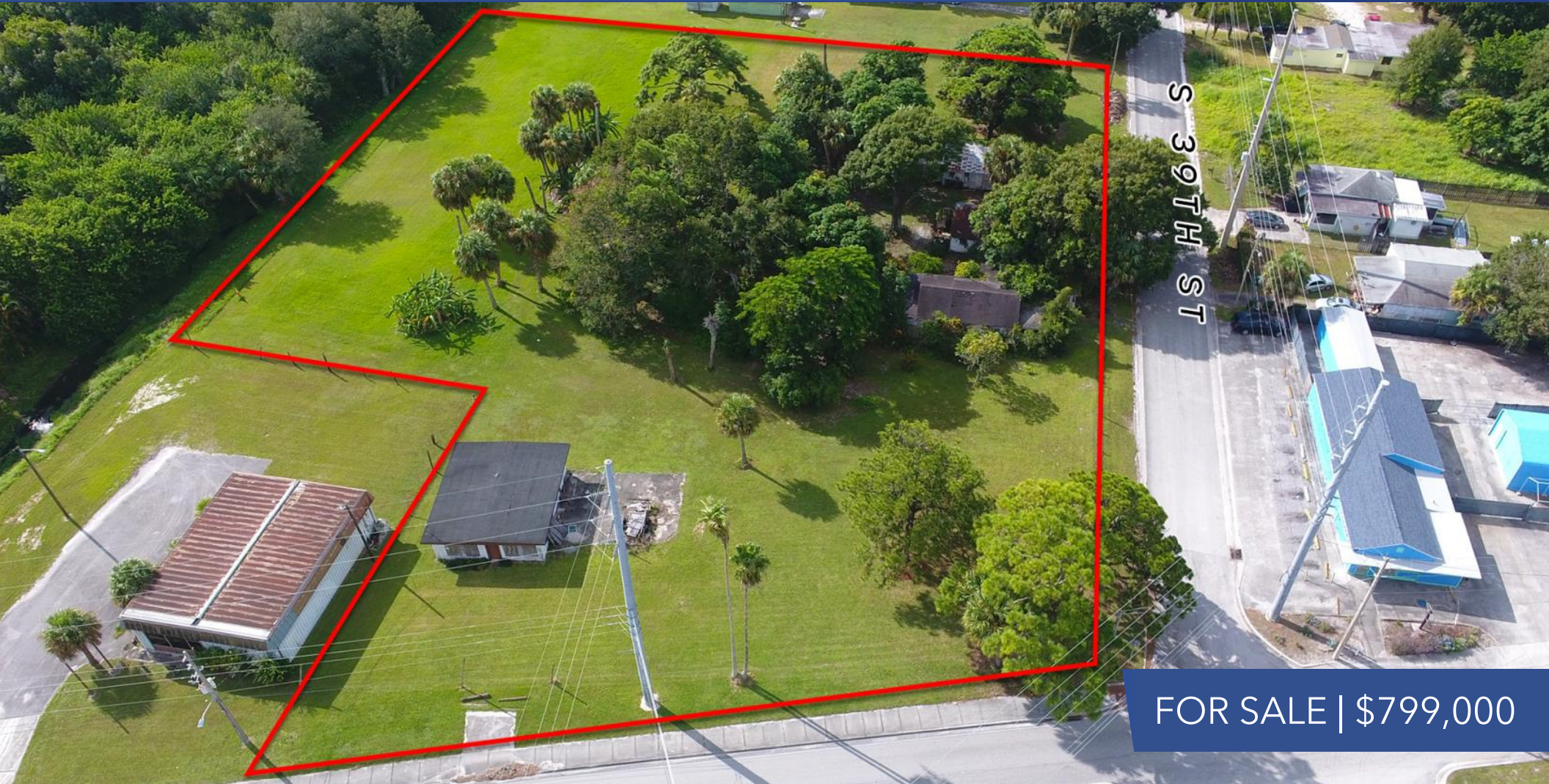


# 2.79 ACRES OF COMMERCIAL LAND

3805 Okeechobee Road, Fort Pierce FL 34951



FOR SALE | \$799,000

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# PROPERTY OVERVIEW

- Rare opportunity to acquire two adjacent lots totaling 2.79 acres between Okeechobee Road and Virginia Avenue in Fort Pierce, FL.
- These lots are situated in dual zoning areas, allowing for versatile development possibilities in both general commercial and office uses.
- There are existing structures in place that can be efficiently removed to pave the way for a fresh and innovative project tailored to the buyer's vision.
- Convenient access to major roadways such as I-95 and Florida's Turnpike.
- Nestled within a flourishing commercial corridor, these lots are surrounded by a diverse array of businesses. They are also in close proximity to notable points of interest, including Indian River State College, Lawnwood Hospital, and several burgeoning residential and commercial developments.



<b>PRICE</b>	\$799,000
<b>ACREAGE</b>	2.79 AC (0.72 AC + 2.07 AC)
<b>FRONTAGE</b>	+/- 200 ft.
<b>TRAFFIC COUNT</b>	15,300 ADT (Okeechobee Rd.) 24,000 ADT (Virginia Ave.)
<b>ZONING</b>	CO / CG (St Lucie County)
<b>LAND USE</b>	Commercial
<b>PARCEL ID</b>	2417-704-0035-000-1 2417-704-0032-000-0

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

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# SITE PHOTOS



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# BUSINESS SUMMARY

Data for all businesses in area	5 minutes	10 minutes	15 minutes
<b>Total Businesses:</b>	1,029	3,276	5,115
<b>Total Employees:</b>	10,733	29,885	46,535
<b>Total Residential Population:</b>	22,273	61,082	103,987

by SIC Codes	(5 minutes) Businesses Number	(5 minutes) Employees Number	(10 minutes) Businesses Number	(10 minutes) Employees Number	(15 minutes) Businesses Number	(15 minutes) Employees Number
<b>Retail Trade Summary</b>	189	2,238	683	6,889	1,026	11,115
<b>Finance, Insurance, Real Estate Summary</b>	85	404	258	1,041	431	2,195
<b>Services Summary</b>	494	6,357	1,316	13,135	1,972	18,297
<b>Government</b>	35	808	101	2,919	133	4,535

by NAICS Codes	(5 minutes) Businesses Number	(5 minutes) Employees Number	(10 minutes) Businesses Number	(10 minutes) Employees Number	(15 minutes) Businesses Number	(15 minutes) Employees Number
<b>Agriculture, Forestry, Fishing, Hunting</b>	5	14	16	198	32	343
<b>Wholesale Trade</b>	24	136	129	1,278	184	1,923
<b>Retail Trade</b>	131	1,430	489	4,618	728	7,306
<b>Transportation &amp; Warehousing</b>	20	139	72	691	113	1,105
<b>Finance &amp; Insurance</b>	44	159	124	455	191	744
<b>Accommodation &amp; Food Services</b>	59	825	206	2,455	314	4,091
<b>Educational Services</b>	28	903	76	1,952	105	2,950



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# DISPOSABLE INCOME PROFILE

## 5 Minute Radius 2023 Households by Disposable Income

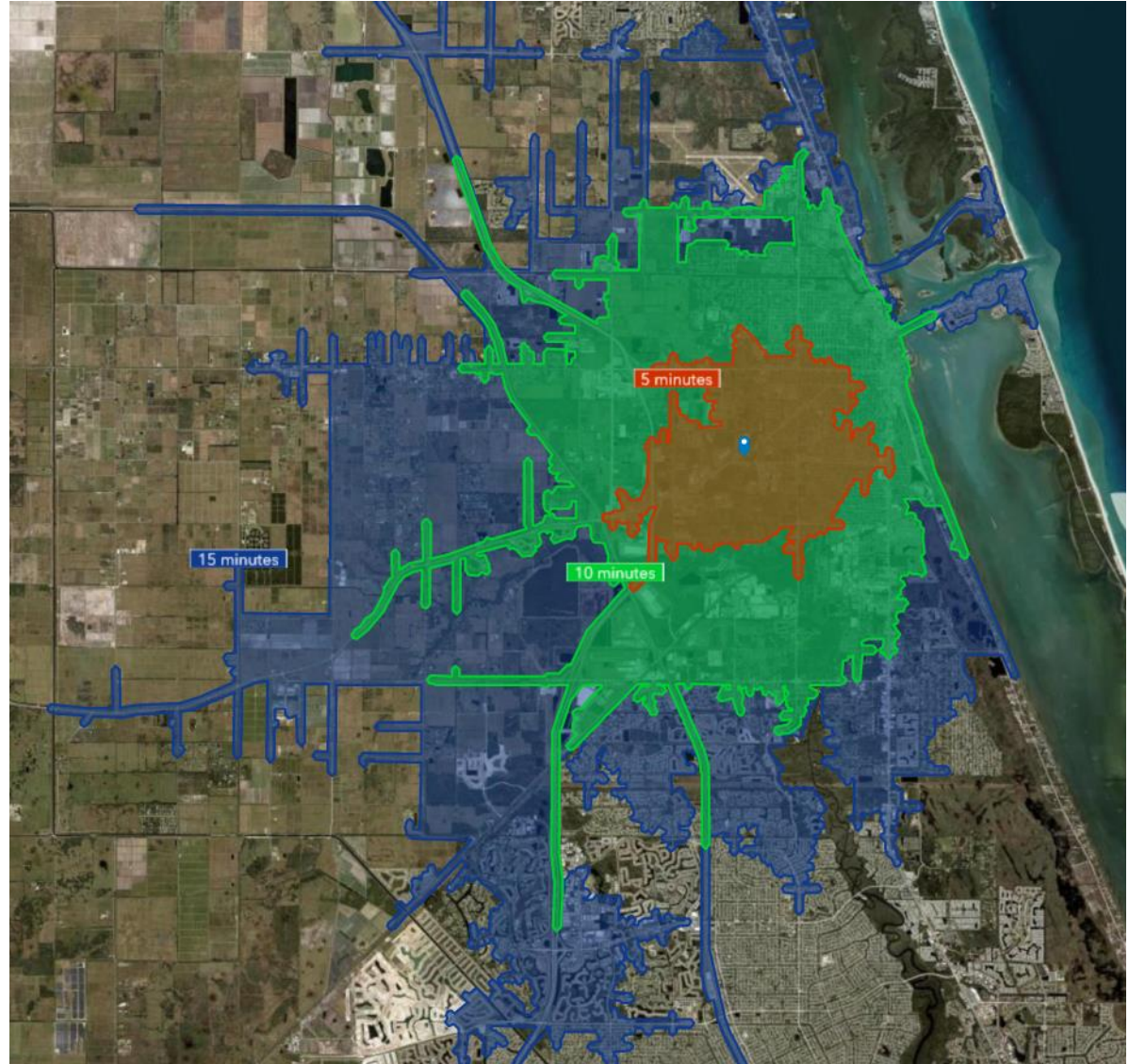
Total	7,739
Median Disposable Income	\$42,296
Average Disposable Income	\$50,808

## 10 Minute Radius 2023 Households by Disposable Income

Total	21,812
Median Disposable Income	\$36,826
Average Disposable Income	\$47,983

## 15 Minute Radius 2023 Households by Disposable Income

Total	39,583
Median Disposable Income	\$43,073
Average Disposable Income	\$56,680



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# DEMOGRAPHICS

2023 Population Estimate		2023 Average Household Income		Average Age	
1 Mile	5,538	1 Mile	\$52,656	1 Mile	35.7
3 Mile	75,840	3 Mile	\$57,425	3 Mile	40.8
5 Mile	205,916	5 Mile	\$68,391	5 Mile	44.2

2028 Population Projection		2023 Median Household Income		Median Age	
1 Mile	5,851	1 Mile	\$39,306	1 Mile	34.8
3 Mile	79,655	3 Mile	\$41,436	3 Mile	40.3
5 Mile	217,475	5 Mile	\$53,581	5 Mile	45.6



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# ZONING INFORMATION (CG)

## CG COMMERCIAL, GENERAL.

1. Purpose. The purpose of this district is to provide and protect an environment suitable for a wide variety of commercial uses intended to serve a population over a large market area, which do not impose undesirable noise, vibration, odor, dust, or offensive effects on the surrounding area, together with such other uses as may be necessary to and compatible with general commercial surroundings. The number in "( )" following each identified use corresponds to the SIC Code reference described in Section 3.01.02(B). The number 999 applies to a use not defined under the SIC Code but may be further defined in Section 2.00.00 of this Code.

2. Permitted Uses:

- a. Adjustment/collection and credit reporting services. (732)
- b. Advertising. (731)
- c. Amphitheatres. (999)
- d. Amusements and recreation services - except stadiums, arenas, race tracks, amusement parks. (79)
- e. Apparel and accessory stores. (56)
- f. Automobile dealers. (55)
- g. Automotive rental, repairs and serv. (except body repairs). (751, 753, 754)
- h. Beauty and barber services. (723/724)
- i. Building materials, hardware and garden supply. (52)
- j. Cleaning services. (7349)
- k. Commercial printing. (999)

- l. Communications - except towers. (48)
- m. Computer programming, data processing and other computer serv. (737)
- n. Contract construction serv. (office and interior storage only). (15/16/17)
- o. Cultural activities and nature exhibitions. (999)
- p. Duplicating, mailing, commercial art/photo. and stenog. serv. (733)
- q. Eating places. (581)
- r. Educational services - except public schools. (82)
- s. Engineering, accounting, research, management and related services. (87)
- t. Equipment rental and leasing services. (735)
- u. Executive, legislative, and judicial functions. (91/92/93/94/95/96/97)
- v. Farm labor and management services. (076)
- w. Financial, insurance, and real estate. (60/61/62/63/64/65/67)
- x. Food stores. (54)
- y. Funeral and crematory services. (726)
- z. Gasoline service stations. (5541)

Additional uses can be found [here](#).

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# ZONING INFORMATION (CO)

## CO COMMERCIAL, OFFICE.

1. Purpose. The purpose of this district is to provide and protect an environment suitable for selected office and commercial uses, together with such other uses as may be necessary to and compatible with commercial office surroundings. The number in "( )" following each identified use corresponds to the SIC Code reference described in Section 3.01.02(B). The number 999 applies to a use not defined under the SIC Code but may be further defined in Section 2.00.00 of this Code.

### 2. Permitted Uses:

- a. Adjustment/collection and credit reporting services. (732)
- b. Advertising. (731)
- c. Communications - except towers. (48)
- d. Computer programming, data processing and other computer related services. (737)
- e. Contract construction services - office only. (15, 16, 17)
- f. Duplicating, mailing, commercial art/ photography and stenographic services. (733)
- g. Engineering, accounting, research, management and related services. (87)

h. Executive, legislative, and judicial functions. (91, 92, 93, 94, 95, 96, 97)

i. Finance, insurance, and real estate services. (60, 61, 62, 63, 64, 65, 67)

j. Health services - except nursing homes and hospitals. (80)

k. Membership organizations subject to the provisions of Section 7.10.31. (86)

l. Miscellaneous business services:

(1) Detective, guard and armored car services. (7381)

(2) Security system services. (7382)

(3) News syndicate. (7383)

(4) Photofinishing laboratories. (7364)

(5) Business Services - misc. (7389)

m. Personnel supply services. (736)

n. Social services:

(1) Individual and family social services. (832/839)

o. Travel agencies. (4724)

3. Lot Size Requirements. Lot size requirements shall be in accordance with Section 7.04.00.

4. Dimensional Regulations. Dimensional requirements shall be in accordance with Section 7.04.00.

5. Off-street Parking and Loading Requirements. Off-street parking and loading requirements are subject to Section 7.06.00.

6. Landscaping Requirements. Landscaping requirements are subject to Section 7.09.00.

7. Conditional Uses:

a. Child care services. (835)

b. Television and radio transmitting towers. (999)

c. Telecommunication towers - subject to the standards of Section 7.10.23. (999)

8. Accessory Uses. Accessory uses are subject to the requirements of Section 8.00.00 and include the following:

a. Eating and drinking places (undistilled alcoholic beverages as an accessory to a restaurant).

b. Postal services. (43)

c. Solar energy systems, subject to the requirements of Section 7.10.28.

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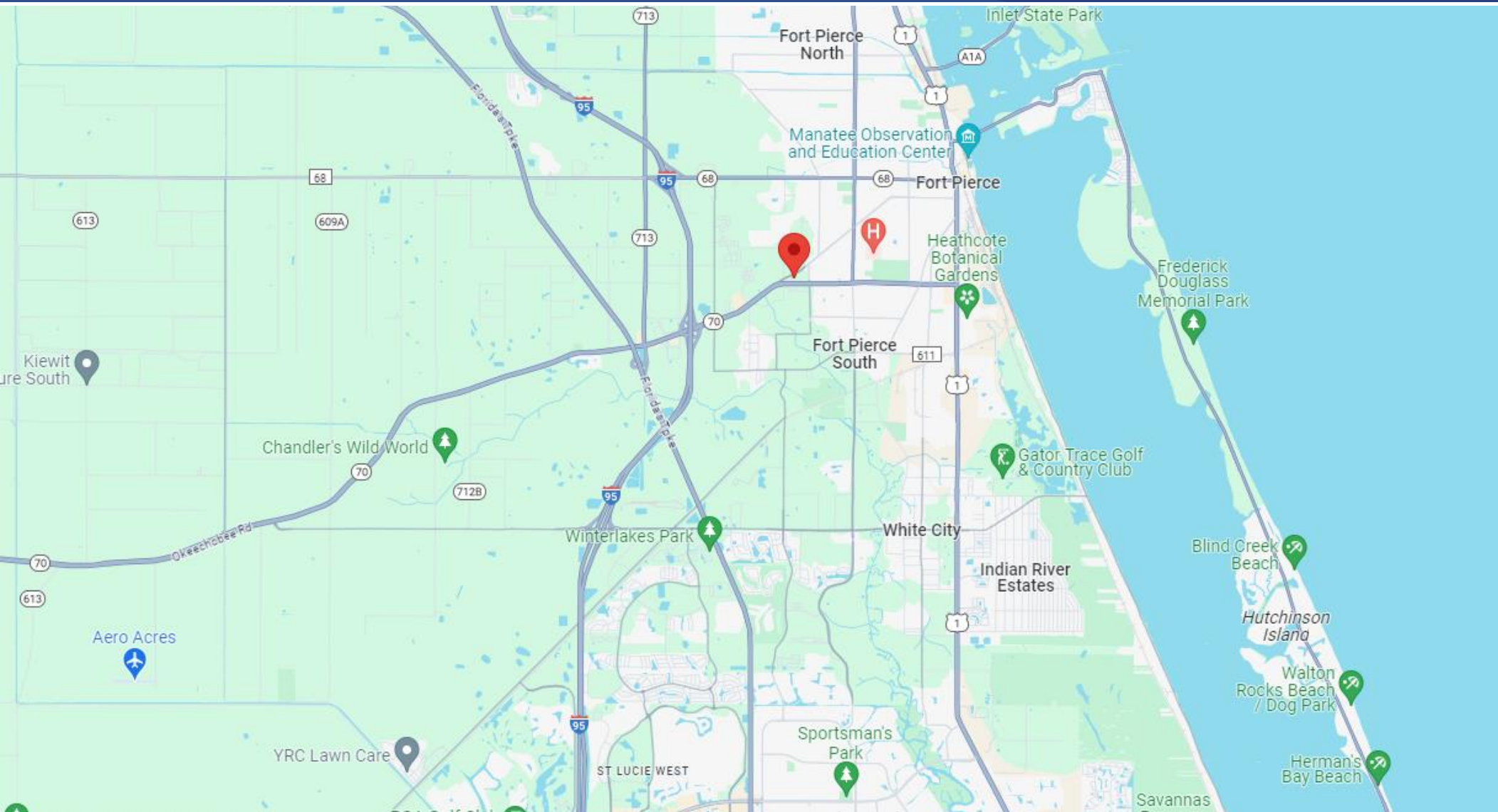
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# REGIONAL MAP



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# TRADE AREA MAP



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