

FOR SALE

5550 Okeechobee Road

Ft. Pierce, FL 34947

1.13ac Retail Development Site



PROPERTY OVERVIEW

4 lots totaling 1.13ac on the corner of Okeechobee and Rolyat Street next to New Chick Fil A and across from new WAWA.

LOCATION OVERVIEW

Okeechobee Road just east of I-95 in area of new retail development.

OFFERING SUMMARY

Land Size:	1.13 Acres
Zoning:	C-3 Commercial, City of Ft Pierce
Utilities:	Ft Pierce Utilities Authority
Traffic Count:	25,500 AADT

SALE PRICE

\$800,000

Mike Yurocko, CCIM

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SLC Commercial

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The information contained herein has been obtained from sources believed to be reliable, but no warranty or representation, expressed or implied, is made. All sizes and dimensions are approximate. Any prospective buyer should exercise prudence and verify independently all significant data and property information. This is NOT an offer of sub-agency or co-brokerage.

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Location Information

Building Name	1.13ac Retail Development Site
Street Address	5550 Okeechobee Road
City, State, Zip	Ft. Pierce, FL 34947
County/Township	Saint Lucie
Submarket	Ft. Pierce
Side Of Street	North

LAND

Number Of Lots	4
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Zoning / Land Use Details

Zoning	C-3 Commercial, City of Ft Pierce
Permitted Use	See Below

[Click Here for Permitted Uses](#)

SALE PRICE

\$800,000

Property Details

Property Type	Land
Property Subtype	Other
Lot Size	1.13 Acres
APN#	2419-601-0039-000-9
	2419-601-0042-000-3
	2419-601-0041-000-6
	2419-601-0040-000-9
Lot Frontage	160 FT
Traffic Count	25,500 AADT
Utilities	Ft Pierce Utilities Authority
Taxes	\$3679.86

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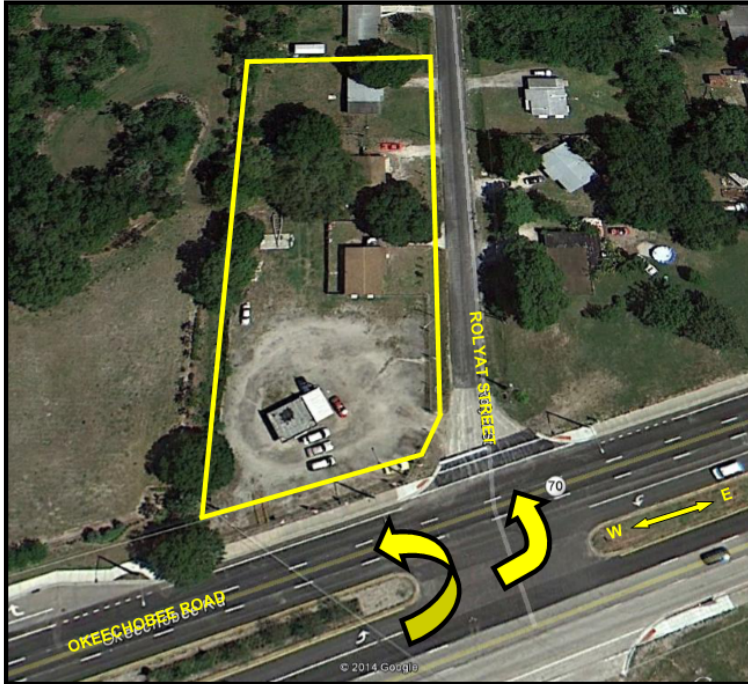
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**MEDIAN
CUT
EASTBOUND
TRAFFIC**



FEATURES

- CONTIGUOUS TO NEW WALGREENS
- ALONG JENKINS RD CORRIDOR OF PLANNED RESIDENTIAL
- 1/2 MILE FROM I-95 & LESS THAN 2 MILES FROM FLORIDA TURNPIKE
- 600 APARTMENTS WITHIN 1/2 MILE
- ON MAIN ARTERY (SR-70) INTO FT. PIERCE MARKET
- NEIGHBORING BIG BOXES – WALMART & HOME DEPOT

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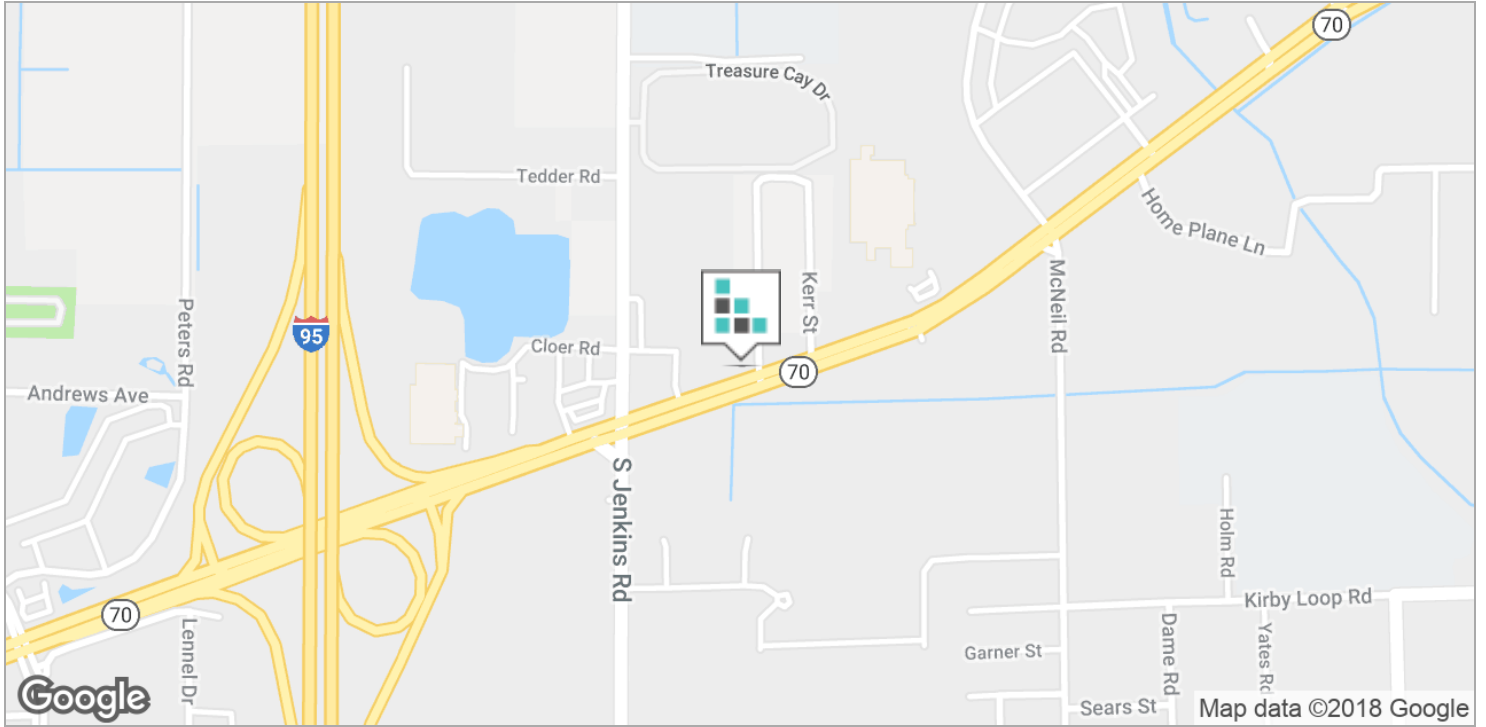
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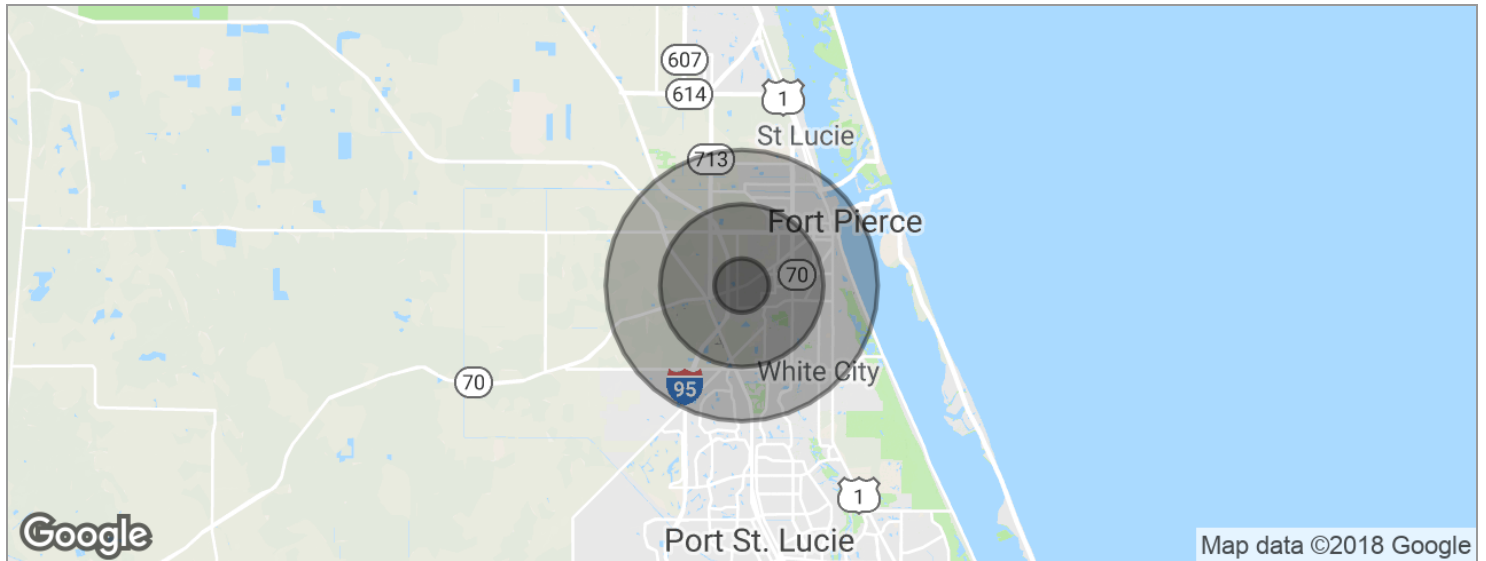


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POPULATION	1 MILE	3 MILES	5 MILES
Total population	2,994	24,040	72,349
Median age	32.0	33.0	35.9
Median age (male)	30.2	30.0	33.7
Median age (Female)	34.8	35.9	37.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,000	8,095	24,561
# of persons per HH	3.0	3.0	2.9
Average HH income	\$45,378	\$42,708	\$46,915
Average house value	\$196,024	\$161,955	\$198,233

* Demographic data derived from 2010 US Census

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 Realty & Development

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Why National Retailers Should Consider Ft Pierce

For the past few years Ft. Pierce has been an overlooked area of the Treasure Coast by traditional and upstart retailers alike. Undoubtedly, this is due in part to the slower economic recovery from the housing and financial crisis experienced throughout St Lucie County relative to the overall Treasure Coast and Florida in general. However, things are changing in both St Lucie County and more importantly, **FT PIERCE**.

Within the past 2yrs bigger box retailers like Bass Pro Shops, Burlington, and Home Goods along with credit tenants Pollo Tropical, Cheddars, Hooters, Aldi, Walmart Neighborhood Market, and others have made the commitment to St Lucie County. Additionally, the presence of new retailers AT&T, Jimmy John's, Mattress Firm, Hibbett Sports, an Urban 7-11 in Downtown are all excellent indicators as to how the Ft Pierce market is transforming after lagging the broader Treasure Coast market for many years.

Commercial brokers are continually asked in Ft Pierce, "Why do we have so few retail options in Ft Pierce and must drive to Port St Lucie, Jensen Beach, Stuart, or Vero?" Well the simple answer is that things are changing and as this transformation evolves they won't. Visitors to the area are actively attending the many functions in the revitalized Downtown and Waterfront/Marina, visiting the less crowded restaurants and area beaches of Hutchinson Island, and boating in the *wide* Indian River Lagoon and through arguably the best and safest pass to the Atlantic Ocean on Florida's East Coast – *The Ft Pierce Inlet*. As a national or regional retailer you can wait for your competitors to gain a competitive advantage by recognizing Ft Pierce is slowing becoming an event destination location for many South Florida residents and miss identifying the best retail locations.

So, before you simply dismiss Ft Pierce like in the past you may want to reconsider your site selection criteria and *actually drive the area market*. It is common to see the "herd mentality" to primary markets even though many are becoming oversaturated with retail while secondary and tertiary markets like Ft Pierce remain underserved. Typically you will find both rents as well as prices of land and improved properties to be more favorable than those in primary markets.

As a leading commercial brokerage firm serving this market **SLC Commercial** challenges you to look outside the proverbial box and explore the business opportunities awaiting your company as we feel there has never been a better time to capitalize on the opportunities in Ft Pierce. While your company may be experiencing softer or even declining same store sales numbers in oversaturated markets Ft Pierce represents an opportunity to capitalize on the leakage that this market has been experiencing for too long.

Call Mike Yurocko, CCIM, at **SLC Commercial** (772) 220-4096 for assistance with any of your retail needs in Ft Pierce.

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Furthermore, any financial information and calculations presented in this analysis are believed to be accurate, but are not guaranteed and are intended for the purposes of projection and analysis only. The user of this financial information contained herein should consult a tax specialist concerning his/her particular circumstances before making any investment.

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