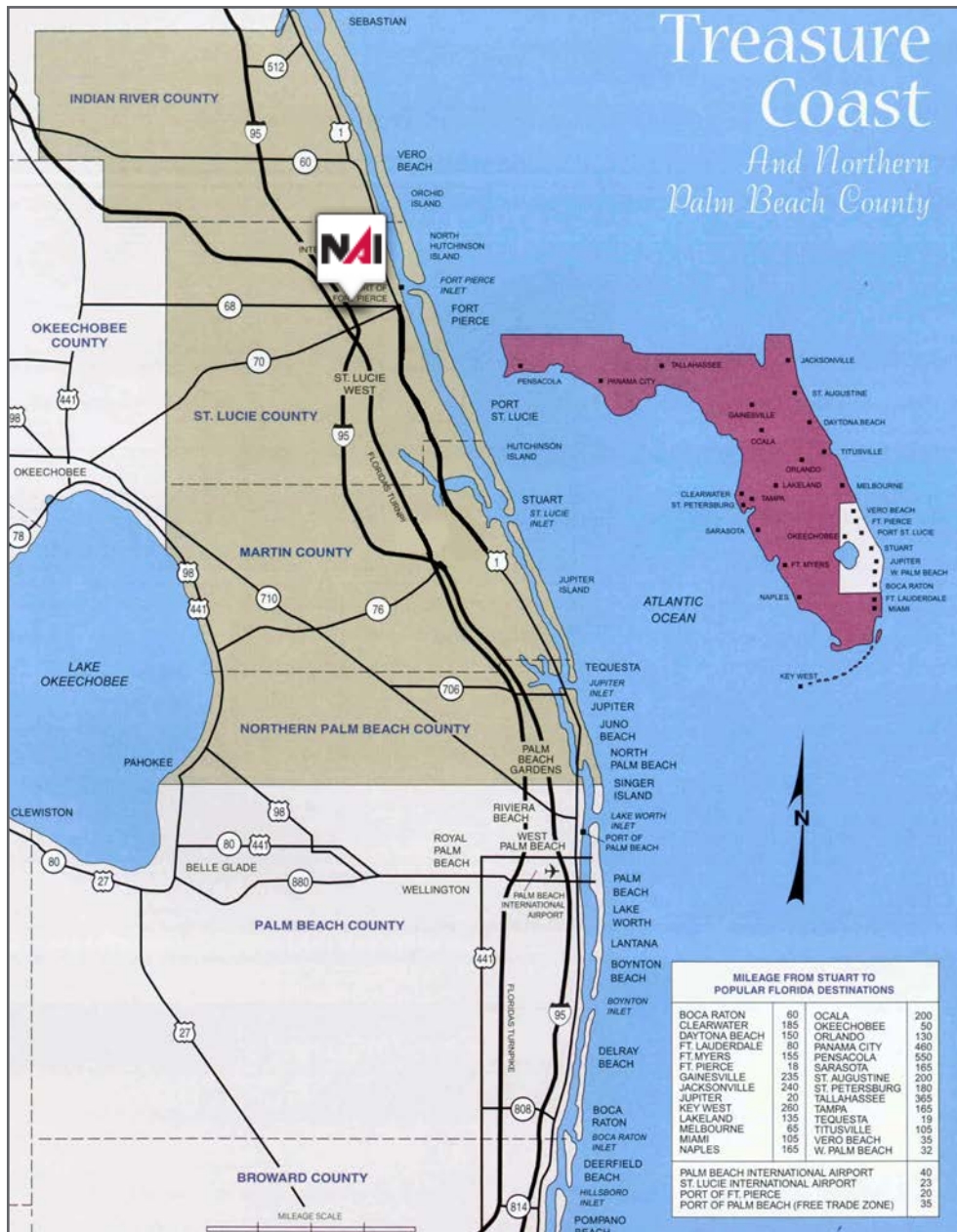
Average Household Income

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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