

# FOR LEASE

5101 Okeechobee Road, Ft Pierce, FL 34947



SLC Commercial  
Realty & Development

## 4,500 SF +/- OFFICE /RETAIL SPACE



### Property Description:

Free Standing Building situated on 1.04 acre, with approximately 40+/- parking spaces. Situated on primary high traffic (28,500 AADT) corridor into Ft. Pierce from I-95 and Florida Turnpike. Shadow of major retailers Walmart, Walgreens, Home Depot, Dollar Tree.& Golden Corral. Convenient to Lawnwood Regional Medical Center, Indian River State College, County Government Offices and US Highway 1. Suitable for retail / professional / Medical office uses. Sufficient parking with easy access to space.

ZONING:	C-3 General Commercial Zoning, City of Ft. Pierce.
PARKING SPACES:	40+/- Marked Spaces
FRONTAGE:	150.65+/- Ft on Okeechobee Road
UTILITIES:	FPUA (water, sewer, electric)
DAILY TRAFFIC:	28,500 Vehicles Per Day

**Lease Rate:** **\$ 14.00 PSF Net (CAM \$5.50 SF)**

**Michael A. Yurocko, CCIM, Vice President, Broker**

**Mobile Phone 772.538.2841**

**my@slccommercial.com**



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# Space Plan



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# Aerial/Demographics

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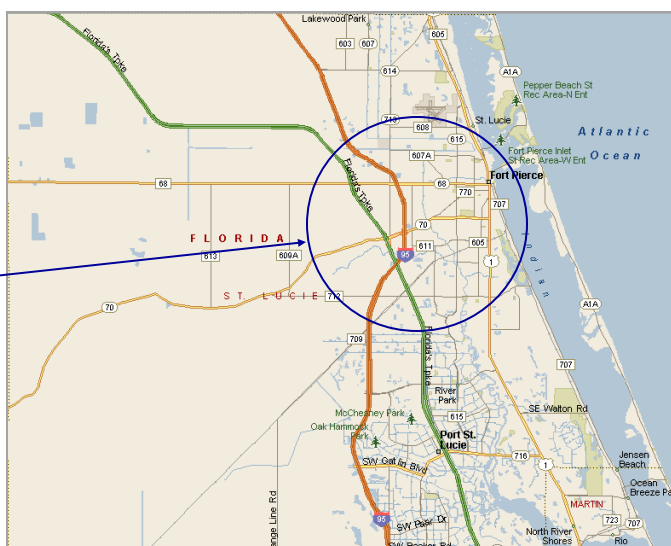


DEMOGRAPHIC PROFILE	3 Mile	5 Mile
Population	30,172	72,305
Households	10,012	25,426
Average HH Income	\$48,177	\$49,487
Median Age	33.3	36.8

1, 3, 5 Mile Radius



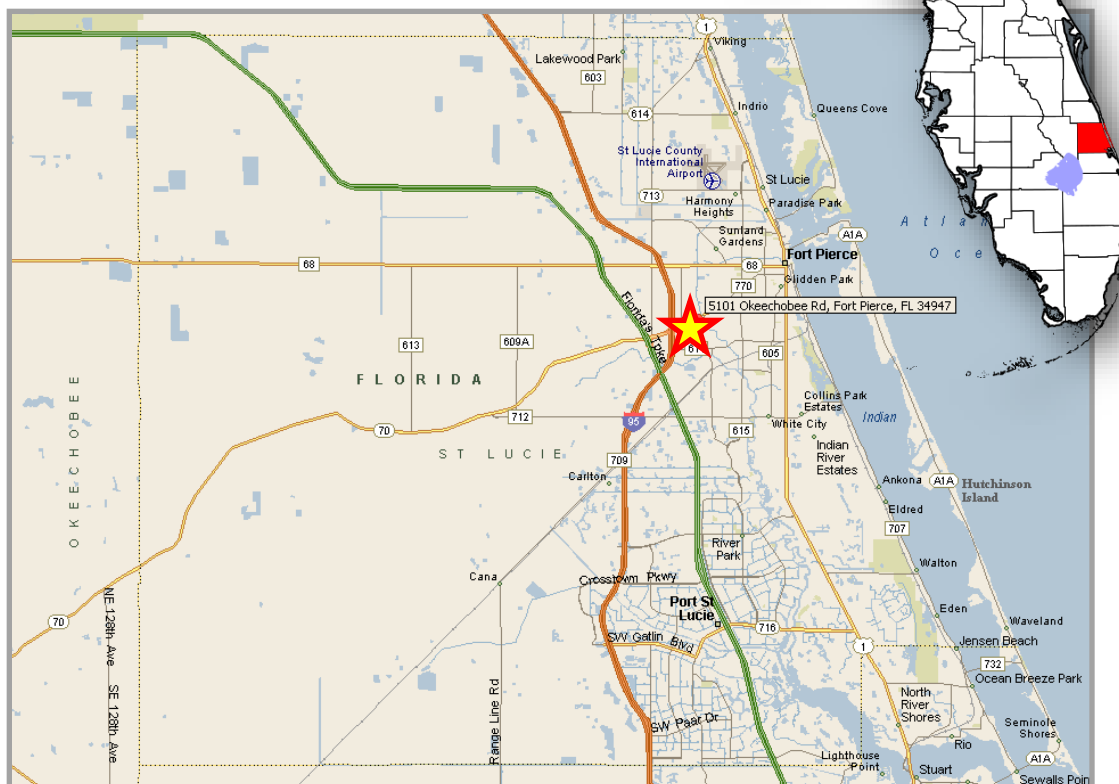
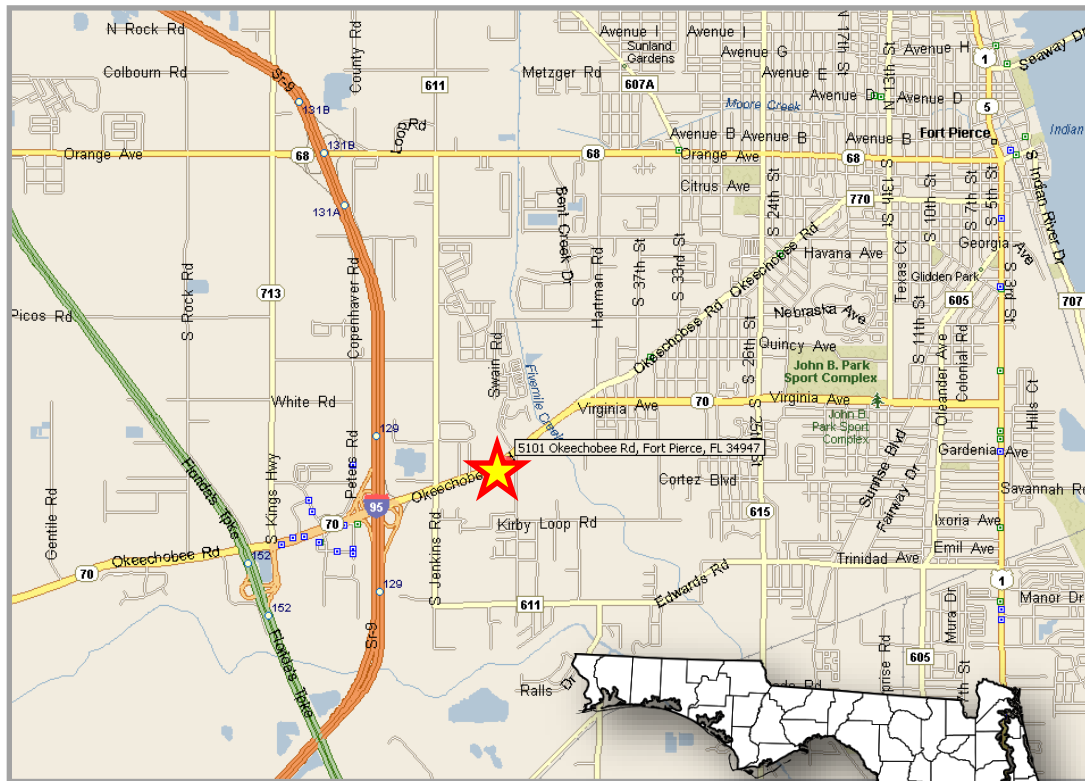
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# Location





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## 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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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.