



FOR SALE

■ 3616 Okeechobee Rd

Fort Pierce, FL 34947

PROPERTY OVERVIEW

±0.84-acre development site at 3616 Okeechobee Road with site plan approval in place for a ±3,505 SF office/warehouse building. The property is cleared with building pads already in place, allowing a user to move quickly into permitting and construction. Ideal for contractors, trades, and service-based businesses seeking a functional, ready-to-build site or contractor yard. Offered at \$489,000.

OFFERING SUMMARY

Proposed Building Size:	3,505 SF
Land Size:	0.84 Acres
Land Use:	GC - General Commercial
Zoning:	C-3



COOPER OSTEEN

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SALE PRICE

\$489,000



SLC Commercial
Realty & Development

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.

Property Details & Highlights

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Property Address: 3616 Okeechobee Rd, Fort Pierce, FL 34947

Property Type: Land

APN: 241734200050002

Lot Size: 0.84 AC

Proposed Building Size: 3,505 SF

Zoning: C-3

LOCATION OVERVIEW

The site is located 1.5 mile off the Okeechobee Road / I-95 Interchange. This area is experiencing heavy new growth and the property is surrounded by large commercial & institutional anchors including FPUA, Indian River State College, and the 360,000 SF Renaissance Business Center. This location of Fort Pierce is an excellent choice for regional tradesman and contractors looking for proximity to growth and easy interchange accessibility



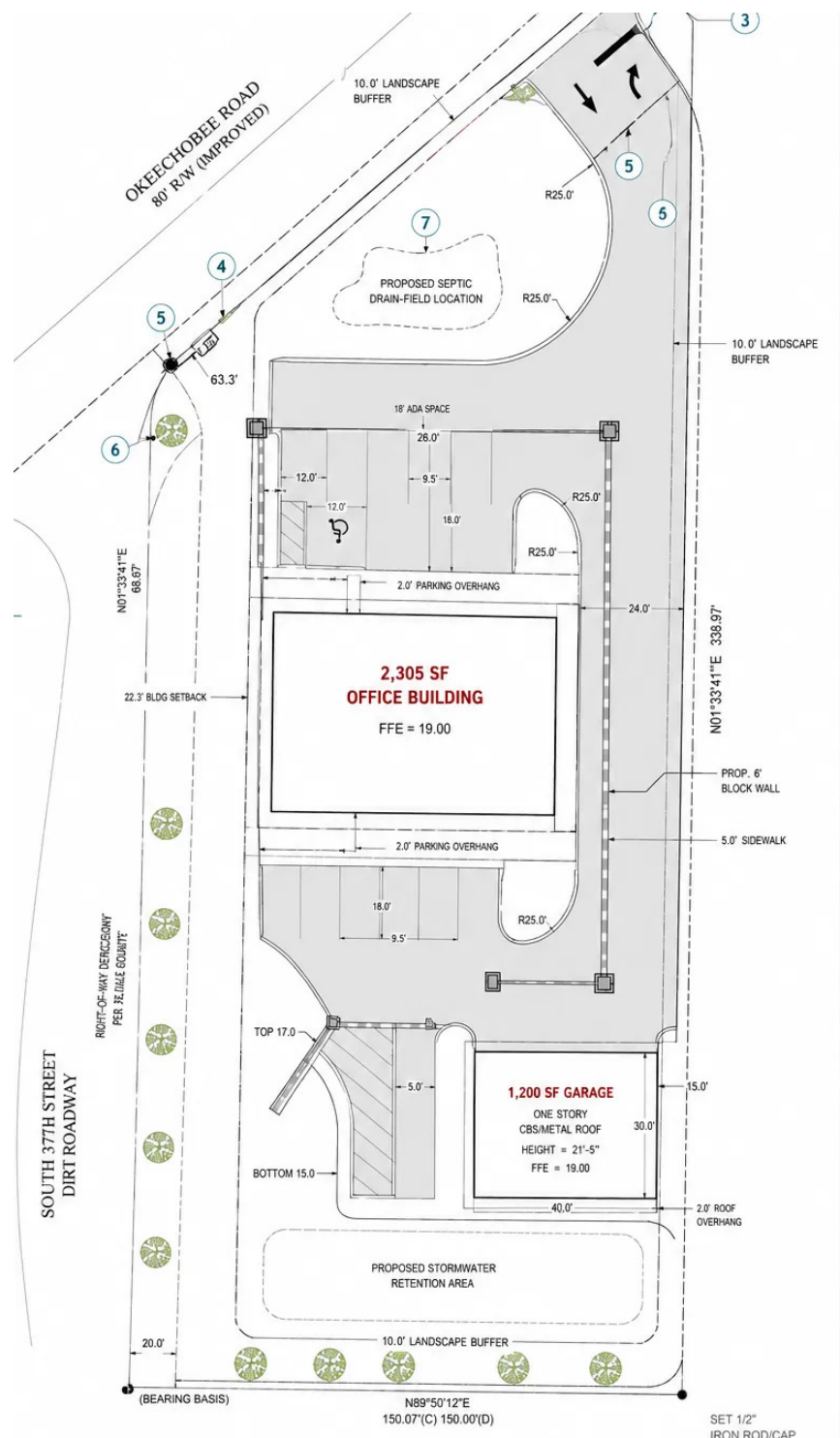
SALE HIGHLIGHTS

- Entitled Site, Shovel Ready
- High and Dry
- Cleared / Fill Added
- Close to 95
- 4 laned / major Fort Pierce E/W corridor
- Full Access



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Approved Building

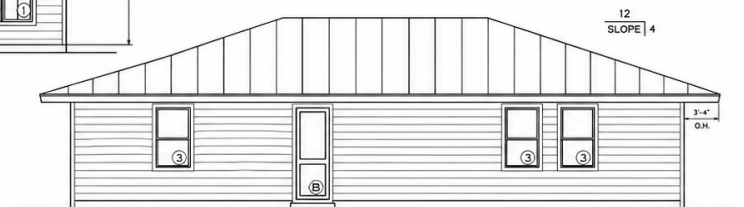
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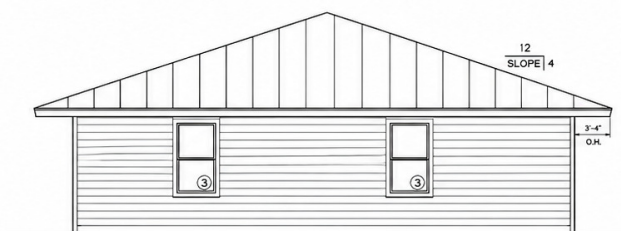
FRONT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

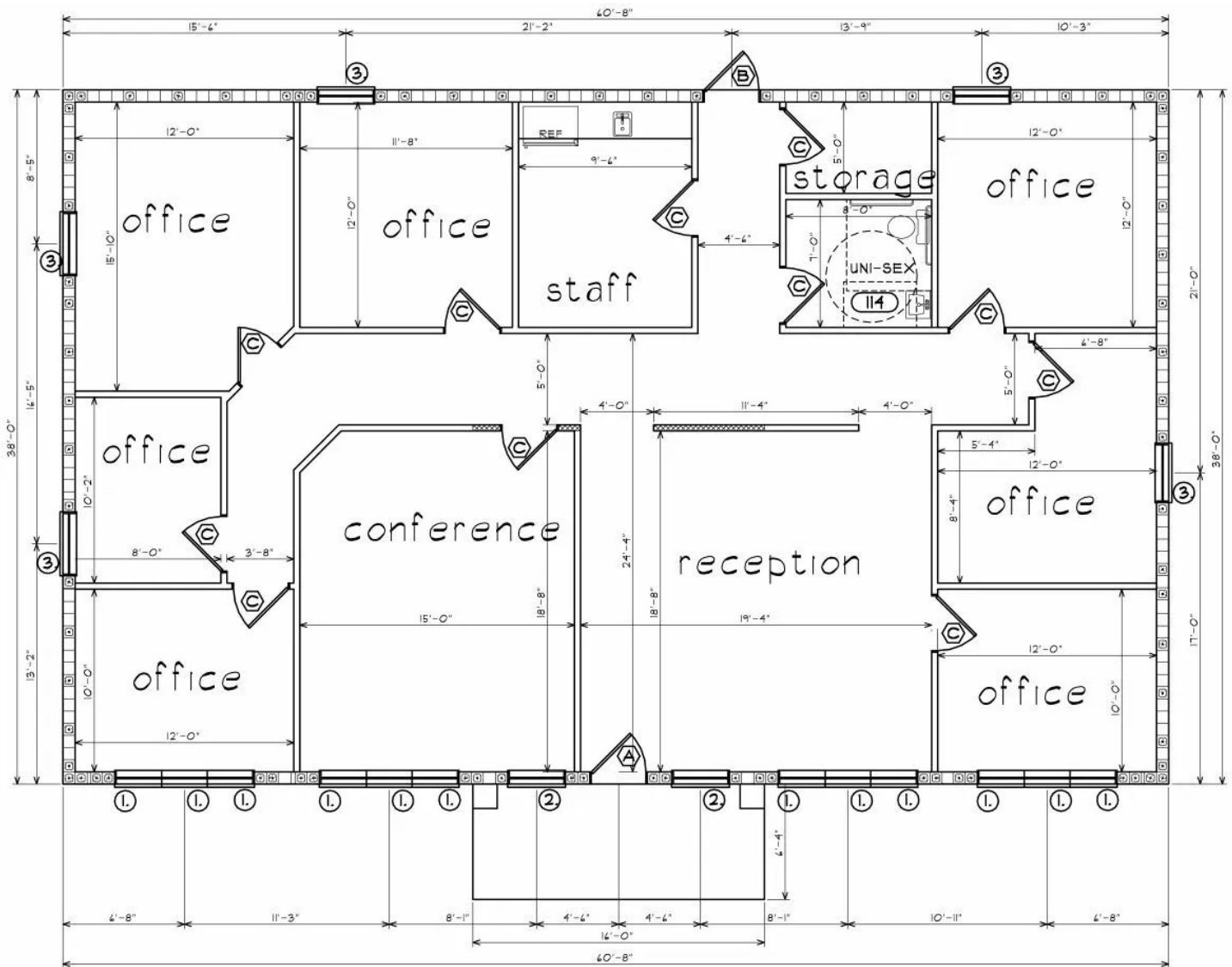
SCALE: 1/4" = 1'-0"



Approved Floor Plan

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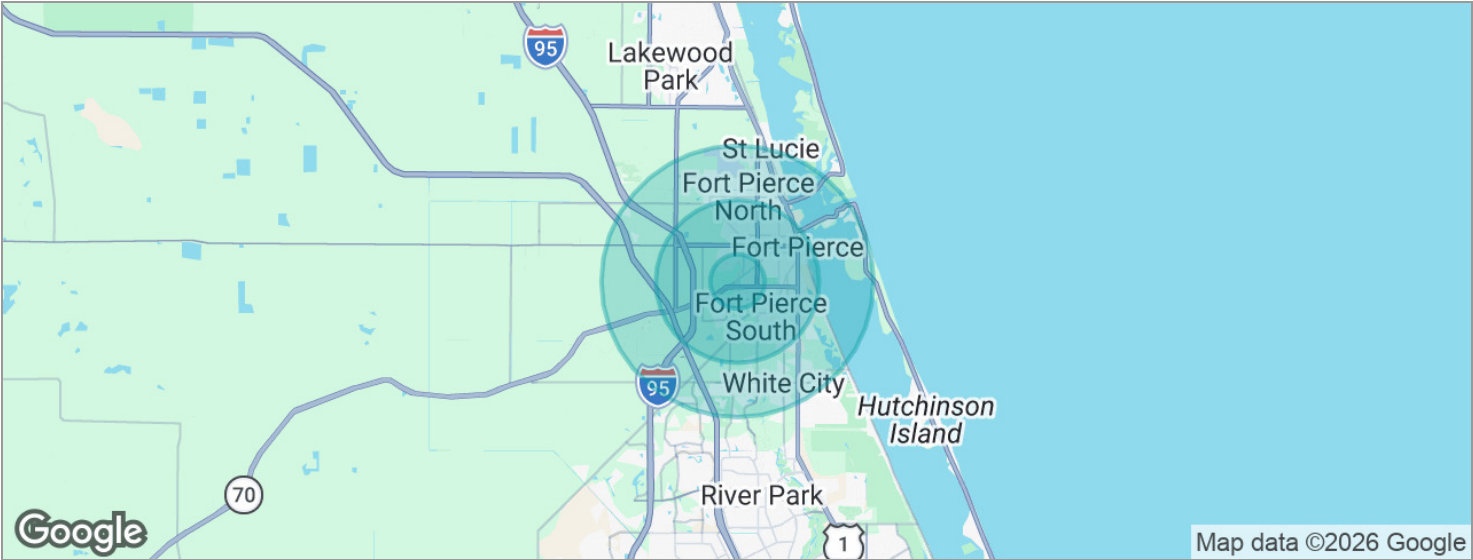
2309 ac



Demographics Map

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POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,230	47,397	76,106
Median age	30.2	36	40.1
Median age (Male)	34.3	36.6	40
Median age (Female)	31.8	39	43.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,418	17,078	28,703
# of persons per HH	3	2.8	2.7
Average HH income	\$62,981	\$55,565	\$67,182
Average house value	\$231,610	\$215,558	\$263,464

* Demographic data derived from 2020 ACS - US Census

Disclaimer

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This presentation package has been prepared by the company representing the property for informational purposes only and does not purport to contain all information necessary to reach a purchase decision.

The information herein has been given by the Owner or other sources believed to be reliable, but it has not necessarily been independently verified by the Company representing the property and neither its accuracy nor its completeness is guaranteed.

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